How to comment on the Document

This consultation document is the second stage in the preparation of the Part 2 Local Plan for Corby. It builds on the Issues and Options consultation which took place between November and December 2016.

You may comment on as little, or as much as the document as you wish.

Respond Online:

If you are able to access the internet, you will find our consultation portal is the easiest and quickest way to tell us what you think. It is very simple process and once registered you will automatically be informed when we publish other planning consultation documents.

Online Consultation Portal: https://consult.corby.gov.uk

Other Ways to Comment:

If you are not using the Portal, please email or send comments to us using the following details:

Email: Localplans.consultation@corby.gov.uk

Postal address: Corby Borough Council
Deene House
New Post Office Square
Corby
Northamptonshire
NN17 1GD

Deadlines

Please note that all representations must be received by 5pm on Tuesday 28th August 2018

If you, or someone you know need the document in a particular language or format, please contact us.

This isn’t the only opportunity to be involved in the development of the Part 2 Local Plan but it is a key stage and your views are important.

If you have any queries about how to submit your comments, please contact us by telephone 01536 464158 or by email at Localplans.consultation@corby.gov.uk

Next Steps

Your comments, and further technical studies, will help us in preparing a Draft Plan or ‘Pre-Submission’ version of the Part 2 Local Plan. This will be published for consultation early in 2019.

Call for Sites

The ‘call for sites’ remains open – local residents, landowners, developers, businesses and other interested parties are invited to put forward non-strategic sites within Corby Borough that may be
suitable for future development and inclusion in the Part 2 Local Plan. This could be for any use including housing, caravan pitches, employment, retail or community uses.

A copy of the submission form is available at https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/part-2-local-plan-corby

Privacy Notice

Corby Borough Council is the data controller for the purposes of the Data Protection Act 1998 and other regulations including the General Data Protection Regulation (Regulation (EU) 2016/679). To provide this service, we will process your comment, name, email address and address. We are collecting this data because it is in the public interest to process this. Your name and comment may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require disclosure of any data received in accordance with the Freedom of information Act 2000. We will use this information to assist in plan making and to contact you regarding the planning consultation process.

We will hold this information for five years and we will contact you to see if you wish to be contacted as part of other planning consultations before this period expires.

A copy of Corby Borough Councils privacy notice can be found in The One Stop Shop, The Cube, Parklands Gateway, George Street, Corby, within our Leisure facilities, online at www.corby.gov.uk or by telephoning Customer Services on 01536 464000 and a copy can be posted out to you.
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1. Introduction

Background

1.1 The Council is preparing the Part 2 Local Plan for Corby. It will form part of the new Local Plan for 2011-2031 that comprises two parts: Part 1 is the Joint Core Strategy (JCS) for North Northamptonshire\(^1\) 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. The second part of the Local Plan (Part 2 Local Plan for Corby) will contain locally specific policies and site allocations that elaborate and provide more detail on how the JCS will be implemented within Corby Borough including where more local guidance is required.

Preparing the Part 2 Local Plan

1.2 In preparing the Part 2 Local Plan, the Council needs to meet the requirements set by Government on how the plan is produced. We need to ensure that the plan has been prepared in accordance with the Duty to Cooperate, that legal and procedural requirements have been followed and that it is ‘sound’, namely that it is:

- Positively prepared
- Justified
- Effective
- Consistent with national policy

1.3 Preparation of the Part 2 Local Plan should follow a number of stages to ensure that the community and other stakeholders are fully engaged in the process and that its contents are based on robust evidence, testing of alternatives and then external examination by an Inspector. These stages are summarised in Figure 1 with the current stage shaded.

Figure 1 – Local Plan Process Diagram

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\(^1\) North Northamptonshire Joint Core Strategy 2011-2031, July 2016
This Consultation – Regulation 18 Emerging Draft Options Part 2 Local Plan

1.4 This is the second consultation stage of the Part 2 Local Plan preparation process. It follows on from the Issues and Options consultation that took place between 7th November and 20th December 2016, as well as the latest technical evidence and ongoing engagement with key stakeholders.

1.5 A consultation report has been produced in response to the comments received at the Issues and Options stage and can be found on the Council’s website.

1.6 This document provides an update on the evidence, responses to previous consultation and sets out how the Council is proposing to deal with the issues faced by the Borough.

1.7 It is emphasised that the Part 2 Local Plan is expected to help achieve the Vision and Outcomes of the JCS and to facilitate delivery of its development targets. Indeed, there is a legal requirement for it to conform generally to the JCS. Hence, the preparation of the Part 2 Local Plan is not an opportunity to review, introduce or revoke those strategic policies. Rather, it is to carry them forward in the most appropriate way. Therefore, this consultation is not asking for views on strategic matters addressed by the JCS, including strategic sites that have already been considered and discounted.

1.8 Consultation will be undertaken between 2nd July and 28th August 2018 in accordance with the North Northamptonshire Statement of Community Involvement. This will involve:

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2 North Northamptonshire Statement of Community Involvement, November 2013
• A press notice and press release
• Copies being made available for public viewing at the Corby Cube, mobile library and the Council’s website
• Email to stakeholders informing them of the consultation and publicity on social media
• A series of public consultation events

1.9 This will be followed by the development of a Draft Plan which will be subject to at least a minimum of six weeks formal consultation in 2019. The finalised document will be submitted to the Secretary of State for examination by an independent Planning Inspector. At the end of the examination the independent Inspector will submit a report to the Council setting out whether the Plan is legally compliant and soundly based.

Policies Map

1.10 The Policies Map for the Borough provides a geographical expression of the policies and proposals in the Local Plan. The Council is working with neighbouring authorities and the Joint Planning and Delivery Unit on the preparation of a web-based, interactive Policies Map for the whole of North Northamptonshire. An updated Policies Map will be produced for the next stage of consultation. In the meantime this document includes figures and inset maps for ease of reference in respect to particular policies. A map booklet is also available online showing all of the area based policies in one place, including housing and employment sites, key town centre redevelopment opportunities, Local Wildlife Sites, Pocket Parks and Local Geological Sites, settlement boundaries, sites promoted during the ‘Call for Sites’ and network of town centres and shopping designations.

Environmental Assessments

1.11 A Sustainability Appraisal accompanies this consultation document. The purpose of this Appraisal is to anticipate the impacts of the Part 2 Local Plan on the environment, society and economy of the Borough and ultimately identify whether the Council’s emerging approach moves Corby towards or away from greater sustainability in the long term.

1.12 A Habitats Regulations Assessment accompanies the Emerging Draft Options Part 2 Local Plan. The purpose of this assessment is to anticipate the impacts of the Part 2 Local Plan on European habitat sites. These include Rutland Water Special Protection Area (SPA) and Ramsar site, Barnack Hills and Holes Special Area of Conservation (SAC), Orton Pit SAC and Upper Nene Valley Gravel Pits SPA/Ramsar site and/or Nene Washes SPA/SAC/Ramsar. The Habitats Regulations Assessment advises on appropriate mitigation strategies where adverse effects are identified.

Evidence

1.13 All the evidence based documents that will inform the Part 2 Local Plan are available on the Council’s website or the North Northamptonshire Joint Planning and Delivery Unit website. As the policies and allocations contained in the Part 2 Local Plan will flow from the spatial strategy and strategic policies of the JCS, they will have the same time horizon and largely the same evidence base.

1.14 The evidence will be updated where necessary to ensure that the Part 2 Local Plan will be based on relevant and up-to-date evidence. Notable updates include the Employment Land Assessment and Rural Housing Need Surveys. The evidence base will constantly evolve as fresh information comes to light and the plan is developed. For example the draft plan will be
informed by a viability assessment of proposals and policies in the plan to ensure they are deliverable.

**Strategic Cooperation**

1.15 The Local Plan must also satisfy the Duty to Co-operate which means taking into account relevant cross-boundary issues with neighbouring local authorities and other public bodies. A Statement of Common Ground that identifies cross boundary issue is expected to be a new statutory requirement to be introduced by the updated NPPF.

1.16 Work on the JCS and associated Infrastructure Delivery Plan\(^3\) (IDP) has helped to identify what is going on beyond the boundaries of the Borough and what other public bodies are proposing in their plans. The Inspector who examined the JCS concluded that work on the JCS satisfied the Duty to Co-operate.

1.17 There are some important cross boundary issues that may affect the Borough which are addressed in the JCS, including:

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

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

1.19 Additionally:

- The development of the Central Area Growth Corridor represents a significant opportunity for growth, as part of the Cambridge-Milton Keynes-Oxford Corridor. Further details at [https://www.gov.uk/government/uploads](https://www.gov.uk/government/uploads). Allied to this, the North Northamptonshire Joint Planning and Delivery Unit are leading on the preparation of a Growth Deal bid for North Northamptonshire.
- The South East Midlands Local Enterprise Partnership published a Strategic Economic Plan in 2017 that sets out the ambition and strategic economic direction for the South East Midlands to 2050, focusing particularly on the next ten years. Work is underway on the development of an Energy Strategy, which will underpin a future Local Industrial Strategy. Further information is available at [www.semlep.com](http://www.semlep.com)
- England’s Economic Heartland Strategic Alliance will set out strategic infrastructure needs covering the Cambridge-Milton Keynes-Oxford Corridor. Further information is available at [www.englandeconomicheartland.com](http://www.englandeconomicheartland.com)
- In March 2018 the Secretary of State for Housing, Communities and Local Government announced that local government reform was needed in Northamptonshire, abolishing the current county model. Northamptonshire Districts and Boroughs have been invited to submit a restructuring plan by the end of August. Corby Borough Council is undertaking public consultation and working with the other county District and Borough on a collective response. It is anticipated that the Government will respond to the proposal in late autumn 2018. If endorsed, the proposal is expected to be implemented by 1\(^{st}\) April 2020.

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\(^3\) North Northamptonshire Infrastructure Delivery Plan, September 2017
1.20 We will continue to liaise with neighbouring authorities and public bodies, where necessary to ensure that our policies and proposals remain compatible although it is reiterated that it is not necessary to repeat work on strategic issues that informed the JCS.
2. Part 2 Local Plan for Corby

Introduction

2.1 The Part 2 Local Plan will set out a long-term framework to guide and control future growth and development and help to shape what the Borough will look like in the future. It will form the basis for the determination of planning applications and provide the planning tools to deliver the authorities’ ambitions for regeneration and sustainable growth.

2.2 Local planning authorities are required to maintain an up-to-date Local Plan.

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

- The JCS for North Northamptonshire was adopted on 14<sup>th</sup> July 2016. It forms Part 1 of the Local Plan. Details are available from the North Northamptonshire Joint Planning and Delivery Unit website at [www.nnjpu.org.uk](http://www.nnjpu.org.uk)

- The Part 2 Local Plan for Corby, which we are now currently working on.

2.4 In addition, Supplementary Planning Documents will be produced where necessary to support, or provide more detailed guidance on policies in the Local Plan. Some Supplementary Planning Documents have already been adopted; these are detailed on the Council’s website or the North Northamptonshire Joint Planning and Delivery Unit’s website.

What is the Part 2 Local Plan for Corby?

2.5 The Part 2 Local Plan for Corby follows on from and supports the JCS. It will set out the non-strategic development allocations and a number of detailed policies to manage development in line with the vision, strategy and policies of the JCS.

2.6 The Part 2 Local Plan for Corby will relate to the entire area of the Borough of Corby as shown in Figure 2 and cover the same plan period at the JCS which runs from 2011 to 2031.

Figure 2 – Corby Borough Context Diagram
2.7 The Part 2 Local Plan will eventually replace all of the existing saved policies in the 1997 Corby Borough Local Plan.

National Planning Context

2.8 National planning context is currently provided by the NPPF, National Planning Policy for Waste and Planning Policy for Traveller Sites together with the Planning Practice Guidance.

2.9 A consultation on revisions to the NPPF and accompanying guidance took place from 5th March to 10th May 2018. It is anticipated that the revised NPPF will be published summer 2018. The Emerging Draft Part 2 Local Plan will be updated, where appropriate, prior to the Pre-Submission consultation. In the meantime, the draft revised NPPF has been incorporated as much as possible within this document to ensure that the options brought forward for consultation reflect emerging national policy. The draft revised NPPF indicates that other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

2.10 At the heart of the NPPF is a presumption in favour of sustainable development. This presumption guides local planning authorities when they are writing Local Plans and making decisions on planning applications.

2.11 The Draft NPPF sets out detailed guidance in relation to key planning principles including delivering a sufficient supply of homes; building a strong, competitive economy; ensuring the vitality of town centres; promoting healthy and safe communities, promoting sustainable transport; supporting high quality communications; making effective use of land; achieving well-designed places, meeting the challenge of climate change, flooding and coastal change, conserving and enhancing the natural and historic environment.
2.12 The Framework states that as a minimum, authorities must ensure that there is a plan that addresses the strategic priorities for the area (some of which are already covered in the JCS or Minerals and Waste Local Plan) including:

- an overall strategy for the pattern and scale of development
- the homes and workplaces needed, including affordable housing
- appropriate retail, leisure and other commercial development
- infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
- community facilities (such as health, education and cultural infrastructure)
- climate change mitigation and adaptation, and conservation and enhancement of the natural, built and historic environment, including landscape and green infrastructure

**Joint Core Strategy**

2.13 The context for the Part 2 Local Plan for Corby is set by the JCS. This outlines the big picture for North Northamptonshire, including housing and job targets and provides a framework for the Part 2 Plan for Corby and any Neighbourhood Plans.

2.14 The JCS policies are arranged under the themes of:

- Protect and enhance assets (Policies 2-7)
- Ensure high quality development (Policies 8 and 9)
- Secure necessary infrastructure and services (Policy 10)
- Establishing a strong network of settlements and rural areas (Policies 11-14)
- Improving connections to places within and beyond the area (Policies 15-18)
- Enhancing the framework of green infrastructure (Policies 19-21)
- Delivering economic prosperity (Policies 22-27)
- Delivering homes (Policies 28-31)
- Development principles for strategic sites (Policies 32-38)

2.15 It is important to note that the Part 2 Local Plan is intrinsically linked to the JCS, and must be read alongside it. Wherever appropriate specific cross reference to other policies in the JCS is given to assist the reader.

**Corporate Plan**

2.16 The JCS builds upon, and in many respects develops, the approach outlined in the Corporate Plan for Corby Borough Council. The Corporate Plan 2015-2020 sets out the following vision:

“To regenerate through growth and to double the population toward 100,000 people by 2030 with a complementary increase in jobs, prosperity and public services that rank with the very best.”

2.17 It contains a series of priorities ordered around five corporate themes:

- Promoting Healthier, Safer and Stronger Communities
- Regeneration and Economic Growth
- Inspiring a Future
- Delivering Excellence
Environment and Climate Change

Neighbourhood Planning

2.18 The Localism Act 2011 introduced neighbourhood planning in England to give communities more of a say in the development of their area. A fundamental principle of neighbourhood planning is that it is community-led, with the local community establishing planning policies for development and use of land within its neighbourhood. Neighbourhood planning enables local people to play a leading role in responding to the needs and priorities of the local community. Neighbourhood plans need to conform to national planning policies and the strategic policies of the Local Plan.

2.19 There are five neighbourhood plans being progressed within the Borough. These are at: Central Corby, Cottingham, Stanion, Gretton and Weldon. Table 1 below highlights the stages each emerging Neighbourhood Plan has reached in the process.

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

2.21 If Neighbourhood Plans are adopted in the future and include site allocations or alterations to the settlement boundaries, these neighbourhood plans will supersede this Plan for their respective designated areas.

Different Stages of Neighbourhood Planning

Stage 1: Designating neighbourhood area
Stage 2: Preparing a draft neighbourhood plan
Stage 3: Pre-submission publicity and consultation
Stage 4: Submission of a neighbourhood plan to the local planning authority
Stage 5: Independent Examination
Stage 6: Referendum
Stage 7: ‘Making’ the neighbourhood plan (Bringing it into force)

Table 1 – Neighbourhood Planning in Corby Borough at 1st May 2018

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3. Vision and Outcomes

Introduction

3.1 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.

Joint Core Strategy Vision

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

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

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

Ecosystems will be protected and enhanced and provision of ecosystem services increased where demand exists. The Rockingham Forest will be re-invigorated through major new tree planting, providing carbon storage and a focus for tourism, recreation and sustainable wood fuel production. Restored and newly created habitats in the Nene Valley Nature Improvement Area, will have delivered improvements for both wildlife and people and a step change in nature conservation whilst recognising its tourism potential.

Contributing to this overall vision – Corby

Corby will be well on the way to doubling its population and will offer international class culture and sport facilities. Enterprise areas will have promoted the town as a base for businesses leading the way in high performance technologies, creative industries and the green economy. Smart and innovative regeneration and growth will have delivered a transformed, vibrant and growing Town Centre and sustainable urban extensions; together with a network of accessible natural green spaces forming the urban gateway to the wider Rockingham Forest.
3.2 Achieving the Vision by 2031 in North Northamptonshire depends upon the successful delivery of the following Strategic Outcomes:

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
10. Enhanced quality of life for all residents

Consultations and Evidence

3.3 Corby Borough Council consulted on the Regulation 18 Scoping Consultation incorporating Issues and Options towards the end of 2016. In the consultation document, we asked for views on the vision and objectives for the Part 2 Local Plan. Two options were presented as part of the consultation:

a) Include an additional more locally distinctive vision or further outcomes to supplement those in the JCS
b) Do not include an additional more locally distinctive vision or further outcomes to supplement those in the JCS.

3.4 The responses from the consultation were mostly in favour of adding local detail to the JCS but acknowledged that the Part 1 Local Plan is very comprehensive and that the additional local detail should be careful not to duplicate or overlap. The Council produced a background paper to consider the policy options in more detail and recommended a third option c). This utilises the JCS vision but expands on this by adding more detailed Local Outcomes and incorporating a Spatial Portrait setting out the local context for Corby Borough. The background paper can be viewed on the Council's website.

Preferred Option

3.5 The preferred option is to proceed with option c) that is to utilise the detailed JCS vision to provide a clear sense of direction for Corby and avoid duplication and confusion. In response to public consultation support for additional local detail the Part 2 Local Plan will include a series of Local Outcomes that complement the Strategic Outcomes in the JCS and allow for a more locally focused approach based on evidence as set out in the draft spatial portrait below.

Draft Spatial Portrait and Local Outcomes

3.6 The spatial portrait provides a summary of the key characteristics of Corby as it is now. It draws on local knowledge and a range of information sources, including feedback provided
via the consultation which was conducted in November 2016 during the Issue and Options consultation. It should be noted that the spatial portrait will continue to evolve and reflect updated data and the emerging evidence for the Plan as the Part 2 Local Plan progresses towards submission.

**Spatial context**

3.7 Corby Borough is centrally located within England, with a close relationship to the South East Midlands Local Enterprise Partnership and the Cambridge-Milton Keynes-Oxford Corridor which is recognised by the Government as a strategically important area to stimulate economic growth in the national interest.

3.8 Corby is a well established ‘Growth Town’, with an agenda to double the population toward 100,000 people by 2030 alongside the required services to help support this growth. It serves as the northern functional sub-area in North Northamptonshire, and is an important sub-regional hub for the north of the county and beyond.

3.9 The Borough benefits from strong links to neighbouring major urban areas, particularly Leicester and Northampton, as well as near-by towns of Kettering and Market Harborough and further afield Peterborough, Stamford, Wellingborough and Rushden.

**Figure 3 – Corby in the South East Midlands Context**
The Network of Settlements

3.10 Corby Borough is a diverse district comprising of the main urban area of Corby town which is surrounded by a handful of small villages. The town serves a primary service role for the Borough and wider rural hinterland. The town has experienced significant transformation in its urban character over recent years, recognised as the Great Town for 2018 in the Academy of Urbanism Awards.

3.11 The villages are rural in nature and are largely surrounded by attractive open countryside. They retain a traditional built-form character, and are partly protected by conservation areas and listed buildings.

3.12 The Borough contains a total of 9 Conservation Areas, 214 listed buildings, 6 scheduled monuments and 2 registered parks and gardens, which include the Grade I listed Rockingham Castle.

The Countryside

3.13 The countryside makes a significant contribution towards the Borough’s identity and is characterised by the landscape of Rockingham Forest and the Welland Valley escarpment and several biodiversity assets, including internationally important wildlife sites. The significant growth being planned over the next 15 years means that the countryside is increasingly valued but also under great pressure.

3.14 Green infrastructure refers to the linking of accessible green spaces in order to improve the quality of the local environment. Corby Borough’s green infrastructure network includes local wildlife sites, allotments, parks and gardens, playing fields and village greens.

Population and Demographics

3.15 Corby has seen a phenomenal growth in its population in recent years. At the 2011 Census, the population of the Borough was 61,100, representing an increase of 14.4% from the previous Census in 2001. The Borough’s population stands presently at an estimated 68,200 (ONS 2016 estimate), and is projected to increase further in the near future.

3.16 In terms of demographics, approximately 15% of the Borough’s population are from ethnic minorities, a similar proportion to the East Midlands as a whole (14.6%) but less than the England average of 20.2%.

3.17 Like the rest of Northamptonshire, Corby Borough is experiencing an increase in elderly people amongst its population; at the time of the 2011 Census, the percentage of the population aged 65 and over was 18.8%. The total population of the Borough aged 65 and over is projected to become circa 14,600 by 2030.  

3.18 Corby Borough has higher than average levels of deprivation and poor health issues, with high rates of smoking related deaths, early cancer deaths, alcohol abuse and low life expectancy for men and women. 20% of children in the Borough live in low income families and 20.6% of children in Year 6 are classified as obese. In 2011 Northamptonshire,

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4 Study of Housing and Support Needs of Older People Across Northamptonshire, Three Dragons and Associates, March 2017
approximately 11% of households were in fuel poverty\textsuperscript{5}, which is linked to a range of negative health outcomes.

3.19 In terms of education and skills, GCSE attainment in the Borough is lower than both the national average and the average for the East Midlands. In addition, in 2017, the Social Mobility Commission listed Corby as being the 4\textsuperscript{th} worst local authority in England in relation to social mobility. Low levels of education can limit social mobility and job prospects.\textsuperscript{6}

**Housing**

3.20 Corby Borough is currently experiencing large amounts of new housing development being built in several locations surrounding the main urban area, at Priors Hall Park, Weldon Park and Little Stanion. Another major scheme, West of Corby, is currently at the planning application stage. These major housing schemes are to be supported by high quality public spaces, employment opportunities, retail provision and new community facilities.

3.21 The local housing market in Corby is recovering following the economic downturn of recent years. In total, 590 dwellings were completed in 2017/18, 23% above the annual requirement set by the JCS. The Borough Council is actively involved in supporting the local housing market and is positively planning to support large scale growth and regeneration including a housing regeneration programme which seeks to increase the total affordable housing stock in Corby and enhance and diversify the housing mix.

**Economy**

3.22 The local economy is characterized by a large manufacturing sector and, due to its centralised location, has experienced significant growth in warehousing and distribution employment over the past two decades. The Borough also has the highest job to worker balance in North Northamptonshire (0.97) and 67\% of the resident population work within the Borough.

3.23 Corby is in a fortunate position of having a large supply of available employment land combined with well established industrial estates. It is also fortunate for having relatively affordable land values in comparison to neighbouring areas and is one of the places furthest south to have these low values.

3.24 The economy of Corby Borough is not very diverse however, with a strong manufacturing and distribution employment sector. In contrast, the Borough’s office employment sector is very small.\textsuperscript{7}

3.25 Corby Town Centre is a key economic driver for the Borough and has seen a large amount of investment through public realm improvement schemes and new town centre facilities in recent years. Further regeneration of the town centre is expected, with planning permission for additional retail development at Willow Place granted in November 2017.

**Infrastructure**

\textsuperscript{5} http://109.228.12.23/dataviews/tabular?viewId=303&geoid=58&subId=

\textsuperscript{6} State of the Nation 2017: Social Mobility in Great Britain, Social Mobility Commission, November 2017

\textsuperscript{7} Corby Employment Land Review, Peter Brett Associates and Aspinall Verdi, March 2018
Corby Borough has good strategic road connections; the A43 connects the Borough to Kettering and the A14, the A427 to Leicester, the A6003 to Oakham and the A6116 to Huntingdon. The Borough also has good rail links to London St Pancras, following the re-opening of Corby Train Station in 2009, though northbound services and evening services are limited at present. Works to upgrade the railway to Corby to electrification status is expected to be completed in 2018 and further investment is expected beyond 2019 in the form of more frequent and faster train services to London St Pancras.

In February 2018 the Government announced funding to support infrastructure delivery for improvements to the A43/Steel Road Roundabout and surrounding roads in anticipation for the large increase of population expected in Corby Borough over the plan period.

Corby Borough is proactive in promoting renewable energy and low-carbon living and working through the Electric Corby initiative, a non-profit community interest group set up in 2011. Its projects have included building a number of ‘zero energy bill’ homes at Priors Hall Park and establishing a network of electric vehicle charging points across the Borough, to improve viability of electric vehicles as means of transportation.

**Issues to be addressed in the Part 2 Local Plan**

A number of inter-related issues identified within this spatial portrait of Corby need to be addressed for sustainable growth to be delivered in the Borough over the plan period. These set the context for how the Part 2 Local Plan will contribute towards achieving the wider vision for North Northamptonshire and the Part 2 Local Plan’s local outcomes for Corby Borough.

Corby Borough has a number of key advantages that should enable sustainable growth, which include:

- Its central location within England with good regional, national and international road and rail links
- Its diverse urban and natural character, with the main town of Corby and its attractive satellite villages and communities, surrounded by open countryside.
- Its landscape character of the Welland Valley escarpment and the expansive ancient woodland of Rockingham Forest.
- Its relatively affordable housing market in comparison to neighbouring areas within the same proximity to London and the southeast.
- Its relatively large supply of good quality, well located and low cost employment sites available to develop.
- Its substantial commitments for housing and employment growth, to meet its ambitious growth targets.

However, the Borough faces a number of challenges and issues to address, which include:

- Its relatively high levels of deprivation and poor health of residents, particularly in relation to alcohol abuse and levels of smoking.
- The need to protect the character and identity of the settlements, particularly the outlying villages surrounding Corby town.
- Its main town centre, which requires continued investment in order to remain competitive with neighbouring centres and out of town shopping.
- Opportunities to support renewable energy generation are quite limited
- Its lack of diversity in employment opportunities, and low levels of high salary employment opportunities.
- The need for better skills and more social mobility
- The pressure upon the Borough’s biodiversity assets and green spaces, due to the significant development growth.
- Its growing number of resident elderly population and meeting their needs through specialist housing stock.
- Its significant growth targets, which necessitates the creation of new services and facilities as well as improvements to existing ones, in order to meet the needs of an increased population.

### Local Outcomes for Corby Borough

The Part 2 Local Plan for Corby will provide a more detailed set of local outcomes that are informed by and complement the vision and associated strategic outcomes set out in the JCS. The following table shows the proposed locally distinctive outcomes that will take forward the strategic vision and form the basis of the policies of the Part 2 Local Plan

#### Table 2 – Local Outcomes for Corby Borough

<table>
<thead>
<tr>
<th>Strategic Outcomes</th>
<th>Local Outcomes for the Part 2 Local Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Empowered and Proactive Communities</strong></td>
<td>1. To support the Joint Core Strategy in protecting the character and identity of the settlements and protect them from unnecessary expansion into open countryside.</td>
</tr>
<tr>
<td></td>
<td>2. To support the Joint Core Strategy in the timely delivery of infrastructure, services and facilities necessary to meet the needs of local communities, both existing and planned for.</td>
</tr>
<tr>
<td></td>
<td>3. To support, when appropriate, the development of the neighbourhood plans being produced by local communities.</td>
</tr>
<tr>
<td><strong>Adaptability to Future Climate Change</strong></td>
<td>4. To protect new and existing communities from risks of flooding and support the Joint Core Strategy on flood risk management and improvement of the quality of the water environment.</td>
</tr>
<tr>
<td></td>
<td>5. To support the Joint Core Strategy in protecting and enhancing the green infrastructure corridors and identify their scope for expansion.</td>
</tr>
<tr>
<td></td>
<td>6. To support the Joint Core Strategy in the provision of amenities and town centre uses within the committed Sustainable Urban Extensions in order to reduce need to travel by vehicle.</td>
</tr>
<tr>
<td></td>
<td>7. To regenerate parts of Rockingham Forest located within the Borough to increase carbon storage.</td>
</tr>
<tr>
<td><strong>Distinctive Environments that Enhance and Respect Local Character and Enhance Biodiversity</strong></td>
<td>8. To support the Joint Core Strategy agenda for place-shaping by ensuring new development is well designed, of high quality and creates a strong sense of place.</td>
</tr>
<tr>
<td></td>
<td>9. To support the Joint Core Strategy in ensuring that development protects or enhances the Borough’s identified heritage assets.</td>
</tr>
<tr>
<td></td>
<td>10. To reinforce the Joint Core Strategy in protecting areas of biodiversity and advocating a net gain to biodiversity on new developments.</td>
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<td></td>
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<td>---</td>
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</tr>
<tr>
<td>11.</td>
<td>To support the Joint Core Strategy in improving the quality of open space, encouraging provision in areas of deficiency and within any new developments.</td>
</tr>
</tbody>
</table>
| Excellent Services and Facilities Easily Accessed by Local Communities and Businesses | 12. To collaborate with the service providers in the delivery of new infrastructure including transport, education and training, social and cultural, emergency services, healthcare, utilities and telecommunications.  
13. To support the Joint Core Strategy through the allocation of new or improved community amenities within the Borough’s town centres and neighbourhood centres.  
14. To support the Joint Core Strategy in improving pedestrian and cycle connectivity between Corby and the surrounding villages. |
| A Sustainable Balance between Jobs and Workers and a More Diverse Economy | 15. To continue supporting Corby’s strong manufacturing sector and its traditional steel industry.  
16. To support the Joint Core Strategy by allocating sites in the Rockingham Enterprise Area and encouraging the development of new employment opportunities.  
17. To identify a supply of non-strategic employment sites in the Borough and safeguard the existing industrial estates for employment uses.  
18. To maintain and enhance the strong, sub-regional retail draw of Corby Town Centre and encourage new employment opportunities within the town centres, for example office uses. |
| Transformed Connectivity | 19. To support opportunities to develop sustainable transport connections between Corby town centre and Corby Train Station.  
20. To support opportunities that build upon the proposed enhancements to the Midland Mainline improving Corby’s connectivity to the national rail network and rail connections to mainland Europe.  
21. To support the growing take-up of electric cars by providing sufficient charging infrastructure for homes, businesses and public places. |
| More Walkable Places and an Excellent Choice of Ways to Travel | 22. To support the Joint Core Strategy by working with partners to improve public transport, walking and cycling infrastructure across the Borough.  
23. To support maintaining and expanding the strategic Green Infrastructure network within the Borough, improving connectivity between communities and facilitating the development of shared pedestrian and cycleway linkages along green corridors.  
24. To ensure that pedestrian and cycle linkages from Sustainable Urban Extensions to existing urban areas and neighbouring villages are incorporated fully. |
| Vibrant, Well Connected Towns and a Productive Countryside | 25. To support the Joint Core Strategy framework of sustainable urban-focused development, improving public transportation provision to outlying villages and diversifying the rural economy.  
26. To support the Joint Core Strategy ambition for enhanced broadband provision to facilitate more sustainable working practice. |
### Stronger, More Self-Reliant Towns with Thriving Centres

| 27. | To maintain a network of accessible, diverse and active town centres across the Borough including new shopping facilities to serve the Sustainable Urban Extensions. |
| 28. | To maintain the momentum of regeneration and investment within Corby Town Centre, including further public realm improvements and strengthening connectivity between the Town Centre and Corby Train Station. |
| 29. | To support the Joint Core Strategy in providing a net increase in comparison retail floorspace in Corby’s town centres by 2031. |
| 30. | To support a variety of different uses such as leisure, community uses and residential development within Corby Town Centre to ensure that it provides a unique range of uses serving the northern sub-area of North Northamptonshire. |

### Enhanced Quality of Life for All Residents

| 31. | To support the Joint Core Strategy by providing a mix of housing tenure in the Borough, including affordable housing, older people’s accommodation, gypsy and travelling show people plots and custom and self-build housing. |
| 32. | To support the Joint Core Strategy by encouraging new developments to contribute towards encouraging healthier lifestyles, prioritising ‘walkable’ streets, providing on-site open space and creating opportunities for active leisure. |

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### Rejected Alternative Options

3.33 The two options presented at the Regulation 18 Issues and Options consultation in 2016 were not preferred in isolation, but instead elements of each were combined to form the chosen third option to be taken forward in this Emerging Draft of the Part 2 Local Plan. In terms of operating in isolation, option a) was not preferred by the Council due to the risk for a separate vision being either a duplicate of the JCS vision or too different to it, leading to possible inconsistencies and not relating fully to the wider strategy for North Northamptonshire. Option b) was not a preferred option due to the need for local issues specifically relating to Corby Borough to be fully considered in the Part 2 Local Plan’s aims and objectives. However, responses from the 2016 consultation generally recognised value in the two options initially put forward and therefore, the formation of a third hybrid option is selected as the preferred option.

3.34 The selection of alternative local outcomes is discounted. The local outcomes are based on the strategic outcomes sets out in the JCS and therefore considered to be most suitable local outcomes.
4. **Securing Infrastructure and Services**

**Introduction**

4.1 Infrastructure is fundamental to the delivery of sustainable development and in ensuring that adequate facilities and services are in place to accommodate new development without there being a negative impact on existing residents and communities. A key message in the JCS is that growth ambitions are dependent upon necessary supporting infrastructure coming forward in a timely manner.

4.2 It is possible to identify three broad categories of infrastructure, as listed below. The examples are not exhaustive; they simply illustrate what might be included under each category.

- Physical infrastructure – such as transport (including public transport, cycling and footpaths), water supply and waste management, energy supply, telecommunications, waste management and flood protection
- Social infrastructure – including education, health, social care, emergency services, sport and recreation facilities and community halls
- Green infrastructure – for example, public open space, green spaces, play space and parks and blue infrastructure such as the network of rivers and lakes.

4.3 The IDP forms part of the evidence base for the Local Plan. It provides a strategic assessment of what infrastructure will be required to support development within the Borough over the Local Plan period and how it will be implemented. It is a ‘living’ document that will be monitored and revised as necessary and published alongside the preparation of the Part 2 Local Plan. The latest update was published in September 2017. The delivery of infrastructure is supported by Planning Obligations Supplementary Planning Document and Northamptonshire County Council Planning Obligations Framework and Guidance that provide clarity on what is expected of new developments.

4.4 Whilst infrastructure issues that relate to individual developments will be addressed through planning applications and the strategic infrastructure requirements will be captured in the IDP, the Part 2 Local Plan may need to provide further local detail on securing infrastructure and services.

4.5 Infrastructure has been categorised into a number of different sections listed below to align with the JCS and IDP:

- Transport
- Education and Training
- Social and Cultural
- Emergency Services
- Health and Well-being
- Utility Services
- Telecommunications

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8 North Northamptonshire Infrastructure Delivery Plan, September 2017
9 Planning Obligations Supplementary Planning Document, April 2017
10 Planning Obligations Framework and Guidance, Northamptonshire County Council, January 2015


4.6 The JCS and the Northamptonshire Transportation Plan set out a sustainable transport policy framework. Upgrading of the highway network, coupled with measures to manage demand for travel, support the use of electric vehicles and to secure modal shift (from car use to public transport, walking and cycling) are seen as fundamental to the delivery of sustainable growth in North Northamptonshire.

4.7 The Northamptonshire Transportation Plan is made up of a suite of documents amongst which there is thematic strategies for freight, bus, walking, air quality, parking, rail, cycling, road safety, smart travel choices, transport management, highways improvement and development management. It also contains town strategies, including the Corby Town Transport Strategy\(^{11}\), that provide greater detail and clarity on specific projects and requirements.

4.8 The IDP outlines a need for the following transport infrastructure by 2031 to support the proposed development in Corby:

- Junction improvements and highway capacity improvements
- Public transport improvements
- Walking and cycling improvements
- Corby Northern Orbital Relief Road
- Corby Walk and enhancement of Cottingham and Oakley Road
- Corby Rail Bridge as part of Corby Walk
- Weldon Relief Road
- Smart Commuting

4.9 In addition the IDP outlines the need for transportation infrastructure to support the proposed Tresham Garden Village which is located just outside the Borough.

4.10 Further detail on specific schemes i.e. where improvements to walking and cycling routes should be made can be found in the Corby Town Transport Strategy. In addition to the infrastructure identified in the IDP, a number of other site specific infrastructure interventions may be identified that are specific to particular developments at the local level, including improvements planned as part of the delivery of the Sustainable Urban Extensions.

Consultation

4.11 The Regulation 18 consultation included a question on transport infrastructure. Two options were put forward as part of the consultation:

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

4.12 Responses to the consultation were mixed. The views from the Parish Councils (Gretton Parish Council, Middleton Parish Council, Cottingham Parish Council and East Carlton Parish Council) emphasised the importance of local policy on transport infrastructure to support

\(^{11}\) Corby Town Transport Strategy, Northamptonshire County Council, January 2015
the scale of growth planned in the Borough, in particular the Sustainable Urban Extensions and provision for public transport and cycling and walking. Developers (GP Planning, Gladman and Gateley on behalf of JME Civils) state that no additional local policy is required but there must be cross reference to existing transport policies. Northamptonshire County Council state that existing policies are comprehensive and that it is not envisaged that locally specific policies will be required. However, it is noted that updates to the evidence may lead to a policy requirement. They also comment that plans for town centre regeneration and the key development opportunities may have implications for existing car parking in the town centre. It is, therefore, suggested that Corby Borough Council considers the demand for future parking as part of putting together a cohesive vision alongside walking, cycling and public transport provision for regeneration of the town centre.

Further Evidence

4.13 A planning application for a Sustainable Urban Extension to the West of Corby comprising 4,500 new homes, supported by new employment, local shops, schools, open space and investment in the local road network has been submitted to the Council since consultation on the Regulation 18 document. The proposed master plan and supporting technical investigations to support proposals for the Sustainable Urban Extension are available for viewing on the Councils website at www.corby.gov.uk

4.14 Rail route enhancements continue, including electrification of the Midland Main Line between Bedford and Corby and doubling of the track between Kettering and Corby, which is vital to unlocking increased services between London and Corby from 2019/20. In July 2017, the Government launched a public consultation on the new East Midlands franchise, including proposals for a dedicated high quality commuter service from Corby to London. The franchise that will deliver these improvements is due to begin in August 2019.

4.15 In February 2018 the Government announced funding to support infrastructure delivery for improvements to the A43/Steel Road Roundabout and surrounding roads in anticipation for the large increase of population expected in Corby Borough over the plan period.

4.16 Prior to submission of the plan, the Council intends to update the evidence in regards to car parking provision in Corby Town Centre and forecasting future demand in line with the expected population growth up to 2031. The scope of this work is currently being reviewed however it is anticipated that the assessment shall be undertaken in partnership with Northamptonshire County Council and should consider both off-street and on-street parking provision in the town centre and surrounds. Subject to the outcomes of this work, it may be necessary to consider changes to the plan for the next consultation stage. These changes will be subject to further consultation before being submitted to the Secretary of State for examination.

Preferred Option

4.17 Existing policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport Strategy provide comprehensive policy coverage that emphasise the importance of connectivity and promoting sustainable transport modes, including walking and cycling networks, low and ultra low emission vehicles, car sharing and public transport. The IDP sets out how the policies can deliver the necessary infrastructure. It is for this reason that option b) is recommended at this stage of plan making. However it will be
important to keep the option under review as the Part 2 Local Plan evolves in light of funding announcements and updates to existing local evidence.

**Education and Training**

4.18 The NPPF attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. The JCS supports improved opportunities for education and training, including the requirement for the West Corby Sustainable Urban Extension to incorporate new primary and secondary education facilities.

4.19 The IDP outlines a need for the following educational infrastructure by 2031 to support the proposed development in Corby:

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

**Consultation**

4.20 In the Regulation 18 consultation the alternative options consisted of the following:

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

4.21 Responses from the Parish Councils (Gretton Parish Council, Middleton Parish Council, Cottingham Parish Council and East Carlton Parish Council) backed the inclusion of locally specific policy to support education and training infrastructure, in particular policies in relation to economic diversity, employment of local labour and training and re-training. GP Planning consider that as there is a requirement for new schools within the plan period, suitable sites should be allocated. Other respondents (Gladman and Gateley on behalf of JME Civils) consider that no additional local policy is required but that education provision should be taken into account in the determination of planning applications and land allocations.

**Further Evidence**

4.22 Updates to the planning permission for Priors Hall Park have been agreed since the Regulation 18 consultation through a Revised Development Framework. The revised framework retains provision for primary schools although the location for one of the primary schools has been moved. Development of Weldon Park is underway which will provide a new primary school. A planning application has been submitted to the Council for a Sustainable Urban Extension to the West of Corby comprising 4,500 new homes, supported by three primary schools and one secondary school.

4.23 The Planning Obligations Supplementary Planning Document adopted in April 2017 includes provisions for the use of planning obligations to support employment and skills training, including apprenticeships and training opportunities, upskilling through contributions.
toward higher education in high skilled fields of employment and local procurement agreements.

**Preferred Option**

4.24 The preferred option is to proceed with option b) that relies on the NPPF and JCS to ensure the provision of education and training to meet the needs of existing and new communities.

**Justification**

4.25 Education provision will be taken into account in the determination of planning applications and land allocations in accordance with the NPPF and JCS. No deliverable land has been identified to support the allocation of land. The IDP will be kept under review and include further details of school provision in due course.

**Rejected Alternative Option**

4.26 Option a) is rejected. It is considered that additional locally specific policy would merely repeat existing policies unless further local evidence is provided.

**Social and Cultural**

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

4.28 The IDP outlines the following social and cultural infrastructure requirements to support the proposed development in Corby to 2031:

- Town centre public realm George Street phase 2
- Rooftop gallery and workshop
- Sports hall
- Indoor bowls
- Improvements to various football pitches and pavilions

4.29 The IDP also identifies the need for an indoor athletics training facility and closed road cycle track within North Northamptonshire.

**Consultation and Evidence**

4.30 The Regulation 18 consultation included a question on social and cultural infrastructure. Two options were presented as part of the consultation:
a) Allow a flexible approach to delivering social and cultural infrastructure requirements which may include the negotiation of new or enhanced facilities as part of any relevant major planning application in accordance with Policy 7 of the JCS and latest evidence.
b) The allocation of sites for the provision of infrastructure identified in the IDP.

4.31 The majority of respondents support the flexibility provided by option a). Conversely, one respondent supports option b) and states that suitable sites should be allocated, or at least indicated to meet the requirement for a sports hall and indoor bowls rink.

4.32 The Regulation 18 consultation document also put forward three options for open space, sport and recreational facilities:

a) Designate and protect sites identified in the original 1997 Local Plan described as environment and nature conservation proposals
b) Designate and protect sites which are identified in the updated audit and assessment of open space, sport and recreational facilities (with the exception of natural and semi natural open space outside of settlements)
c) Provide no additional policy and instead rely on the JCS and National Framework to determine planning applications.

4.33 Responses to the consultation varied. Some respondents (Middleton Parish Council, Cottingham Parish Council, Woodland Trust and GP Planning) supported the designation and protection of spaces and facilities, following an updated assessment. Other respondents (Gateley on behalf of JME Civils and Persimmon Homes) argued that designations are not necessary as the JCS and NPPF are adequate to determine planning applications.

4.34 The updated Open Space, Sports and Recreational Facilities Assessment published in February 2018 provides recommendations for local standards of provision for quantity, quality and accessibility of open space, sport and recreational facilities, as summarised in Table 3 below.

Table 3 – Standards for Open Space Provision

<table>
<thead>
<tr>
<th>Typology</th>
<th>Quantity Standard</th>
<th>Accessibility Standard</th>
<th>Quality Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks and Gardens</td>
<td>2.13 hectares per 1,000 people</td>
<td>15 minute walk time or 710m</td>
<td>60% Green Flag Standard</td>
</tr>
<tr>
<td>Natural and Semi-Natural green space</td>
<td>1.59 hectares per 1,000 people</td>
<td>9 minute walk time or 720m</td>
<td>45% Green Flag Standard</td>
</tr>
<tr>
<td>Amenity Green Space</td>
<td>2.0 hectares per 1,000 people</td>
<td>6 minute walk time or 480m</td>
<td>40% Green Flag Standard</td>
</tr>
<tr>
<td>Provision for Children and Young People</td>
<td>0.07 hectares per 1,000 people</td>
<td>Local Areas for Play and Local Equipped Areas for Play – 400m Neighbourhood Equipped Areas for Play and other provision – 1,000m</td>
<td>50% Green Flag Standard</td>
</tr>
<tr>
<td>Allotments</td>
<td>0.12 hectares per 1,000 people</td>
<td>No standard set</td>
<td>40% Green Flag Standard</td>
</tr>
</tbody>
</table>
4.35 No standards are set for playing fields in accordance with Sport England’s advice. A separate Playing Pitch Strategy provides the needs and evidence base for playing fields.

Preferred Option

4.36 The preferred option is a hybrid of the options. It will rely on the positive framework provided by the JCS to support and enhance social and cultural infrastructure. This option was heavily supported during Regulation 18 consultation and offers flexibility to support provision based on negotiations for new and enhanced facilities as part of any relevant major planning application in accordance with Policy 7 of the JCS and latest evidence. It will provide additional local policy on the provision of open spaces, sport and recreational facilities based on the most up-to-date evidence such as the updated open space, sport and recreational facilities assessment. However existing open space and facilities will not be designated on the Policies Map but determined on a case by case basis having regard to the JCS and most up-to-date evidence that will be maintained and displayed online on the Council’s website. This will ensure that additional open spaces that come forward after the publication of the open space, sport and recreational facilities assessment would remain covered and protected.

Draft Policy

**Policy 1 - Open Space, Sport and Recreation**

Open spaces, sports and recreational facilities will be protected, and where possible enhanced. Improvements of existing facilities and spaces, including their openness and character and their accessibility and linkages will be encouraged.

New housing development 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).

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.

**Justification for Inclusion of Local Policy**

4.37 The key strengths of this option are:

- Evidence based approach
- Comprehensive coverage of open space, sport and recreation provision

4.38 The NPPF recognises the important contribution of open space to the health and well-being of communities. Policy 7 of the JCS provides the framework for safeguarding community services and facilities such as open spaces unless it can be demonstrated that the facility is no longer needed by the community or no longer viable. The policy also requires developments to provide new or enhanced services and facilities to meet the needs arising from the development. The Borough is subject to significant development activity and new
public open spaces are created to accompany this. It is therefore important to have an approach that is flexible and does not become outdated quickly.

Rejected Alternative Option

4.39 It is not possible to allocate sites for cultural and social infrastructure unless an agreed site is identified. A flexible approach is required to respond to latest circumstances and local evidence. In terms of open space, sport and recreational facilities. Option a) is rejected because it is not supported by up-to-date evidence and would limit the amount and types of spaces and facilities protected. Option b) is not taken forward because it would quickly become out of date and undermine policy protection for additional spaces and facilities that come forward subsequent to the updated open space, sport and recreational facilities assessment. Option c) is discounted because additional policy is required for the provision of open space, sport and recreational facilities based on updated evidence to accord with national policy and the JCS.

Emergency Services

4.40 Infrastructure related to key ‘emergency services’ provided by the Police, Fire and Ambulance services constitutes an essential element in the creation of well functioning, safe and sustainable communities.

4.41 The increase in the number of households across the Borough will place increased demands on emergency services resources. The JCS identifies the main improvements in infrastructure that are required to support the development of the Borough up to 2031 and includes core policies to ensure the timely delivery of infrastructure, services, and facilities. The IDP outlines a need for the following emergency services by 2031 to support the proposed development in Corby:

- Second fire station
- Policy capital provision
- Community policing

Consultation and Further Evidence

4.42 The Regulation 18 consultation included a question on emergency services. Two options were put forward as part of the consultation:

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

4.43 The response to consultation was split between Parish Councils (Gretton Parish Council, Middleton Parish Council, Cottingham Parish Council and East Carlton Parish Council) who support option a) and developers (GP Planning and Gateley on behalf of JME Civils) who support option b).

4.44 Further dialogue with the fire service in November 2017 confirmed that Northamptonshire Fire and Rescue Services are currently reviewing fire cover and Standards of Operational Response across the county, to ensure its locations are well placed in the risk areas. This review will specifically include the implications of development growth. The fire cover
review will provide a greater understanding of risk across the county and is likely to lead to a clear proposal about the infrastructure needs for the future. The police station on Elizabeth Street closed to the public towards the end of 2017.

Preferred Option

4.45 The preferred option at this point in time, based on current evidence, is to proceed with option b) with no local policy included regarding emergency services in the Part 2 Local Plan.

Justification

4.46 The preferred option offers flexibility to support infrastructure for emergency services as part of any relevant major planning application based on negotiations for new or enhanced facilities in accordance with Policy 7 of the JCS and latest evidence.

Rejected Alternative Option

4.47 Option a) is rejected. It is considered that additional locally specific policy would repeat detail provided in the JCS and IDP unless further details are provided on the location and delivery arrangements for further emergency services facilities.

Health and Wellbeing

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

4.49 Health and wellbeing is a vital part of sustainable development and achieving sustainable communities. The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places. The promotion of health and well-being is a key thread running throughout the JCS. In particular the spatial strategy seeks to improve access to housing and employment, promote the timely delivery of infrastructure, diversify the economy, encourage good design and improve accessibility and environmental quality. The Government’s 25 Year Environment Plan highlights the importance of connecting people with the environment to improve both physical and mental well-being.

4.50 There are two broad interlinked factors that influence the general health and well-being of communities. The first revolves around behaviour, lifestyles, diets and exercise. Social and cultural factors influence behavioural choices which may have an impact on the well-being of individuals. The second main factor is the built environment and how it addresses existing and influences changes in lifestyle and help shape positive health outcomes. The Local Plan has a key role in many of these aspects, particularly around design and providing opportunities for healthier lifestyles. However it is important to understand the extent to which the Local Plan can have an impact, and manage the expectations of the positive health outcomes that can be achieved within the remit of the Local Plan. There is a balance between encouraging healthy lifestyles, not having an adverse impact on people’s health and not being able to control personal behaviour and inherent physical characteristics.

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Consultation and Further Evidence

4.51 The Regulation 18 consultation included a question on health and wellbeing. Two options were put forward as part of the consultation:

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

4.52 A significant majority of respondents (Middleton Parish Council, Cottingham Parish Council, East Carlton Parish Council, GP Planning, Northamptonshire County Council and Corby Clinical Commissioning Group) support option a). Gateley on behalf of JME Civils support option b). The response from Northamptonshire County Council and Corby Clinical Commissioning Group suggests that the locally specific policy should include requirements for Health Impact Assessments.

4.53 The North Northamptonshire Health Study published by the North Northamptonshire Joint Planning and Delivery Unit in January 2018 highlights a number of recommendations on how planning can be most effective in the delivery of health provision. It suggests that health issues should contribute to core design principles for new developments, encouraging healthier lifestyles. This has been taken forward by the North Northamptonshire Joint Planning and Delivery Unit through the preparation of a Place Shaping Supplementary Planning Document. It is anticipated that it will include a specific section on health and wellbeing that elaborates on the Place Shaping Principles embedded within the JCS. A separate Health and Impact Assessment as suggested by Northamptonshire County Council and Corby Clinical Commissioning Group should not therefore be required.

Preferred Option

4.54 The preferred option is to proceed with option b) which relies on the JCS and associated Supplementary Planning Document rather than additional local policy covering health and wellbeing within the Part 2 Local Plan.

Justification

4.55 The North Northamptonshire Joint Planning and Delivery Unit is working in collaboration with health authorities to ensure comprehensive policy coverage is provided by the JCS and forthcoming Place Shaping Supplementary Planning Document. Additionally strategies to improve health and well-being are covered elsewhere within the Part 2 Local Plan given the cross-cutting nature of this issue.

Rejected Alternative Option

4.56 Option a) is discounted. The Part 2 Local Plan should not duplicate or seek to repeat policies that can be found elsewhere.

Utility Services

4.57 Utility infrastructure covers energy supply (including electricity and gas supply), water infrastructure (including water supply, sewage and water treatment), and telecommunications infrastructure (including mobile phone and broadband provision). The
JCS identifies the main improvements in infrastructure that are required to support the development of the Borough up to 2031 and includes core policies to ensure the timely delivery of infrastructure, services, and facilities. Supporting the JCS is the IDP. It provides more detailed information on the Borough’s infrastructure needs and how they will be met. The latest edition outlines the following infrastructure requirements to support the proposed development in Corby:

- Kettering to Corby 132kv restring to increase capacity of electricity network
- Corby 132kv switchgear replacement
- Enlargement of Weldon reservoir by 21,000 litres plus mitigation
- Corby Culvert
- Flood risk improvement works at Gainsborough Road
- Flood alleviation scheme at Harpers Brook

Consultation and Further Evidence

4.58 The Regulation 18 consultation included a question on utility services infrastructure. Two options were put forward as part of the consultation:

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

4.59 The consultation elicited a mixed response. National Grid made no comments in response to the consultation. A number of respondents (Anglian Water, Gladman Developments Ltd and Gateley on behalf of JME Civils) support option b) and note that the JCS already includes comprehensive policy coverage related to utilities. Other respondents (Cottingham Parish Council, GP Planning and the Environment Agency support option a). The Environment Agency indicates that a review of the Strategic Flood Risk Assessment and North Northamptonshire Water Cycle Strategy should identify whether it would be appropriate to include locally specific policy to support utility services infrastructure.

4.60 Updates to the Strategic Flood Risk Assessment were published in June 2018. The updated study recommends that the existing policy within the JCS is robust and fully up-to-date. Therefore no additional strategic policies are recommended as part of the development of the Part 2 Local Plan. Site-specific policies have however been recommended for non-strategic land allocations, where necessary.

4.61 Corby Borough Council commissioned Encraft to carry out heat mapping and master planning across the Borough. The overall aim of the project is to identify opportunities for district heating networks in the Borough. A key output that may be incorporated into the next iteration of the Part 2 Local Plan is an indication of the technical feasibility and deliverability of district heating at potential sites.

Preferred Option

4.62 Option b. The Council considers the strength of existing policies means that additional local policy is not necessary, unless attached to specific land allocations or identified through the heat mapping and master planning exercise.

Telecommunications
4.63 The NPPF advises that planning policies should support the expansion of electronic communication networks including next generation mobile technology (such as 5G) and full fibre broadband connections.

4.64 It goes on to state that the numbers of radio and telecommunication masts, and sites for such installations should be kept to a minimum consistent with the needs of consumers and the efficient operation of the network. Use of existing masts, buildings and other structures for new telecommunications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

4.65 Policy 10 of the JCS supports the provision of Next Generation Access broadband technology. However the provision of new infrastructure, including masts and road side cabinets and domestic apparatus such as satellite dishes, has the potential to contribute to street clutter and impact on visual amenity. New equipment should only be considered after exploring all opportunities for the use of existing infrastructure and where this is not possible, suitably siting apparatus and associated structures on existing sites, buildings, masts or other structures. All new or modified equipment should minimise its visual impact and should address other policies in the Local Plan e.g. policies for the natural, built and historic assets. General guidance on the planning of telecommunications development in the saved Local Plan within Policy P9(C) which covers issues such as visual impact, design and protection of historic assets will be superseded.

4.66 Many small scale telecommunication developments do not require planning permissions. Others, including smaller masts, are also permitted subject to ‘prior approval’ of their siting and appearance. In accordance with paragraph 45 of the NPPF, applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development.

4.67 The NPPF requires local planning authorities to determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for a telecommunications system, or set health safeguards different from the International Commission guidelines for public exposure.

Consultation

4.68 The Regulation 18 consultation for the Part 2 Local Plan suggested the retention of local policy on telecommunications (saved Local Plan policy P9(C)) but that it should be updated in line with national policy and best practice. Respondents did not provide a response to this suggestion. However in relation to the consultation document, both Middleton and Cottingham Parish Councils stressed the need to include a clear policy on telecommunications.

Preferred Option

4.69 The preferred option is to include an updated policy on telecommunications in line with the NPPF and best practice.
Draft Policy

Policy 2 - Telecommunications

1) Proposals for communications infrastructure which either require 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:
   a. It is located on an existing site, building, mast or other structure; or
   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.

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

3) All masts and additions must demonstrate through self-certification the meeting of International Commission on Non-Ionising Radiation Protection standards.

Justification for Inclusion of Local Policy

4.70 At a time when home working is increasing in popularity and enabling more sustainable travel behaviours, as well as the growing importance of high quality digital infrastructure for economic growth, it is vital that new development in Corby is properly connected to electronic communication networks.

4.71 National policy is clear in its expectations that planning policies and decisions should support the expansion of electronic communications networks. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social wellbeing.

4.72 The policy is designed to ensure that digital connectivity is given due attention at the earliest possible opportunity in development proposals to maximise the chances of new properties being connected to next generation mobile technology and full fibre broadband connections.

Rejected Alternative Options

4.73 Do not include a local policy to support communications infrastructure. This option would be contrary to the consultation responses and national policy.
5. **Green Infrastructure Framework**

**Introduction**

5.1 The green infrastructure framework comprises all green and blue spaces within the Borough. Green infrastructure operates at a variety of levels, at its highest the sub-region, down to Borough, town and local scales.

5.2 The green infrastructure framework has been categorised into a number of different sections listed below to align with the JCS and IDP:

- Nature Conservation Assets
- Local Green Space
- Green Corridors
- Strategic Gaps
- Tranquillity Areas

**Nature Conservation Assets**

5.3 Corby supports a diverse variety of natural habitats and species. These include:

- National: 2 Sites of Special Scientific Interest
- Local: 2 Local Nature Reserves
  - 69 confirmed or proposed Local Wildlife Sites
  - 6 Local Geological Sites
  - 4 Pocket Parks

5.4 There is an ongoing process of additional survey and review so that from time to time sites will be added or removed and further sites could be designated locally through neighbourhood planning.

5.5 The *Northamptonshire Biodiversity Action Plan 2015-2020* sets out the approach to biodiversity at county level, including the identification of important habitats and species.

5.6 The JCS recognises the value of nature conservation assets in supporting the ecological network, particularly as these assets are under increased pressure from new development, recreation, impacts of climate change and the introduction of non-native invasive species. Policy 2 of the JCS aims to retain, and wherever possible, enhance the distinctive qualities of the landscape character areas. The JCS seeks a net gain in biodiversity and the protection and enhancement of features of geological interest, including the Nene Valley Improvement Area. It is backed by Policy 21 that identifies the Rockingham Forest as a special policy area for increasing tree planting alongside enhancing tourism, linking fragmented habitats and protecting ancient woodlands. The *Biodiversity SPD for Northamptonshire* sets out how biodiversity shall be integrated into the development process to ensure that policy requirements are met and best practice standards are achieved.

**Consultation and Further Evidence**

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13 A current list of Local Wildlife Sites is available from the Northamptonshire Biodiversity Records Centre. The list is updated periodically so should be referred to for the most up to date list of conservation assets.
5.7 The Regulation 18 consultation for the Part 2 Local Plan published in November 2016 put forward two options on nature conservation assets:

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

5.8 The majority of respondents (Gretton Parish Council, Woodland Trust, Natural England, Middleton Parish Council, Cottingham Parish Council, Persimmon Homes, East Carlton Parish Council, Wildlife Trust and Gateley on behalf of JME Civils) to the consultation supported the inclusion of nature conservation sites on the Policies Map. Northamptonshire County Council note that many of the non-statutory nature conservation sites are on private land and landowners may not wish the precise boundaries to be publicly available. Wildlife Trust advises that the information should not be made available as an on-line resource. Natural England suggests that areas of Biodiversity Action Plan priority habitat located within Corby and areas which are known to have high population numbers of protected species should be identified on the Policies Map. Several parish councils promoted land they wish to be afforded protective designation.

5.9 Further communication with the Wildlife Trust, Natural England and the Northamptonshire Biodiversity Records Centre since the Regulation 18 consultation has helped to strengthen and refine the approach to protecting locally designated nature conservation assets.

Preferred Option

5.10 The preferred option is to identify locally designated sites on the Policies Map as set out in option b.

Justification

5.11 Identification of locally designated sites on the Policies Map was strongly supported during consultation and will help provide clarity as to the location of nature conservation assets and the application of the JCS.

Rejected Alternative Options

5.12 Option a) is rejected as the failure to identify existing designated biodiversity and geo-diversity sites may result in these areas being subject to increased pressure from development.

Local Green Spaces

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

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
the green area concerned is local in character and is not an extensive tract of land.

5.14 It is anticipated that most eligible green and open spaces in the Borough will already benefit from protective planning designations; including for example designations such as Local Wildlife Sites, Pocket Parks and Ancient Woodland but also Sites of Special Scientific Interest (covered in Policy 4 of the JCS) or Policy 7 of the JCS which covers community services and facilities, including open space, allotments and sports and recreation buildings. Promoting the designation of Local Green Space is not a way of preventing development that already has planning permission. Thus, the Local Green Space designation will only be appropriate where it adds value to existing designations.

Consultation and Further Evidence

5.15 The Regulation 18 consultation asked whether the Council should introduce a new policy for Local Green Spaces. In response, support was received from Middleton Parish Council, Cottingham Parish Council, Gateley on behalf of JME Civils and GP Planning to introduce a new policy on Local Green Spaces. Opposition was received from Persimmon Homes. It was suggested by Northamptonshire County Council that the introduction of Local Green Space designation should depend on whether there are any potential Local Green Spaces which are not currently protected through existing policy or legislation. Gretton Parish Council advises that the Neighbourhood Plan will produce areas for consideration as Local Green Spaces.

5.16 Since the close of consultation a technical background paper has been produced to support local communities and the Council in making decisions about the designation of Local Green Spaces. The background paper provides additional context and background to Local Green Spaces and sets out criteria that will be used by the Council when assessing sites. This has been informed by the principles established in the NPPF and the additional guidance provided in the National Planning Policy Guidance. The background paper can be viewed and downloaded at www.corby.gov.uk

Options

5.17 The following options have been put forward in light of the public consultation and the latest evidence:

a) To allow Local Green Spaces to be designated through the neighbourhood planning process based on the criteria set out in the NPPF.

b) To provide a detailed framework within the Part 2 Local Plan to guide the designation of Local Green Spaces through Neighbourhood Plans

c) To carry out a comprehensive review of open spaces in order to identify and designate Local Green Spaces in the Part 2 Local Plan for Corby

Preferred Option

5.18 The preferred option is to proceed with a combination of options b) and c). The preferred hybrid option invites local communities to nominate Local Green Spaces for designation against the standard criteria set out in the Local Green Space Background Paper.

Draft Policy
Policy 3 - Local Green Space

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.

Justification for Inclusion of Local Policy

5.19 Designation of Local Green Space after nomination and assessment against the criteria set out in the technical background paper will ensure that sites can come forward through either the Local Plan or Neighbourhood Plan process with a greater degree of consistency.

Rejected Alternative Option

5.20 Option a) is rejected because comprehensive coverage could not be ensured. Option b) was not preferred because it reduces flexibility for neighbourhood planning and could not ensure comprehensive coverage where there are no neighbourhood plans. Option c) was not preferred because it would not be driven by local communities and would have significant resource implications.

Green Corridors

5.21 Green corridors offer opportunities for walking, cycling or horse riding, whether for leisure purposes or travel. They also provide opportunities for wildlife migration and help to meet the priorities for health and wellbeing. Green corridors may include river and canal banks, road and rail corridors, cycling routes, pedestrian paths and rights of way.

5.22 The JCS sets out a network of green infrastructure corridors across North Northamptonshire, including both sub-regional and local green infrastructure corridors within Corby. The sub-regional corridors follow the Jurassic Way, Willow Brook and Harpers Brook, whilst the five identified local corridors connect Stoke Albany to Little Oakley, Geddington to Stanion, Gretton to Harringworth, Stanion to Deene Park and follow the Wellend Valley.

5.23 The identified sub-regional and local green infrastructure corridors are based on evidence within the Northamptonshire Environmental Character and Green Infrastructure Suite. Within this suite of documents is a Local Framework Study for Corby, which further identifies local and neighbourhood corridors at a settlement level within the Borough.

5.24 The JCS indicates that the extent of the green corridors can be refined through Part 2 Local Plans or Neighbourhood Plans. Policy 19 in the JCS provides a framework for managing development and investment of green infrastructure corridors.

Consultation and Further Evidence

5.25 Two options were put forward as part of the Regulation 18 consultation:

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

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

5.26 The response to the consultation was split between developers (Gateley on behalf of JME Civils, Persimmon Homes, Gladman and GP Planning) insisting that no additional local policy was required and others (Gretton Parish Council, Natural England, Middleton Parish Council, Cottingham Parish Council, East Carlton Parish Council, Wildlife Trust and Northamptonshire County Council) supporting the identification and protection of local and neighbourhood corridors.

5.27 Since the end of 2016 an outline planning application for West Corby Sustainable Urban Extension has been submitted. A significant part of the proposal will be dedicated to the provision of green infrastructure, including a green spine running north-south and east-west. The master plan provides evidence to refine the green infrastructure corridors further.

5.28 The Council commissioned the Open Space, Sports and Recreational Facilities Assessment in December 2017 to inform our understanding of provision in the Borough. It identifies accessible open space sites, which are either located on, within a 10 metre buffer or within a 20 metre buffer of a green infrastructure corridor. It also identifies gaps in the green infrastructure corridor network that could be served by existing open spaces. This provides some insight as to where ‘green corridor’ provision exists and where potentially it could be extended.

Preferred Option

5.29 The preferred option is to proceed with option a) and identify and protect green infrastructure corridors.

Draft Policy

Policy 4 - Green Corridors

All development must be designed to protect and enhance the existing green infrastructure corridor network as identified on the Policies Map. These will be protected and enhanced by:

- ensuring that new development will not compromise the integrity of the existing green infrastructure corridor network
- ensuring that wherever possible new development provides appropriate connections to the existing green corridors
- ensuring that wherever possible new open space connects to or is provided within the green infrastructure corridor network
- prioritising investment in enhancement of open space, sport and recreation within the green infrastructure corridor network; and
- using developer contributions to facilitate improvements to their quality

5.30 Figure 4 below shows the updated green infrastructure corridor network.
Figure 4 – Green Infrastructure Corridor Network
Justification for Inclusion of Local Policy

5.31 Developing the green corridor network to include updated local and neighbourhood corridors is supported by responses to consultation and will ensure more robust and comprehensive coverage based on the latest local circumstances and evidence. Expansion of the green corridor network also supports opportunities to support Policy 21 of the JCS that seeks to increase tree planting in the Rockingham Forest, increase biodiversity links and support new green infrastructure. The indicative corridors will be identified within the Part 2 Local Plan which is considered a positive way to plan for green infrastructure in the Borough.

Rejected Alternative Option

5.32 Rely on the JCS to support the protection, delivery and enhancement of the Green Infrastructure network. Option b) is not considered appropriate. It would potentially reduce opportunities to enhance the ecological network which is contrary to national policy and the JCS.

Strategic Gaps

5.33 The JCS seeks to safeguard the intrinsic character and beauty of the countryside and maintain distinctive and separate settlements by ensuring that development does not result in coalescence. It provides scope for the identification of areas of particular sensitivity to coalescence within Part 2 Local Plans.

Consultations

5.34 The Regulation 18 consultation included a question on strategic gaps. Two options were put forward as part of the consultation:

a) Identify green wedges or strategic gaps on the Policies Map
b) Rely on the restrictive policies of the NPPF and JCS to prevent coalescence

5.35 The response to the consultation emphasised the importance of protecting settlements from coalescence but did not specifically support the identification of green wedges or strategic gaps.

Preferred Option

5.36 The preferred option is to proceed with option b) that relies on the NPPF and JCS to protect the countryside and prevent coalescence of settlements.

Justification

5.37 This option streamlines the Local Plan and allows a robust and standardised approach to the avoidance of coalescence and protection of the countryside based on existing policies within the JCS.

Rejected Alternative Option

5.38 Option a) is discounted. Identification of green wedges or strategic gaps on the Policies Map was not specifically supported during public consultation and there are existing policies in
place to protect valued landscapes. Identifying large tracts of land for protection would be counter-productive as it would dilute their value.

### Tranquillity Areas

5.39 Tranquillity is a term used to describe the relative sense of peace, quiet and ‘naturalness’ of the countryside. The importance of tranquillity is recognised in both the National Framework and JCS. Policy 3 of the JCS identifies a tranquillity area within the Rockingham Forest that will be protected from urban intrusion such as excessive levels of noise, light spillage and traffic. It goes on to say that Part 2 Local Plans may identify further areas of tranquillity in areas which have remained relatively undisturbed by noise and areas prized for their recreation and amenity value, based on local evidence.

#### Consultation and Evidence

5.40 The Regulation 18 consultation included a question on tranquillity areas. Two options were put forward as part of the consultation:

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

5.41 Responses to the consultation were mixed with a general view from Parish Councils (East Carlton and Middleton) that additional areas of tranquillity should be identified and a general view from landowners and developers (Gateley on behalf of JME Civils and Persimmon Homes) that no additional policy should be provided. In addition Northamptonshire County Council suggests joint working with East Northamptonshire Council.

#### Preferred Option

5.42 The preferred option is option a).

#### Justification

5.43 No further evidence came forward from the Regulation 18 consultation or subsequent discussions with East Northamptonshire Council to robustly support the designation of additional tranquillity areas.

#### Rejected Alternative Option

5.44 Option b) is rejected. No evidence was submitted to support this option.
6. Delivering Economic Prosperity

Introduction

6.1 The NPPF is clear that there are three dimensions to sustainable development, one of which is an economic dimension. This gives rise to the need for plans to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt and to enable a rapid response to changes in economic circumstances.

6.2 Delivering economic prosperity is covered in Chapter 4 of the JCS which sets out an ambitious job creation target of 9,700 for Corby up to 2031. Policies seek to safeguard existing and committed employment sites and seek to enhance existing employment sites/premises through refurbishment and by regenerating previously developed land. The Sustainable Urban Extensions are identified as the focus for the provision of high quality employment in North Northamptonshire, including the West Corby Sustainable Urban Extension; with new office development earmarked for town centres and areas around the railway stations. The JCS allocates strategic sites in Corby for employment development. It requires additional sites to be allocated in Part 2 Local Plans or neighbourhood plans if there is a shortfall in supply of deliverable sites to meet the minimum job targets. The JCS seeks to diversify the rural economy by supporting the re-use of rural buildings for a mix of uses, including small scale business, tourism activities, tourist accommodation, and live/work units.

6.3 The Part 2 Local Plan will help meet the objectives of the Council’s Economic Development Strategy\(^\text{14}\) to create a prosperous and diverse economy. Developing a better energy offer for the community including local businesses is also a priority for the Council and is seen as a key enabler to deliver against the corporate objectives of making the Borough cleaner and greener and leading the way in tackling climate change. A consultancy has been appointed to identify opportunities for district heating networks in the Borough, which support local business. The outcomes of this work will inform the next iteration of the Part 2 Local Plan.

6.4 The Borough has a number of features that make it an attractive location for sustainable economic growth and prosperity:

- One of the fastest growing areas of the country outside of London, providing a significant workforce
- Central location within the country with strong links to major urban centres, particularly Leicester and Northampton
- Enhanced rail provision including the electrification of the Midland Main Line which is due to be completed by 2023
- Competitive advantage over neighbouring centres, by offering a range of employment sites and other development opportunities, with lower rents / prices and freehold opportunities.
- High Performance Technology is a key opportunity sector linked to Rockingham MRC Enterprise Area

• World recognised brand names in the Borough include Weetabix, Tata Steel, Avon and RS Components.
• The Town Centre has seen £500M of investment in the last ten years, including The Corby Cube, cinema, swimming pool, railway station and extensive public realm improvements.
• Average house prices across Corby remain much lower than the regional and national averages.

6.5 For delivering economic prosperity, the issues considered relevant to the Part 2 Local Plan are as follows:

• Employment Land Provision
• Employment Uses in Established Industrial Estates
• Non-Employment Uses in Established Industrial Estates
• Bad Neighbour Uses

**Employment Land Provision**

6.6 The Council in association with Peter Brett Associates and Aspinall Verdi prepared an Employment Land Review\(^\text{15}\) to assess the employment and economic environment of Corby and the demand for and supply of employment land for the period 2011 to 2031. The report identifies the scale, location and types of sites that are needed to meet the future requirements of the Borough; and identifies which employment sites should be retained and which can potentially be de-allocated for alternative uses to provide a balanced portfolio of land. Each site was assessed using a two stage selection process which assessed supply-side constraints and availability, followed by a market-facing, demand side assessment. Only sites between 0.25ha and 5ha are taken forward in the Part 2 Local Plan. Larger sites are a matter for the JCS and its subsequent review.

6.7 The JCS net job growth target of 9,700 for Corby implies a requirement for 448,635m\(^2\) of net additional employment floorspace over the plan period. Against this, outstanding planning permissions and strategic allocations together currently provide capacity for 870,638m\(^2\) of employment floorspace, roughly twice the estimated need. Despite this over-supply the Employment Land Review recommends that a further 11.4 hectares of employment land be allocated in the Part 2 Local Plan, which would provide an estimated additional 38,400m\(^2\) of floorspace. 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.

6.8 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\(^\text{16}\) and references 95 hectares at Midlands Logistics Park (Stanion Lane Plantation) as a committed employment site.

\(^{15}\) Employment Land Review, April 2018
\(^{16}\) Includes Centrix Park, Genner Park, North of Birchington Road, Willowbrook North/Baird Road, Willowbrook East, Land at Steel Road, Land off Phoenix Parkway, and SEMLEP proposal
Policy 5 allocates additional non-strategic employment sites to supplement the strategic offer. These, together with Corby’s employment sites within the JCS, replace the saved employment allocations in the 1997 Local Plan for Corby.

**Draft Policy**

### Policy 5 – 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 Pearson Training Academy</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 Borough-wide development requirement can be met, these sites will 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, to be developed beyond the plan period. 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:

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site</th>
<th>Size (hectares)</th>
<th>Employment Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>E5</td>
<td>Tripark*</td>
<td>5.8</td>
<td>B1, B2</td>
</tr>
<tr>
<td>E6</td>
<td>Saxon 26</td>
<td>0.6</td>
<td>B1, B2, B8</td>
</tr>
</tbody>
</table>

*Includes two parcels of land

**Justification for Inclusion of Local Policy**

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, as no up-to-date information was available and site allocations within the 1997 Local Plan are now out of date. The Employment Land Review has provided a sound and more 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 to be released for other purposes, as required by the Framework. 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. A map showing the proposed policy designations will be included on the Policies Map published at
Pre-submission stage. In the meantime the sites are displayed in Appendix 4 of this document.

Rejected Alternative Option

6.11 Not preparing the Employment Land Review and including a local policy is rejected as site allocations within the 1997 Local Plan are now out of date. This would be contrary to the NPPF, would not allow for Corby to plan for the number of jobs required in the plan period, and risk sites not relevant to the market being left undeveloped or susceptible to speculative planning applications.

Employment Uses in Established Industrial Estates

6.12 The existing established industrial estates are the main supply of employment land in the Borough. These are:

- Earlstrees Industrial Estate
- Eurohub
- Oakley Hay Industrial Estate
- Phoenix Parkway Industrial Estate
- St. James Industrial Estate
- Weldon North Industrial Estate
- Weldon South Industrial Estate
- Willowbrook Industrial Estate

6.13 The main characteristics of these estates are that they are fully established, serviced and offer wider choice to the market, including premises for small to medium sized businesses. The Employment Land Review for the Borough concludes that these estates are key to the local economy and remain attractive options for occupiers. A map showing the location of the existing established industrial estates will be shown on the Policies Map published at Pre-submission stage. In the meantime the existing industrial estates are identified in Figure 5.
6.14 Whilst some of the estates are fairly modern with good accessibility and a wide range of good quality units, some estates will require refurbishment of older buildings and some general improvements to access. In general, the occupancy rates at the industrial estates are currently high. The council will continue to monitor their performance in order to review their function and role as established industrial estates. Triggers for a review in the future will include: high levels of vacancies over a prolonged period of time; an increase in the number of planning enquiries; planning applications for alternative uses and proportion of non-B uses; and signs of general deterioration in the physical environment.

6.15 Policy 22 of the JCS seeks to safeguard existing and committed employment sites for employment. It also seeks to enhance existing employment sites/premises through refurbishment and to regenerate previously developed land. These employment areas should be properly managed to ensure they provide the maximum benefit to the local economy and remain available to accommodate a wide range of investment. At the same time, these industrial areas must remain sustainable and provide an environment which is appealing for people to work in and to which operators wish to locate.

6.16 Development proposals which modernise the industrial areas or enhance the physical environment and infrastructure within these areas will be supported. To enhance attractiveness and sustainability of these areas for future investment and to support existing and future occupiers, some 'walk-to' ancillary facilities such as children's nurseries, crèches, meeting and conference facilities, small scale leisure/sports uses, local shops and café uses will also be permitted.

Consultation and Preferred Option

6.17 The Regulation 18 consultation did not seek responses from stakeholders on the preferred approach to managing development in Corby’s established industrial estates. The options currently available therefore are:
• Do not provide a policy for managing development and regenerating Corby’s existing established industrial estates;
• Include a policy for the established industrial estates in the emerging draft Part 2 Local Plan.

Draft Policy

**Policy 6 – Established Industrial Estates**

Proposals for employment uses (B1; B2 and B8) and for modernising and/or enhancing the physical environment and infrastructure within established industrial estates will be supported.

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

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

The policy relates to the following established industrial estates as identified on the Policies Map:

• Earlstrees Industrial Estate
• Eurohub
• Oakley Hay Industrial Estate
• Phoenix Parkway Industrial Estate
• St. James Industrial Estate
• Weldon North Industrial Estate
• Weldon South Industrial Estate
• Willowbrook Industrial Estate

**Justification for Inclusion of Local Policy**

6.18 Although there was no feedback from respondents to the Regulation 18 consultation in regards to the existing established industrial estates, it is felt that the Part 2 Local Plan should encourage the refurbishment and/or to increase the attractiveness of existing industrial estates.

**Rejected Alternative Option**

6.19 Not to include a policy would be contrary to Policy 22 of the JCS which seeks to safeguard existing and committed employment sites for employment. Such a policy should also seek to enhance existing employment sites/premises such as through refurbishment of existing premises.
The locational and environmental advantages of the established industrial estates subjects them to development pressures for non-employment uses (non-B uses), other than the ancillary services considered under Policy 6. Encroachment by such uses could undermine the attractiveness and viability of the industrial areas, thereby undermining further investment.

Loss of these sites can also harm local businesses which may find it difficult to find suitable replacements. The Employment Land Review describes the market for industrial units in the Borough as weak compared to neighbouring areas, with many businesses still having a negative perception of the town.

The Council will seek to retain the established estates for uses primarily falling within B use classes in order to ensure there are opportunities for both relocation and incoming businesses. However, it will not continue to seek to retain existing employment sites where there is no reasonable prospect that the sites will be used for that purpose in the future. Policy 22 of the JCS allows for the flexibility to use the sites for alternative uses in such circumstances.

These opportunities mainly arise where buildings have become desolate, obsolete or vacant and marketed for a long period of time or there are infill sites. Persistent renewals of planning permission may also be a sign of delivery constraints.

Alternative uses may be acceptable depending on the impact the proposals will have on the industrial and business areas and on other policies in the Local Plan. These new uses should not compromise or hinder the future operation and/or expansion of adjoining businesses by placing unreasonable restrictions on them because of changes in nearby land uses. Proposals for the alternative uses will need to demonstrate that there is no reasonable prospect that the sites will be used for employment purposes. Where continued viability of a site for employment use is in question, applicants will be required to demonstrate that the site has been actively marketed with a commercial agent at a realistic price for a continuous period of at least two years. Depending on the traffic implications of the developments, the proposals may also be required to address issues of accessibility, including the provision of travel plans where appropriate. The council will resist proposals which are sensitive to industrial operations, especially where there is not sufficient mitigation to address issues such as noise, vibration and lighting.

Policy 7 identifies the criteria against which proposals for the non-employment uses within the established industrial units will be considered.

**Draft Policy**

**Policy 7 - Non Employment Uses (non-B) in Established Industrial Estates**

Proposals which involve non-employment uses (other than ancillary uses in accordance with Policy 6) within the established industrial estates as defined on the Policies Maps will be permitted where they satisfy all of the following criteria:

- 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;

- they will not prejudice the current and future operations of adjoining businesses;
- if the proposal involves vacant 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;
- if the existing land or premises has environmental or amenity problems, there is clear evidence that these problems cannot be overcome, or the land or premises is not capable of adaptation for business or industrial use.

Justification for Inclusion of Local Policy

6.26 Although there was no feedback from respondents to the Regulation 18 consultation in regards to the established industrial estates, it is felt that for the Emerging Draft plan, policy should safeguard employment uses existing industrial estates unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose or a non-employment use will not have a negative impact on the remaining employment uses in line with Policy 22 of the JCS.

Rejected Alternative Option

6.27 Not to include a policy would be contrary to Policy 22 of the JCS which seeks to safeguard existing and committed employment sites for employment use unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose.

Bad Neighbours Uses

6.28 "Bad neighbour" uses are those uses or industrial processes which may cause nuisance by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit; they include uses which are visually unattractive such as those involving large areas of open storage.

Consultation

6.29 The Regulation 18 considered how to treat saved policies from the 1997 Corby Borough Local Plan. Options included:

   a) Retain policy in existing form and incorporate within the Part 2 Local Plan
   b) Minor amendments to policy only required
   c) Replace or delete policy

6.30 It was suggested that saved Local Plan policy P10(J) is retained in existing form and incorporated within the Part 2 Local Plan. No comments were made in relation to this option.

Preferred Option
6.31 The preferred option is to proceed with option a) and retain saved policy P10(J) in existing form.

Draft Policy

Policy 8 – “Bad Neighbour” Uses

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

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

Justification for Inclusion of Local Policy

6.32 This is considered a useful policy that clarifies that the effects of bad neighbour uses will be a material consideration in dealing with planning applications within 400m of that use.
Rejected Alternative Options

6.33 Option b) and c) are rejected because not to have such a policy may result in occupiers experiencing unacceptable amenity.
7. Delivering Housing

Introduction

7.1 A priority of the Government is to significantly increase the supply of housing to ensure that a sufficient amount and variety of homes can be built where needed, that the needs of groups with specific housing requirements are addressed and that housing is developed without unnecessary delay.

7.2 Housing is a key driver for regeneration and growth in Corby and the Borough has one of the fastest growing populations in the country. The Council’s Housing and Homeless Strategy 2014-19\(^{17}\) provides a clear direction for all housing related services during this period. The JCS requires the local planning authorities to identify and maintain a rolling five year supply of deliverable housing land (plus a buffer as required by the NPPF) and to identify development sites or broad locations of growth for the rest of the plan period.

7.3 The amount of development to be accommodated by the Part 2 Local Plan has been set by the JCS, as summarised below.

Table 5 – Housing Requirements 2011-2031

<table>
<thead>
<tr>
<th>Share of Objectively Assessed Need in the Housing Market Area</th>
<th>Annual Average Dwellings 2011-2031</th>
<th>Total 2011-2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corby Borough(^{18})</td>
<td>Requirement 460</td>
<td>9,200</td>
</tr>
<tr>
<td></td>
<td>Strategic Opportunity (710)</td>
<td>(14,200)</td>
</tr>
</tbody>
</table>

7.4 The target described as a ‘Strategic Opportunity’ is based on an ambition for an additional level of housing that will contribute towards the local objective of doubling the population and support ongoing regeneration of the town. This is an additional level of growth above the objective assessment of need identified as required for the Borough and attainment of it is dependent on the strength of the local housing market to support this.

7.5 The JCS is based on an overall spatial strategy that focuses development on the Growth Town of Corby as the most sustainable location in the Borough. The housing requirements are divided according to the following spatial areas as summarised below.

Table 6 – Housing Distribution 2011-2031

<table>
<thead>
<tr>
<th>Spatial Area</th>
<th>Settlement</th>
<th>Housing Requirement 2011-2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth Town</td>
<td>Corby</td>
<td>8,290 (strategic opportunity 13,290)</td>
</tr>
<tr>
<td>Committed New Village</td>
<td>Little Stanion</td>
<td>790</td>
</tr>
<tr>
<td>Rural Housing</td>
<td>(excluding Little Stanion)</td>
<td>120</td>
</tr>
</tbody>
</table>

\(^{17}\) Housing and Homelessness Strategy 2014-2019

\(^{18}\) The housing requirements include 700 dwellings from the Priors Hall Park Sustainable Urban Extension that extends into East Northamptonshire District
The following table identifies the current housing land supply relative to the requirements of the JCS and the strategic opportunity as at 31st March 2017. The figures will be updated prior to the Pre-Submission consultation.

### Table 7 – Housing Land Supply 2011-2031

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions (net) 2011-2017</td>
<td>2,415</td>
</tr>
<tr>
<td>Sites of 10 or more dwellings with planning permission</td>
<td>4,872</td>
</tr>
<tr>
<td>Site of less than 10 dwellings with planning permission</td>
<td>89</td>
</tr>
<tr>
<td>Lapse rate(^{19})</td>
<td>-20</td>
</tr>
<tr>
<td>Strategic Allocations in the JCS</td>
<td>2,800</td>
</tr>
<tr>
<td>Additional Sources of Supply(^{20})</td>
<td>723</td>
</tr>
<tr>
<td>Total housing supply 2011-2031</td>
<td>10,879</td>
</tr>
<tr>
<td>JCS requirement 2011-2031</td>
<td>9,200</td>
</tr>
<tr>
<td>Borough wide shortfall based on delivery since 2011</td>
<td>346</td>
</tr>
<tr>
<td>Total requirements</td>
<td>9,546</td>
</tr>
<tr>
<td>20% buffer</td>
<td>1,909</td>
</tr>
<tr>
<td>Adjusted total requirement</td>
<td>11,455</td>
</tr>
<tr>
<td>Difference between supply and requirement</td>
<td>-576</td>
</tr>
<tr>
<td>JCS strategic opportunity 2011-2031</td>
<td>14,200</td>
</tr>
<tr>
<td>Borough wide shortfall based on delivery since 2011</td>
<td>346</td>
</tr>
<tr>
<td>Adjusted total requirement</td>
<td>14,546</td>
</tr>
<tr>
<td>Difference between supply and requirement</td>
<td>-3,667</td>
</tr>
</tbody>
</table>

### Housing Land Allocations

Delivering the housing requirements set out in the JCS means that the Part 2 Local Plan must consider the allocation of additional development sites to accommodate 576 dwellings. With the ambition to provide enough land to accommodate the strategic opportunity, the Part 2 Local Plan would need to allocate land to provide additional 3,667 dwellings. In accordance with the overall urban focus of the JCS, additional housing to accommodate this provision of housing will be directed to the urban area.

### Consultation and Further Evidence

\(^{19}\) Evidence shows that expired permission levels are not especially significant in Corby; however, a small allowance for lapsed permissions has been included based on further analysis. The average level of lapses for sites >5 dwellings (excluding the SUEs) for the period 2013-17 was 0.8% of actual commitments. This has been applied to existing unimplemented permissions, along with a 5% lapse rate on sites of <5 dwellings, in line with the lapse rate applied in the Strategic Housing Land Availability Assessment, resulting in a reduction of the Council’s housing supply by 20 dwellings over the remainder of the plan period.

\(^{20}\) Land South of Brooke Academy is included in the figures as an additional source of supply due to its strategic nature and the advanced status of the planning application. In addition to Land South of Brooke Academy (530 dwellings), this includes: Corby Road, Weldon (37 dwellings); Glebe Farm, Church Street, Weldon (21 dwellings); Stanion Lane Phase 3 (20 dwellings); Oundle Road, Weldon (27 dwellings); and Windfall estimate of 88 dwellings between 2017 and 31. All of which have either gained planning permission since the monitoring base date of 1st April 2017 or are at an advanced stage in the planning process.
7.8 Responses to the Regulation 18 consultation mostly supported the identification of additional development sites to provide greater flexibility over the plan period. Some respondents put forward sites that could contribute to the housing land supply.

7.9 The Regulation 18 consultation explained that a Site Selection Methodology Background Paper has been produced to assess potential development sites. A total of 132 sites, including the sites submitted during consultation, have been assessed against the criteria in the background paper.

7.10 As a result of this assessment 11 potential sites were identified from the initial 132. Table 8 below provides a schedule of sites that we are consulting on as potential allocations. The schedule provides basic details of each site and an indication as to how many dwellings can be accommodated at each site based on site characteristics and density considerations. The sites included in Table 8 are shown in the plan in Appendix 2.

Table 8 – Potential Allocation Site Options

<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>Garage Court, Lindisfarne Road</td>
<td>10</td>
</tr>
<tr>
<td>H3</td>
<td>Garage Court, Swale Close</td>
<td>9</td>
</tr>
<tr>
<td>H4</td>
<td>Maple House, Canada Square</td>
<td>14</td>
</tr>
<tr>
<td>H5</td>
<td>Former Our Lady Pope John School, Tower Hill Road</td>
<td>88</td>
</tr>
<tr>
<td>H6</td>
<td>Land at Station Road</td>
<td>150</td>
</tr>
<tr>
<td>H7</td>
<td>Western Land at Pen Green</td>
<td>157</td>
</tr>
<tr>
<td>H8</td>
<td>Land Off Elizabeth Street</td>
<td>150</td>
</tr>
<tr>
<td>H9</td>
<td>Pluto, Gainsborough Road</td>
<td>30</td>
</tr>
<tr>
<td>H10</td>
<td>Cheltenham Road</td>
<td>18</td>
</tr>
<tr>
<td>TC1</td>
<td>Parkland Gateway</td>
<td>100</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>757</td>
</tr>
</tbody>
</table>

7.11 Through this process the Council has identified sufficient housing land supply to accommodate the adjusted JCS housing requirement, including 20% buffer and provisions for shortfall since 2011. Despite a small surplus it is, however, recognised that currently there is not enough suitable and deliverable non-strategic development sites available to accommodate the whole of the strategic opportunity. However it is reiterated that given the scope of the Part 2 Local Plan, it is not possible to revisit strategic matters established in the JCS. As a consequence, such matters need to be addressed via a review of the JCS and related evidence.

7.12 Three of the sites within Table 8 are being advanced through the planning process at the time of publication; one site has in principle support subject to legal agreement and two sites have a planning application pending determination. Should planning permission be granted, these will continue to be included in the Part 2 Local Plan as potential allocations until development has commenced. The reason for doing so is to ensure that the policy context for these sites is clear should the permission expire. It provides greater certainty for the uses proposed on the site and our ability to count this as part of the housing land supply. It is also more transparent for anyone looking at the plan to understand where growth is planned to occur.
Preferred Option

7.13 The preferred option for allocating additional housing sites is given in Table 8.

Draft Policy

Policy 9 – Delivering Housing

The sites listed in Table 8, and which are shown on the Policies Map, are allocated for development.

Each allocation is supported by site-specific policies H1 to H12 and TC1 to provide further detailed guidance on the development of these sites. These site specific policies also form part of this policy.

Justification for Inclusion of Local Policy

7.14 The policy makes allocations of land to deliver the amount of new housing needed over the plan period as identified under Policy 28 of the JCS and to contribute towards the strategic opportunity. A housing trajectory detailing the components of the housing land supply is set out in Appendix 1 to provide a snapshot of delivery assumptions about the main sites within the plan period. This second stage Regulation 18 consultation provides further opportunity to identify further non-strategic allocations, however it is considered that the capacity to accommodate additional housing on non-strategic development sites is extremely limited based on the assessment of potential development sites. Please note that we will continue to accept new site suggestions during this Regulation 18 consultation only.

Site Specific Allocations
Policy H1 Builders Yard, Rockingham Road

A site of 0.9 hectares is allocated for residential development to include about 31 dwellings.

Site Design Principles
- Connectivity to the adjacent open space site is encouraged; more specifically a combined footway and cycleway is required within and beyond the site, to the adjacent open space site and neighbouring residential areas
- The main vehicular access off Rockingham Road must reach the southern boundary of the site where this meets the existing open space
- Active frontages onto Derwent Walk are encouraged
- Existing landscaping should be retained where possible
- Consideration should be given to the site’s proximity to a range of mixed use facilities at Princewood Court and Dalton Road
- A full contaminated land report including ground gas assessment will be required to accompany any development proposals
- In line with the Biodiversity SPD, a Phase 1 Ecology Survey would be required, with particular consideration to badgers

Policy H2 Garage Court, Lindisfarne Road

A site of 0.28 hectares is allocated for residential development to include about 10 dwellings.

Site Design Principles
- Access to the site should be widened or could be better served as a shared private drive with a reduced number of dwellings
- Consideration should be given to the layout of the site in relation to proximity to a number of adjacent properties, so as not to cause harm to the neighbouring amenity value
Consideration must be given to surface water flooding at the planning application stage

Policy H3 Garage Court, Swale Close
A site of 0.25 hectares is allocated for residential development to include about 9 dwellings.

Site Design Principles
- Consideration should be given to the layout of the site due to proximity to neighbouring dwellings
- In particular, consideration should be given to where existing pedestrian routes meet the site, from both a design and safety perspective
- Consideration should be given to the density of the scheme due to the enclosed nature of the site
- Active frontages onto neighbouring properties are encouraged
- A parking and garage usage survey would be required
- Consideration must be given to surface water flooding at the planning application stage

Policy H4 Maple House, Canada Square
A site of 0.39 hectares is allocated for residential development to include about 14 dwellings.

Site Design Principles
- Continued protection of important on site and boundary trees, with particular regard to Tree Preservation Order 2017/12
- Pedestrian connections northwards should be enhanced
- Active frontages onto pedestrian routes will be encouraged
- Alterations to traffic calming measures on Alberta Close may need to be considered
• Consideration must be given to surface water flooding at the planning application stage
• Consideration must be given to bats as part of the Phase 1 Ecology Survey, particularly given the site’s proximity to the Kings Wood Wood Nature Reserve

Policy H5 Former Our Lady Pope John School, Tower Hill Road
A site of 2.36 hectares is allocated for residential development to include about 88 dwellings.

Site Design Principles
• Connectivity within and beyond the site is of key importance; more specifically there is an opportunity to provide transport connections eastward to facilitate connections to the West Corby Sustainable Urban Extension
• Noise attenuation to take account of Uppingham Road (A6003)
• Active frontages onto pedestrian routes will be encouraged
• Consideration must be given to surface water flooding at the planning application stage
• Further land contamination investigation will be required as part of any development proposals

Policy H6 Land at Station Road
Planning Permission Ref: 17/00663/DPA
A site of 0.77 hectares is allocated for residential development to include about 150 dwellings.

Site Design Principles
• Proposals should create a visionary scheme to reflect the strategic importance of this site given proximity to the Corby railway station
• The design should be of the highest quality; in particular the public realm
should complement the existing public areas around the railway station
- Careful consideration should be given to pedestrian and cycle routes within the site; diagonal access between the station and south-east corner of the site, where Station Road meets Railside Lane, are encouraged
- The layout of the scheme should consider proximity to neighbouring dwellings in relation to high density schemes; and look to incorporate innovative solutions such as basement parking to make the most efficient use of land
- Noise attenuation measures to take account of Oakley Road to the south and the railway line to the west
- A full contaminated land report will be required to accompany any development proposals
- A site specific Flood Risk Assessment would be required to accompany any future development proposals

Policy H7 Western Land at Pen Green
A site of 2.38 hectares is allocated for residential development to include about 157 dwellings.

Site Design Principles
- The layout should consider proximity to the existing established residential areas off Stephenson Way, Hubble Road and Crick Close
- Connections to the existing public footpath and amenity open space to the west, just south of Crick Close, are encouraged
- Important boundary trees should be retained where possible
- Public open space and/or landscaping around the eastern and southern boundaries is encouraged to compliment the Potential Wildlife Site to the east
- Vehicular access constraints will need to be overcome to develop the site for residential uses
- Noise attenuation measures due to proximity to existing industrial areas
- A full contaminated land assessment including ground gas assessment will be required to accompany any development proposals
- A site specific Flood Risk Assessment would be required to accompany any future development proposals, in addition to which, an Environmental Permit must be sought where development is proposed within 8m of the main river
- Consideration must be given to lizards and any appropriate mitigation required as part of the Phase 1 Ecology Survey

**Policy H8 Land Off Elizabeth Street**

A site of 0.98 hectares is allocated for residential development to include about 150 dwellings.

**Site Design Principles**

- A development brief would be required to assess the commercial viability of the site
- 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
- Connectivity within and beyond the site is of key importance, particularly pedestrian links to the town centre along Stuart Road; open frontages onto Stuart Road are encouraged, along with potential for open space and landscaping at the corner of Elizabeth Street and Stuart Road to improve accessibility to the town centre
- The layout of any proposed scheme should be sensitive to existing surrounding uses, in particular where the site meets Lorne Court. Proposals should provide natural surveillance and consider incorporating design solutions such as green roofs
- Consideration must be given to the potential traffic impacts of the proposed
development along with any potential junction improvements on Elizabeth Street
- Existing trees should be retained where possible
- Noise attenuation measures to take account of Elizabeth Street
- A site-wide energy strategy would be required to accompany any proposals and should make provision for connection to the neat network; the site should be “connection ready”

Policy H9 Pluto, Gainsborough Road
A site of 0.39 hectares is allocated for residential development to include about 30 dwellings.

Site Design Principles
- Proposals will be required to address the irregular shape of the site, incorporating open frontages onto all site boundaries to provide natural surveillance
- Innovative design solutions such as ‘podium parking’ would be encouraged given the unique shape of the site
- 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
- Connectivity to the surrounding open space is encouraged; with potential to open up the Eastern walkway at Hoppner Walk
- Noise attenuation measures to take account of Gainsborough Road
- Consideration must be given to surface water and groundwater flooding at the planning application stage
- In line with the Biodiversity SPD, a Phase 1 Ecology Survey would be required, with particular consideration to reptiles

Policy H10 Cheltenham Road
Planning Application Ref: 18/00365/REG3
A site of 0.49 hectares is allocated for residential development to include about 18 dwellings.

**Site Design Principles**

- The layout and density of the scheme should consider proximity to adjacent properties, so as not to cause harm to the neighbouring amenity value.
- Some screening would be required to neighbouring properties and the railway line.
- 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.
- Noise attenuation measures to take account of the railway line; a noise assessment would be required to accompany any development proposals.
- Consideration must be given to surface water and groundwater flooding at the planning application stage.
- Consideration must be given to reptiles, more specifically great crested newts, and any appropriate mitigation required as part of the Phase 1 Ecology Survey.

**Housing Mix**

7.15 National planning policy makes it clear that planning policies should provide for different groups in the community, including but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

7.16 Policy 30 of the JCS sets out requirements for the creation of mixed and inclusive communities by ensuring that development provides a mix of dwelling sizes and tenures.

7.17 The Council will use Policy 30 of the JCS to negotiate appropriate housing mix including a proportion of affordable housing.

7.18 The Regulation 18 consultation identified support for more locally specific policy to supplement the JCS, in particular housing to meet the needs of older people households and demand for self-build and custom housing. The Regulation 18 also considered how to treat
saved policies from the 1997 Corby Borough Local Plan. For housing it was suggested that saved policy P7(R) is retained in existing form and incorporated within the Part 2 Local Plan. No comments were made in relation to this option.

**Specialist and Older People’s Accommodation**

7.19 The [North Northamptonshire Strategic Housing Market Assessment](#) (2015) update and the [Study of Housing and Support Needs of Older People across Northamptonshire](#) (2017) identifies the need for specialist housing to meet local community needs. Both highlight the growth in older households as a pressing housing need facing North Northamptonshire. The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over. There is projected growth of around 20,100 of these households between 2011 and 2031, representing 60% of the total household growth for North Northamptonshire.

7.20 The Regulation 18 consultation generated representation from developers suggesting that specific targets for specialist accommodation and identification of sites should be included within the Part 2 Local Plan.

7.21 Policy 30 of the JCS encourages the provision of specialised housing to meet the needs of older people. It also says that Sustainable Urban Extensions and strategic developments should make specific provision towards meeting these needs. The planning consents for the North-East Sustainable Urban Extensions make no provision for specialist housing. Provision of this type of accommodation will however be encouraged here. A planning application for the West Corby Sustainable Urban Extension has recently been received for the site and in accordance with Policy 30 the site will be expected to make specific provision to meet the needs of older households.

7.22 Given the scale of need identified the Council will require housing development proposals on other non strategic sites to provide evidence that they have fully considered the provision of specialist and older people’s accommodation within the overall housing mix on site.

7.23 In addition to negotiating for a proportion of housing to meet the needs of older persons, the Council encourages the provision of retirement housing, supported housing and care homes through windfall sites. In order to provide energy efficient, warm, safe and accessible accommodation these should incorporate the North Northamptonshire HAPPI (Housing our Ageing Population Panel for Innovation) design criteria that are expected to be set out in the forthcoming North Northamptonshire Place Shaping SPD.

**Preferred Option**

7.24 The preferred option is to include a local policy on specialist housing and older people’s accommodation to complement Policy 30 of the JCS and respond to the evidence base that highlights the need to address housing needs of a growing elderly population.

**Draft Policy**

| Policy 10 - Specialist housing and older people’s accommodation |
Residential developments of 50 or more dwellings, or 1.4 hectares or more site area, will be encouraged to include a proportion of the housing to meet the needs of older households.

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 North Northamptonshire HAPPI principles into the design as set out in the Place Shaping Supplementary Planning Document.

Proposals for ‘granny annexes’ in the form of extensions, additions or separate buildings for occupation by elderly or disabled dependant relatives of the household occupying the existing dwelling, will be considered sympathetically. Where planning permission for self-contained accommodation is granted an appropriate agreement restricting occupation will be sought.

**Self Build and Custom Housing**

7.25 The term ‘custom build’ and ‘self build’ are used to describe instances where individuals or groups are involved in creating their own home. This covers a wider range of projects including a traditional DIY self build to working with a developer to deliver a custom built home tailored to match individual requirements. The draft revised NPPF states that policies should identify the housing requirements for different groups in the community, including people wishing to commission or build their own homes.

7.26 The Government has introduced a series of Acts and Regulations which require local authorities to support increasing the number of developments which come forward as custom and self-build properties. The Self-build and Custom Housebuilding Regulations 2016 set out a requirement for the Council to keep a register of those seeking to acquire serviced plots of land in order to build their own homes. There is also a requirement for the Council to grant planning consent for sufficient land suitable to meet the demand for self build and custom build housing identified on the register within three years. The register is available on the council's website and there are currently 31 people registered.

7.27 Although the register suggests that there is currently demand for 31 plots, the Council is working with the Right to Build Task Force and partners to reassess the demand locally for custom and self build housing. It is also anticipated that the current demand will be re-evaluated against local eligibility criteria for local connections and financial solvency.

7.28 Windfall sites in accordance with Policy 11 of the Joint Core Strategy are likely to provide plots for self build and custom build housing within the built up area of the town or villages. These sites represent a consistent and reliable source of housing supply in the Borough. Policy 30 of the Joint Core Strategy further supports opportunities for custom and self build housing and requires the Sustainable Urban Extensions and other strategic developments to make serviced plots available. The planning consents for the North-East Sustainable Urban
Extensions were granted prior to the adoption of the Joint Core Strategy and make no provision for custom or self-build. Provision of this type of accommodation will however be encouraged here as part of any future planning applications. A planning application for the West Corby Sustainable Urban Extension has recently been received for the site and in accordance with Policy 30 the site will be expected to make specific land available for serviced plots. Much of this supply of serviced plots is not however likely to be immediately available, therefore it is considered appropriate to make some further provision in this plan.

7.29 In the Regulation 18 consultation the alternative options consisted of the following:

a) No local policy. Use the NPPF and JCS to encourage self-build and custom house building on a site by site basis
b) A unit threshold, over which a proportion of self build and custom build plots should be provided as part of the development
c) Identify specific opportunities in the Part 2 Local Plan

7.30 Responses to the consultation were mostly in favour of option a). It was considered that the NPPF and JCS are sufficient to encourage custom and self-build house building on a site by site basis. However as noted above the planning consents for the North-East Sustainable Urban Extensions make no provision for self-build and the provisions within the West Corby Sustainable Urban Extension are not anticipated to be delivered within the next three years.

Preferred Option

7.31 The preferred option is to include a unit threshold, over which a proportion of self build and custom build plots should be provided as part of the development. In order to ensure a variety of sites are available for self-build, the Council will seek the provision of a proportion of serviced plots on sites of 125 dwellings or more or 3.5 hectares or more site area that come forward either as allocations in the plan or as windfall sites. These plots should be offered for sale on the open market, the council will also notify those on the register of their availability. Plots that have been appropriately marketed at a prevailing market value and which have not been sold after 12 months could be built out by the site developer.

Draft Policy

**Policy 11 – Self Build and Custom Housing**

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

Developments of 125 or more dwellings or 3.5 hectares or more site area will be expected to provide a minimum of 5% self or custom build properties on site through the provision of serviced plots, subject to appropriate demand being identified. In determining the nature and scale of any provision, the Council will have regard to viability considerations and site specific circumstances.

Proposals for 5 or more self-build or custom build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with any application and agreed by the Local Planning Authority.
Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for self and custom build projects within their neighbourhood plan area.

Justification for Inclusion of Local Policy

7.32 The inclusion of a policy that requires the provision of a set proportion of self-build plots on larger housing sites is considered to be supported by evidence of need and will be effective in meeting that need. In determining a suitable local threshold, sites of 50 or more was considered as well as sites of 125 dwellings or more. In the last three years there have been 1,065 dwellings completed on sites of 50 dwellings or more which accounts for 80% of all completions. A custom and self build policy affecting this proportion of sites is considered to be unreasonable. If all of these sites resulted in 5% providing custom and self-build this would have provided 54 plots which is in excess of those people on the register at the current time. In the case of sites over 125 dwellings, within the last three years there have been 753 completions or 56% of all completions. If all these sites resulted in 5% custom and self build plots then 37 plots would have been provided, which more closely matches the level on the register.

Rejected Alternative Options

7.33 It is not possible to allocate specific opportunities in the Part 2 Local Plan unless an agreed site is identified. Not including a local policy on custom and self build would mean that the Council is not meeting its statutory duties.

Gypsies, Travellers and Travelling Showpeople

7.34 Government policy and the JCS emphasise the importance of providing for the housing needs of a range of specific groups, including Gypsies, Traveller, and Travelling Show People

7.35 Policy 31 of the JCS states that sufficient sites for gypsy and traveller, and travelling show people accommodation will be identified in line with a robust evidence base.

7.36 The North Northamptonshire Gypsy and Traveller Accommodation Assessment Update quantifies the accommodation and housing related support needs of gypsies and travellers in the Borough for the period 2011-2022 which are incorporated within the JCS. It identified a need for one additional permanent residential pitch by 2022, to provide a total of 19 pitches in the Borough at 2022.

7.37 A number of consents have been granted since the assessment in 2011, these are listed below:

- 10 permanent residential pitches at Dunlop Close
- 8 permanent residential pitches at Brookfield
- 3 permanent residential pitches at Ashley Road, Middleton
- 1 permanent residential pitch at Little Meadow, Cottingham

7.38 The Regulation 18 consultation presented two options:

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

7.39 The responses from the consultation were relatively balanced between those wanting a specific local policy and those not. The importance of having a clear and specific plan to meet the needs of travellers and gypsies was emphasised.

7.40 A total of 22 pitches have been delivered in the Borough. This provides an adequate supply of sites to meet defined needs as outlined in the JCS. There is therefore no need for the plan to include further local policy or allocate any new sites to meet needs in the period to 2022. Should the need change, any planning applications which come forward for additional sites will be determined in accordance with Policy 31 of the JCS which provides a clear and specific plan to meet the needs of travellers and gypsies including criteria to guide new site allocations and planning applications.

7.41 Work has been commissioned to update the North Northamptonshire Gypsy and Traveller Accommodation Assessment to support the review of the JCS.

**Residential Gardens**

7.42 Residential gardens provide important breaks or gaps in built up frontages and in overall built massing, play an important amenity role by providing private recreational space for residents and providing important wildlife habitats and green networks particularly where the gardens are well established.

7.43 The NPPF suggests that local planning authorities should consider setting out policies to resist inappropriate development of residential gardens (for example, where development would cause harm to the local area). The strategic policies in the JCS place great emphasis on urban design principles and how places can change for the better, in particular policy 8: North Northamptonshire Place Shaping Principles.

7.44 The uncontrolled loss of residential gardens can lead to piecemeal and inappropriate pattern or style of development being delivered. This can individually or cumulatively erode openness, disrupt wildlife corridors and give rise to problems with access, disturbance and loss of privacy. Where these problems are likely to arise, such development will be resisted.

**Consultation**

7.45 The Regulation 18 considered how to treat saved policies from the 1997 Corby Borough Local Plan. Options included:

- d) Retain policy in existing form and incorporate within the Part 2 Local Plan
- e) Minor amendments to policy only required
- f) Replace or delete policy

7.46 For housing it was suggested that saved policy P6(R) is retained in existing form and incorporated within the Part 2 Local Plan. No comments were made in relation to this option.

**Preferred Option**
7.47 The Preferred option is to proceed with option a) that retains saved policy P6(R) in existing form.

**Draft Policy**

**Policy 12 – Residential Gardens**

Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will only be permitted where there would be no adverse effects on the amenity and privacy of existing dwellings and where adequate and safe vehicular access is available.

Proposals in the form of 'tandem' development will not be permitted.

**Justification for Inclusion of Local Policy**

7.48 Policy is in accordance with national policy framework and reflects local priorities to maintain the areas distinctiveness.

**Rejected Alternative Options**

7.49 Option b) and c) are rejected because saved policy on residential development is a well used policy that is consistent with paragraph 53 of the National Framework.
8. **Villages and Rural Areas**

**Introduction**

8.1 National planning policy expects planning policies for development in rural areas to be responsive to local circumstances and support housing developments that reflect local needs. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Plans should identify opportunities for villages to grow and thrive, especially where this will support local services.

8.2 The rural areas of Corby Borough are rich in environmental and landscape quality; they offer a diverse range of settlements which incorporate local character and heritage. The most significant issues considered relevant to the Part 2 Local Plan include the following which are considered in turn:

- Restraint Villages
- Settlement Boundaries
- Specific Local Needs or Opportunities
- Other Issues

8.3 It is important to reiterate that most of the rural parishes are going through the process of preparing a Neighbourhood Plan. Currently, Cottingham, Stanion, Weldon and Gretton have committed to develop a Neighbourhood Plan and have a designated plan area. The Council will continue to work with those community groups preparing neighbourhood plans to make sure that our respective plans are aligned, as far as possible.

**Restraint Villages**

8.4 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.

8.5 Future development is severely limited in a Restraint Village where conservation is a greater priority over development. In Restraint Villages, development would only be considered where it meets specific local needs, such as those identified through a Neighbourhood Plan.

8.6 The Local Plan 1997 recognised Rockingham and East Carlton as Restraint Villages. Both of these villages are covered entirely by a designated Conservation Area. Furthermore, this has been followed up with the Rural Strategy21 and the Settlement Hierarchy Background Paper informing the spatial strategy of the JCS22. The papers proposed that the Restraint Village category should remain to protect Rockingham and East Carlton.

**Consultation**

8.7 The Regulation 18 consultation put forward three options on Restraint Villages:

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21 Rural Strategy, April 2009
22 Developing a settlement hierarchy for the North Northamptonshire Joint Core Strategy, July 2012
a) to include Rockingham and East Carlton within a Restraint Villages category  
b) to include different villages in the Restraint Village category  
c) have no Restraint Villages category  

8.8 The responses to the consultation varied. Gretton Parish Council supported the inclusion of Rockingham and East Carlton within the Restraint Village category. Gately Plc on behalf of JME Civils advised that no restraint villages would be preferable; otherwise they would also support East Carlton and Rockingham as Restraint Villages.

Preferred Option

8.9 The preferred option is to proceed with option a) to identify Rockingham and East Carlton as Restraint Villages.

Draft Policy

Policy 13 - 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.

Justification for Inclusion of Local Policy

8.10 Rockingham and East Carlton are to be identified in the Restraint Village category because both of these villages are entirely covered by a designated Conservation Area and received a degree of support at the first stage of Regulation 18 consultation. These villages are the only communities in rural Corby Borough that are entirely covered by a Conservation Area. This would allow for a consistent approach to protecting settlements that have a sensitive character or conservation interest.

Rejected Alternative Options

8.11 Option b) is rejected because identifying additional villages could result in a diluted approach to identifying Restraint Villages. The JCS is clear that ‘Restraint Villages’ designation only applies where conservation and restraint over development are priorities due to the particular scale, form and character of the settlement. Option c) does not allow for any villages with sensitive character or conservation to be designated as Restraint Villages which provide special control or restraint to the designated area.

Settlement Boundaries

8.12 The JCS recognises that development in the open countryside and in villages has to be managed very carefully to safeguard intrinsic character and conservation interest. It is therefore important that settlement boundaries are based on clear, consistent and easily understood criterion that identifies the main built up areas of the settlement.

8.13 Settlement boundaries can provide a tool to plan positively for growth and to prevent ad-hoc encroachment into open countryside, particularly for villages located close to urban
settlements where merging of boundaries is a concern. Settlement boundaries can ensure the avoidance of coalescence.

Consultation

8.14 The Regulation 18 consultation raised two questions on settlement boundaries – the delineation of settlement boundaries and the criteria for identifying a settlement boundary. Three options were put forward as part of the consultation:

a) Identify settlement boundaries and show on the Policies Map. Settlement boundaries will not be identified for Restraint Villages.
b) Set out a series of criteria against which the settlement boundary is to be judged on a case by case basis or developed further through Neighbourhood Plans
c) Maintain existing settlement boundaries

8.15 The response to the consultation for both questions was split between the developers and Parish Councils. The developers (Gladman and Gately Plc on behalf of JME Civils) suggested a preference for criteria based approach but excluding the definition by Neighbourhood Plans. They stated that settlement boundaries should not limit sustainable forms of development by having strict boundaries. The local Parish Councils (Gretton Parish Council, Middleton Parish Council, Cottingham Parish Council and East Carlton Parish Council) supported the identification of settlement boundaries, and agreed with the criteria set out to identify a village boundary (Cottingham Parish Council, East Carlton Parish Council and Gretton Parish Council).

8.16 It is noted that there is an interest to go forward with Neighbourhood Plans which may affect the option respondents wish to take forward (Gretton Parish Council). In this case settlement boundaries may be overtaken by the Neighbourhood Plan process.

Preferred Option

8.17 The preferred option is to proceed with option a) to identify settlement boundaries and show the same on the Policies Map. Settlement boundaries will not be identified for Restraint Villages. A map showing the settlement boundaries will be included on the Policies Map published at Pre-submission stage. In the meantime the settlement boundaries can be found on the Council's website.

Draft Policy

<table>
<thead>
<tr>
<th>Policy 14 – Settlement Boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

Justification for Inclusion of Local Policy

8.18 The identification of settlement boundaries on the Policies Map will ensure a degree of consistency and an easy to follow approach in applying policies within the JCS, in particular policies 11 and 13. This option would allow the distinction between open countryside and a
village boundary which could help retain distinctive local features and prevent coalescence. Criteria to explain how the boundaries are derived are set out below.

Table 9 – Criteria for Defining Village Boundaries

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

Table 10 – Criteria for Defining the Urban Boundary

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

Rejected Alternative Options

8.19 Options b) could lead to different interpretations of how the boundary is defined and allocated and therefore would not be a consistent approach. Option c) is rejected because the existing boundaries may not be up-to-date and may not reflect the position on the ground.

Specific Local Needs or Opportunities

8.20 The JCS seeks to deliver 120 new homes in the rural area to support sustainable development. Between March 2017 and the start of the plan period in April 2011 there have been 85 homes built. A further 99 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.

8.21 The Regulation 18 consultation for the Part 2 Local Plan recognised an oversupply of housing land in the rural area and that Policy 11 of the JCS resists development above housing requirements unless agreed through the Part 2 Local Plan or Neighbourhood Plans to meet a particular local need or opportunity.

8.22 The Regulation 18 consultation included a specific question on housing delivery in the rural area. Two options were presented as part of the consultation:

a) No further sites allocated for housing development in the rural area. Rely on existing policy provided by the NPPF and JCS to support sustainable development

b) Undertake further work to better understand the local need or opportunities for housing in the rural area

8.23 Responses to the consultation were relatively balanced between those wanting additional housing allocations in the rural area and those not. It was suggested that the Council undertake further work to understand local rural housing needs.

8.24 As part of the ‘call for sites’ that was launched during the Regulation 18 consultation the Council received a number of potential housing sites that have been promoted for development in the rural area. A map showing the call for sites can be found on the Council’s website.

Table 13 – Potential Development Sites

<table>
<thead>
<tr>
<th>Location</th>
<th>Site Name</th>
<th>Area (ha)</th>
<th>Estimated Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottingham</td>
<td>Land off Windmill Close</td>
<td>1.6</td>
<td>40</td>
</tr>
<tr>
<td>Gretton</td>
<td>Land at Hatton Lane</td>
<td>0.4</td>
<td>8</td>
</tr>
<tr>
<td>Gretton</td>
<td>Land at Southfield Road</td>
<td>7.95</td>
<td>120</td>
</tr>
<tr>
<td>Gretton</td>
<td>Corby Road</td>
<td>0.53</td>
<td>9</td>
</tr>
<tr>
<td>Gretton</td>
<td>Off Kirby Road</td>
<td>0.92</td>
<td>8</td>
</tr>
</tbody>
</table>
Further work has been undertaken to respond to issues raised during consultation that provides a better understanding of the local need and opportunities for housing in the rural area. A programme of rural housing needs surveys across the Borough, in partnership with Midlands Rural Housing was carried out in October 2017. The results are summarised below.

Table 14 – Rural Housing Needs

<table>
<thead>
<tr>
<th>Settlement</th>
<th>In housing need</th>
<th>Open market</th>
<th>Shared ownership</th>
<th>Affordable rent</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottingham</td>
<td>6</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>12</td>
</tr>
<tr>
<td>East Carlton</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Gretton</td>
<td>27</td>
<td>11</td>
<td>4</td>
<td>12</td>
<td>54</td>
</tr>
<tr>
<td>Middleton</td>
<td>8</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>16</td>
</tr>
<tr>
<td>Rockingham</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>10</td>
</tr>
<tr>
<td>Stanion</td>
<td>22</td>
<td>13</td>
<td>1</td>
<td>8</td>
<td>44</td>
</tr>
<tr>
<td>Weldon</td>
<td>40</td>
<td>14</td>
<td>14</td>
<td>12</td>
<td>80</td>
</tr>
<tr>
<td>Total</td>
<td>108</td>
<td>47</td>
<td>24</td>
<td>37</td>
<td>216</td>
</tr>
</tbody>
</table>

Further Options

8.26 The following options have been put forward in light of the public consultation and the latest evidence:

a) No further sites allocated for housing development in the rural area. Rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development

b) Allocate Rural Exception Sites to contribute to meeting local needs and aspirations

Preferred Option

8.27 The preferred option is to proceed with Option a).

Justification

8.28 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. Policy 30 of the JCS 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 council’s and partners to explore options for rural exception sites in accordance with Policy 13 of the JCS to meet local needs and aspirations.

Rejected Alternative Option

8.29 Option b) is discounted. A major stumbling block to the delivery of a successful rural exception site is the identification and release of suitable land. Finding a match between a suitable site and a willing landowner is a significant challenge. 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 Plans or Neighbourhood Plans but will come forward through the development management process in accordance with Policy 13 of the JCS.

Other Issues

8.30 A part of the Regulation 18 consultation gave the opportunity for comments to be made on other areas relating to villages and rural areas that was not already addressed. This is to ensure all important issues are identified ahead of the Part 2 Local Plan.

8.31 The responses highlighted a number of concerns relating to Villages and Rural Areas:

- The avoidance of coalescence
- A village identity and unique character is to be maintained
- Traffic movement should be assessed to avoid negative impacts in rural areas
- Policy encourages positive economic development for farms and rural diversification

8.32 In light of the comments made to other issues in villages and rural areas, each point has been addressed in this consultation document or already covered by policy set out in the JCS. There was a concern raised solely by Parish Councils (Cottingham Parish Council, East Carlton Parish Council and Middleton Parish Council) over coalescence. Similarly, the Parish Councils (East Carlton Parish Council and Middleton Parish Council) also raised a concern that the appearance and unique character of a settlement should be maintained. In response to both these matters, 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, including prevention of coalescence. Policy 11 suggests the Part 2 Local Plan can identify villages that have a sensitive character or conservation interest. Both Restraint Villages and settlement boundaries are being assessed which will ensure unique character and heritage features are afforded strong protection.

8.33 A response provided by Gretton Parish Council highlighted the concern that the magnitude of development in Corby Borough will lead to increased traffic which needs to be addressed. The JCS highlights the connection of towns, villages and neighbourhoods, including prioritising public transport and providing road infrastructure, and sets out policies to mitigate the impact of traffic.

8.34 A final matter was raised by the National Farmers Union to ensure the provision of policies in order to positively encourage farms and rural diversification. Policies 25 and 26 of the JCS outline rural economic development and diversification which covers the conversion of existing buildings, agricultural and land based businesses. Furthermore the draft revised
NPPF supports the sustainable expansion of all types of businesses in rural areas through conversion of existing buildings and diversification of agricultural land. The Council believe these provide sufficient support for the positive growth and sustainable diversification of rural areas and farms within the Borough.
9. **Town Centre and Town Centre Uses**

**Introduction**

9.1 The NPPF states that local authorities should support the role town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Maintaining thriving local centres for retail, leisure and commercial uses is a key outcome in the JCS and to help support this, the main town centre strategy is to focus new retail development within the town centres of Corby and Kettering.

9.2 The JCS sets out a framework for the Part 2 Local Plans to promote the viability and vitality of town centres by maintaining the presence of A1 retail uses, defining a network of local centres accommodating town centre uses and applying retail impact testing to out-of-centre retail proposals. As a major location for new development growth over the next 15 years, it is important that Corby Borough maintains a strong sub-regional retail draw for North Northamptonshire and continues the significant regeneration of the town centre experienced over the past decade.

9.3 For town centres and town centre uses, the issues considered relevant to the Part 2 Local Plan are as follows:

- Retail Network and Hierarchy of Centres
- Corby Town Centre Regeneration
- Corby Town Centre Key Redevelopment Opportunities
- Town Centre Retail Boundaries and Shopping Frontages
- Local Retail Impact Threshold

### Retail Network and Hierarchy of Centres

9.4 The NPPF requires local planning authorities to identify a network and hierarchy of local centres that are resilient to economic change. The JCS supports Corby Town Centre as the top of the retail hierarchy for the Borough, setting out a broad strategy for future enhancement of the centres and that the sustainable urban extensions will create new district centres.

9.5 An assessment of the retail network and the retail hierarchy in Corby was prepared in 2016 for the Regulation 18 consultation. This updated the previous assessment carried out in December 2008, which identified a network of 24 centres that ranged from small groups of less than 4 units to large groups of shops comprising 35 units or more. In the 2016 reassessment of these centres, it was agreed that centres which fit the definition of ‘neighbourhood centre’ would be removed from the proposed hierarchy, as they do not meet the specifications as required by the NPPF. Thus, the 2016 report sets out a hierarchy of 20 town centres including the proposed centres not currently developed but anticipated to be so by the end of the plan period.

**Consultation and Further Evidence**

9.6 The Regulation 18 consultation included a question on retail network and hierarchy of centres. Two options were put forward as part of the consultation:

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23 [Assessment of Retail Network and Hierarchy, June 2016](#)
a) Review the town centre boundaries and include updated boundaries on the Policies Map
b) Retain town centre boundaries as identified in the 1997 Local Plan.

9.7 Since the 2016 assessment of centres, the post office in Gretton Village Centre has closed. The loss of this amenity within the village centre has meant it no longer meets the criteria of being defined as at town centre according to the NPPF. As such, it has been reclassified as a neighbourhood centre.

9.8 Response to the Regulation 18 consultation from the main town centre owner supported option a). However the consultation response did not provide specific steer towards whether or not the preferred approach should be pursued through the following methodology:

- Defining the extent of the town centre boundaries for each centre
- Defining the primary shopping area within each centre
- Defining primary/secondary frontage designations within each centre

Preferred Option

9.9 The preferred approach for the Emerging Draft Part 2 Local Plan is proceed with option a) and adopt the retail hierarchy as set out in the draft policy below.

Draft Policy

<table>
<thead>
<tr>
<th>Policy 15 - Retail Network and Hierarchy</th>
</tr>
</thead>
<tbody>
<tr>
<td>In accordance with the objectives of the NPPF and other policies within the Local Plan, town centre uses will be directed towards the Borough’s town centres. In addition, proposals for new retail uses will be directed to the Primary Shopping Area within the town centres.</td>
</tr>
</tbody>
</table>

Within Corby Borough, the hierarchy of town centres is identified as follows:

Main Town Centre
- Corby Town Centre

District Centre
- Danesholme
- Oakley Vale
- Priors Hall Park (proposed)
- Pytchley Court
- Western Corby Extension (proposed)

Local Centre
- Corby Old Village
- Farmstead Road
- Greenhill Rise
- Little Stanion (proposed)
Oakley Vale Phase 8 & 9 (proposed)
Studfall Avenue
Weldon Park (proposed)
Weldon Village Centre

The hierarchy set out above will be used for the application of the sequential and impact tests set out in the NPPF to the assessment of town centre uses that are proposed outside the defined town centre areas (other than small scale rural development and the creation of local centres to meet the day to day needs of residents in the Sustainable Urban Extensions).

Justification for Inclusion of Local Policy

9.10 The proposed retail hierarchy ranks Corby Town Centre at the top hierarchal position of the retail network in Corby Borough. This demonstrates compliance with both the NPPF and the JCS. The retail hierarchy for the Emerging Draft Part 2 Local Plan also takes into account a reassessment of the 2009 retail network proposal, and omits 4 previously identified centres as they do not meet the criteria to be classed as a local centre as defined within the NPPF. It is considered that the proposed centres should be identified within the hierarchy, for the purpose of including them within the application of the sequential test when proposals come forward.

9.11 No feedback was received from respondents to the Regulation 18 consultation in regards to the proposed town centre boundaries. Therefore for this consultation document, the same boundaries that are proposed for Corby Town Centre should apply for the district and local centres as well, including designations for primary and secondary shopping frontages and primary shopping areas. It considered that applying these boundaries to all centres is important in providing for the most effective application of the sequential approach to site selection.

9.12 The 2016 assessment of centres found that there were shop rows within the Borough falling outside of the retail hierarchy due to not meeting the requirements of the NPPF definitions for town centres. These are considered to have purely neighbourhood level significance but still provide an important function for the local communities they serve. The NPPF indicates that local planning authorities should plan positively for the provision of community facilities like shops and guard against their loss when they would reduce the community’s ability to meet its everyday needs. Therefore, a separate policy (Policy 21 – Neighbourhood Centres and other retail areas) was required to be developed to meet this purpose. The neighbourhood centres in the Borough are listed below and will be shown on the Policies Map. In the meantime a map showing their preferred boundaries can be found on the Council’s website.

- Burghley Drive
- Cottingham Village Centre
- Gretton Village Centre
- Gainsborough Road
- Kingswood
- Occupation Road
- Rockingham Road South
Rejected Alternative Option

9.13 The alternative option is to retain the 1997 Local Plan boundaries for the town centres. This option is not preferred due to the 1997 boundaries being considered out of date and therefore this option would be incompliant with the NPPF.

Corby Town Centre Regeneration

9.14 The NPPF requires that in drawing up Local Plans, Local Planning authorities should promote competitive town centre environments and set out policies for managing and growing town centres over the plan period. They should also recognise town centres as the heart of their communities and produce policies to support their viability and vitality.

9.15 Corby Town Centre has seen significant regeneration and redevelopment over the last decade. This change was partly guided by the visioning of the Corby Regeneration Strategy launched in 2003, which aimed to make Corby town centre a successful and vibrant place to shop, do business and visit. A draft Masterplan for the town centre was prepared in 2006 and one of its principal goals was to improve the connectivity between the town centre and the area surrounding the railway station and support mixed use development around the periphery. As the original strategy that guided the 2006 plan is over 14 years old, this prompted a review of town centre regeneration initiatives for the Regulation 18 consultation.

9.16 A selection of the most relevant development principles from the 2006 Master Plan draft were taken forward as an approach to be considered. In addition, the neighbourhood plan in preparation by the Corby CENTARA Neighbourhood Association is providing more of a focus upon improving connectivity between the town centre and the rest of the town, as well as preserving green spaces and community assets and improving parking provision.

Consultation and Further Evidence

9.17 Two options were put forward for consideration in the Regulation 18 consultation:

a) Include development principles to guide regeneration of the town centre
b) No development principles within the Part 2 Local Plan. This option would rely on national and strategic policy, which does not provide local context.

9.18 Respondents were mostly in favour of adopting the chosen principles and some provided suggestions for them to be further developed in order to take into account better connectivity, sustainable transport modes and new parking provision.

9.19 Further informal consultation with CENTARA Neighbourhood Forum in December 2017 raised issues in relation to existing parks and woodland, connectivity, mixed use development, gateway features and parking provision. Another significant development is that planning permission for 150 apartments at the Railway Station Interchange was approved in May 2018 (planning reference 17/00663/DPA).
In response to the additional consultation and change of circumstances the development principles have been reviewed and amended where appropriate. Furthermore the Council will investigate parking provision in the town centre during the next stage of plan preparation.

Preferred Option

The preferred option is to proceed with option a) and take forward development principles to guide regeneration of the town centre. A selection of the master plan development principles will be carried forward to form a specific policy, with the rest of the principles being displayed within an illustrative concept plan.

Draft Policies

Policy 16 - Spatial Strategy for Corby Town Centre

Development proposals in Corby Town Centre should seek to make a positive contribution to the implementation of the Spatial Strategy for Corby Town Centre Regeneration – Concept Plan as set out in Figure 6. Specific objectives are as follows:

- Opportunities should be identified and implemented to improve connectivity, particularly to the east, including the railway station and Old Village area
- Opportunities should be identified and implemented to enhance the entrance to the railway station
- Opportunities should be identified and implemented to strengthen the relationship between Hazelwood and the built form of the town centre
- Opportunities should be identified and implemented to strengthen the relationship between West Glebe and Coronation Park to create linked green space
- Opportunities should be identified and implemented to improve public transport provision, in particular to serve the railway station and enhance evening and Sunday service provision to meet the increased demand as a result of the improved retail and leisure offer
- Opportunities should be identified and implemented to continue to improve the quality, character and pedestrian experience along George Street.

Policy 17 - Regeneration Strategy for Corby Town Centre

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

- Preserving the retail functionality of Corby Town Centre so that it remains a competitive shopping destination
- Encouraging the use of innovative and contemporary design solutions where it would complement the existing town centre.
• Encouraging new buildings and spaces in close proximity to the neighbouring woodland at Hazelwood to establish a stronger relationship between both the natural and built environments.

• 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.

• Where appropriate, identify and implement gateway features that provide attractive entrances to the Primary Shopping Area.

• Identification of suitable measures to offset any reductions in parking provision on a short, medium and long term basis.

• Encourage improvements to pedestrian signage and walking routes from/to car parks to/from the town centre.

• 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.

Justification for Inclusion of Local Policy

9.22 In order to help maintain Corby Town Centre’s regeneration strategy in the Part 2 Local Plan, a number of the development principles will be taken forward and form a policy that will be applied to all new development proposals within the town centre. The selected principles that form the policy are not specific to any individual site and can generally apply to the whole town centre. The formation of a strategic policy provides a more robust policy approach when seeking regeneration benefits from town centre development.

9.23 The following development principles are not intended to be the subject of a specific policy, and will instead be illustrated in the Town Centre concept plan (Figure 6):

• Opportunities should be identified and implemented to improve connectivity, particularly to the east, including the railway station and Old Village area

• Opportunities should be identified and implemented to enhance the entrance to the railway station

• Opportunities should be identified and implemented to strengthen the relationship between Hazelwood and the built form of the town centre

• Opportunities should be identified and implemented to strengthen the relationship between West Glebe and Coronation Park to create linked green space

• Opportunities should be identified and implemented to improve public transport provision, in particular to serve the railway station and enhance evening and Sunday service provision to meet the increased demand as a result of the improved retail and leisure offer

• Opportunities should be identified and implemented to continue to improve the quality, character and pedestrian experience along George Street.

9.24 The Town Centre concept plan allows the principles set out above to be displayed visually for the purposes of improved legibility. It also informs how the development principles relating to the key redevelopment opportunity sites (the subject of Policy 18) will interact with the principles listed above, which work towards a more comprehensive strategy to improve Corby Town Centre’s built environment. A draft version of the concept plan is provided in Figure 6.
The rejected option is to not adopt any of the development principles and instead rely upon national policy to guide the regeneration of Corby Town Centre. It has been rejected due to it not taking into account the local context.

The NPPF requires local planning authorities to allocate a range of suitable sites in order to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed to sustain town centres and that the needs for new retail and other town centre uses are not compromised by site availability.

The JCS sets a requirement of 24,900m² of new comparison retail floor-space within the Northern Sub-area of North Northamptonshire. This area includes Corby and Kettering, the two towns within North Northamptonshire that have been allocated for the majority of retail floor-space growth over the plan period. The JCS splits the requirement equally between Corby and Kettering, with a minimum increase of 12,500m² in comparison retail floor-space for both towns by 2031.

Corby Town Centre has a number of redevelopment opportunity sites within its boundaries. Originally, the Town Centre Master Plan identified these sites as being important in contributing towards the transformation of the town centre. They are now identified as the key sites to help deliver the new floorspace requirement set out in the JCS.

Submitted responses from the Regulation 18 Scoping consultation were generally in favour of identifying the opportunity sites from the 2006 Master Plan and allocating them for
The appropriate town centre uses. The main town centre owners suggested the removal of one site (South East Gateway) due to a scheme in for planning during the consultation period. Respondents also supported the approach of applying site specific development principles for proposals coming forward. Several respondents provided additional site specific principles which were felt important to be considered in the Part 2 Local Plan.

9.30 Planning permission for the creation of a new surface level car park and retail extension to Market Walk East was granted in November 2017 (reference 16/00447/DPA), including provision for 4,700m² additional floorspace. Therefore 7,800m² will have to be met over the remaining plan period and it is no longer necessary to identify it as an opportunity site within the Part 2 Local Plan.

Preferred Option

9.31 The remaining three identified sites are to be taken forward in the Emerging Draft Plan. The sites are displayed in Appendix 3 of this document.

Draft Policy

<table>
<thead>
<tr>
<th>Policy 18 – Corby Town Centre Key Redevelopment Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<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 contribute towards the provision of the 7,800m² minimum increase of net comparison shopping floorspace required by Policy 12 of the North Northamptonshire Joint Core Strategy:</td>
</tr>
<tr>
<td>Ref</td>
</tr>
<tr>
<td>-----</td>
</tr>
<tr>
<td>TC1</td>
</tr>
<tr>
<td>TC2</td>
</tr>
<tr>
<td>TC3</td>
</tr>
</tbody>
</table>

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

Site Specific Allocations
Policy TC1 Parkland Gateway

A site of 0.98 hectares is allocated for mixed use development, including around 100 dwellings

Site Design Principles

- 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
- Proposals should consider incorporating a higher density residential scheme to make the most efficient use of land
- Active frontages that create an urban edge onto George Street are encouraged
- High quality architectural design that compliments the neighbouring modern buildings will be encouraged
- The modern character of the area should also be reflected; connections to the existing high quality public realm should follow a similar theme
- Careful consideration of Hazelwood protected woodland to the west of the site (TPO 50/4); proposals should provide natural surveillance to the woodland
- Where possible, proposals should include buffering to the neighbouring woodland, in the form of gardens or open space planting, to soften the edge and minimise the impact of development
- 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
- A site specific Flood Risk Assessment would be required to accompany any future development proposals
Policy TC2 Oasis Retail Park

A site of 1.15 hectares is allocated for mixed use development

Site Design Principles

- Creation of a landmark building at the corner of Alexandra Road and George Street
- Development massing along Alexandra Street frontage
- Improve connections to Everest Lane and New Post Office Square
- Create commercial frontage onto George Street to complement the character on the opposite side of the street
Policy TC3 Everest Lane
A site of 0.89 hectares is allocated for mixed use development

Site Design Principles
- Retention of existing community services and facilities in accordance with Policy 7 of the Joint Core Strategy
- Creation of active frontage onto New Post Office Square, Alexandra Road and Elizabeth Street
- Strengthen connectivity to New Post Office Square

Justification for Inclusion of Local Policy

9.32 In light of the received responses from the Regulation 18 consultation, it is considered that the approved consent at Market Walk East and the three sites and their respective development principles are suitable to accommodate the minimum new comparison floorspace requirement set within Policy 12 of the JCS, of which the majority still needs to be met up to 2031. It is considered that this floorspace requirement is distributed across the allocations. In order to diversify the town centre offer, redevelopment upon all three sites that comes forward will be expected to provide a mix of town centre uses, including retail.

Rejected Option

9.33 While no alternative option on the identified sites was put forward at consultation, choosing to not identify development sites within the town centre would not be compliant to the JCS and the NPPF, which requires local authorities to allocate sufficient land within town centres to accommodate new provision of retail, commercial, recreational and cultural uses.

Town Centre Retail Boundaries and Shopping Frontages

9.34 The Framework requires local planning authorities to define the extent of town centres and primary shopping areas, identify primary and secondary frontages, and make clear which uses will be permitted in such locations. The boundaries of Corby Borough’s town centres will be used during the preparation of planning applications to ensure that uses such as
retail, leisure and hotels are located within the town centres in order to help regenerate them and sustain their viability and vitality. Other town centre boundaries that are required to be defined are primary shopping areas and primary and secondary retail frontages.

9.35 The designation of shopping frontages is an important planning mechanism to maintain retail uses within the network of centres. However, it is important that they are not too restrictive; retailing is dynamic and the continued growth of online retailing is expected to further reduce the number of shops in the future and shopping areas are encouraged to develop night-time economies that focus upon certain non-retail uses to broaden their offer. Therefore, in producing sound planning policies for town centres, planning authorities are required to take into account future economic changes which could potentially alter the key functions of their retail centres.

9.36 A review of Corby Town Centre retail boundaries and shopping frontages was produced in July 2016 for the purposes of the Regulation 18 Scoping Consultation. This report recommended a revised town centre boundary in order to take into account recently completed development schemes (such as Savoy cinema), as well as outline an approach identifying both the primary shopping frontages and any secondary shopping frontages within the town centre. The recommended town centre boundaries, primary shopping area and frontage designations for the other town centres in Corby Borough were outlined in an assessment of the retail hierarchy, also produced for the purposes of the Regulation 18 Scoping Consultation.

Consultations

9.37 The Regulation 18 consultation put across two options for the town centre retail boundaries, three options for primary shopping frontages and four options for secondary frontages, as follows:

_Corby Town Centre Retail Boundaries_

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

_Pri mary Shopping Frontages_

a) Ensure that development within the primary retail frontage maintains or increases provision of shops (A1 uses)
b) Increase provision of shops (A1 uses) by only allowing development of retail use in the primary retail frontage on the ground floor

_Secondary Shopping Frontages_

a) Support an increase in shops (A1 uses) in these areas to provide more retail spaces for the town centre.

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24 Review of Boundaries in Corby Town Centre, July 2016
b) Manage other uses in the secondary frontages to encourage particular mixes of uses relevant to the particular town centre where they contribute to its vitality e.g. night time activities.

c) Allow loss of shops (A1 uses) in these areas.

d) Allow changes of uses between A1/A2/A3/A4 provided that retail uses were still the main use.

9.38 One respondent (Sovereign Centros) supported option c) for primary frontages and option d) for secondary frontages. In general, respondents supported a more flexible approach to uses within both frontage types, in order to make sure that policies better reflect the changing priorities of town centres. Concerns were raised from Historic England about a flexible approach for primary and secondary frontage uses having an adverse impact on preserving the historic environment and immediate settings.

9.39 In December 2017, councillors raised the mix of uses in shopping frontages as an issue to be investigated as part of the preparation of the Part 2 Local Plan, particularly in relation to fast food shops which predominantly fall under the A5 use classification. Following review of the current mix of uses within the town centres and ‘out of centre’ retail areas, as well as recent planning applications for A5 uses, it is considered that the current mix of uses within the Borough’s retail areas do not point towards a proliferation of A5 uses. It is therefore not considered that additional policy is required in regards to A5 uses in the Part 2 Local Plan in addition to the JCS that includes policies to protect amenity and design out anti-social behaviour. Support for a wide range of appropriate town centre uses, including fast food establishments that support the evening economy, across the retail hierarchy is compliant with the both the NPPF and JCS Policy 12, which both call for the need to broaden the mix of uses within town centres to support their vitality and viability in response to economic change.

9.40 Further consultation with CENTARA Neighbourhood Forum in December 2017 indicated that the boundary of the town centre should be expanded to include land north of Alexandra Road, including the former Co-op site and land to the east of Elizabeth Street including the Magistrates Court and Corby Police Station. In light of the received representation, the town centre envelope boundary was reviewed and it is considered unnecessary to amend the boundary to include land east of Elizabeth Street, as it forms a strong physically recognizable boundary between the town centre shopping precinct and the predominantly residential area to the east. Land north of Alexandra Road (former Co-op site) is already within the preferred boundaries for Corby town centre.

Preferred Options

Corby Town Centre Retail Boundaries

9.41 The preferred option is option a) to review and update the boundaries on the Policies Map.

Primary Shopping Frontages

9.42 The preferred option is option c) to introduce greater flexibility by only allowing proposals for change of use or redevelopment if the proposal adds to the attractiveness of the centre and does not lead to the predominance of A1 retail use being critically undermined.

Secondary Shopping Frontages
The preferred option is option d) to allow changes of uses between A1/A2/A3/A4 provided that retail uses were still the main use.

Draft Policy

<table>
<thead>
<tr>
<th>Policy 19 – Primary Shopping Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Primary Shopping Areas for the town centres in the Borough are defined on the Policies Map. The Primary Shopping Areas will be used for the interpretation of the sequential test for main town centre uses apart from retail.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 20 - Town Centre Shopping Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary frontages are likely to include a high proportion of retail uses which may include food, drink, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.</td>
</tr>
<tr>
<td>- In the Borough’s primary shopping frontages, proposals for A class retail uses (A1, A2, A3, A4 and A5 Use Classes) will be supported. Proposals for non-A class uses will be supported providing that the proposal does not lead to the predominance of A class uses becoming critically undermined.</td>
</tr>
<tr>
<td>- In the Borough’s secondary shopping frontages, proposals for all main town centre uses will be supported.</td>
</tr>
<tr>
<td>For both primary and secondary shopping frontages within the town centres, the re-use or conversion of upper storeys will be encouraged.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 21 – Primary Shopping Frontages within the Main Town Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Corby Town Centre’s primary shopping frontages, proposals for non-A1 uses will be supported provided that:</td>
</tr>
<tr>
<td>a) they would not undermine the predominance of A1 uses in the town centre, by reducing their proportion below 50% or;</td>
</tr>
<tr>
<td>b) it would not represent a significant severance in the identified cluster of A1 uses present within Corby Town Centre’s primary shopping area, focused around the following streets:</td>
</tr>
<tr>
<td>i. Corporation Street/New Post Office Square</td>
</tr>
<tr>
<td>ii. Willow Place/Queens Square</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 22 – Neighbourhood Centres and other retail areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Centres, as well as small scale shopping precincts and small shop rows within the Borough which do not fall into the retail hierarchy still provide an important role for the neighbourhoods they serve. Within these locations, proposals for change of use from retail (A class uses) will only be supported when it can be demonstrated that they are:</td>
</tr>
</tbody>
</table>
a) no longer viable  
b) no longer required by the community they serve; or  
c) the existing use is to be reinstated elsewhere within an alternative or improved unit.

Justification for Inclusion of Local Policy

9.44 The responses from the Regulation 18 consultation were generally in favour of applying a more flexible policy approach to permitted uses within both primary and secondary shopping frontages in Corby Town Centre, in order to help increase the resilience of the town centre to changing retail demands and thus allow for a broader amount of suitable uses. It is considered that Policy 2 of the JCS provides sufficient policy guidance for protecting heritage assets across the retail hierarchy from harm. The Council will reserve the right to implement Article 4 directions to protect heritage assets from undue harm within the town centres if deemed appropriate.

9.45 Between May and July 2016, Experian GOAD undertook a retail survey for Corby Town Centre, documenting the use classifications and floorspace figures of 183 units within the town centre. Land use data was released in July 2017 and has been displayed in Table 15. The data shows that, at the time of the survey, 50.7% of the recorded units were in A1 use. This proportion is proposed to be used as a basis in quantifying the predominance of retail uses within Corby Town Centre.

Table 15 – Experian GOAD retail data for Corby Town Centre (collected in May 2016)

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Total units</th>
<th>Proportion of units (%)</th>
<th>Total floorspace (m²)</th>
<th>Proportion of floorspace (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 (comparison)</td>
<td>75</td>
<td>40.9%</td>
<td>21,465</td>
<td>35.6%</td>
</tr>
<tr>
<td>A1 (convenience)</td>
<td>18</td>
<td>9.8%</td>
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9.44 The ‘Review of Boundaries in Corby Town Centre’ background paper defined the location of the primary frontages in Corby Town Centre based upon the identification of two major clusters of occupied A1 uses which were focused around Corporation Street/New Post Office Square and Willow Place/Queens Square. The review recommended that, in order to prevent the severance of these two clusters of A1 uses, it was important to maintain a high proportion of A1 uses within primary frontages. While this paper chiefly informed the designation of the frontages themselves, the same evidence can be applied to support the draft policy for primary shopping frontage uses. Policy 19 would support proposals for main town centre uses if they would not lead to the predominance of A1 retail uses becoming critically undermined. For proposals within Corby Town Centre, this would mean falling significantly below the current 50.7% proportion of A1 class retail uses currently within the
centre or the cumulative effect of a proposal resulting in severing the clustering of A1 uses identified in the background paper.

9.45 The NPPF defines secondary shopping frontages as being able to support a more diverse set of uses beyond traditional retail. In line with the respondents to the Regulation 18 consultation, in order to accommodate a more diverse range of town centre uses to maintain each town centre’s viability and vitality, and promote competitive town centre environments, all main town centre uses as defined in the NPPF are supported within the secondary shopping frontages. JCS Policy 8 and the forthcoming North Northamptonshire Place-shaping SPD is to provide more detailed design and neighbour amenity requirements for proposals within the shopping frontage designations.

9.46 Primary shopping frontages and secondary shopping frontages have been identified in the other town centres in the retail hierarchy. The maps displaying the preferred boundary allocations in the town centres within the Borough are available on the Council’s website.

Rejected Alternative Options

Primary frontages:

a) Ensure that development within the primary retail frontage maintains or increases provision of shops (A1 uses)

9.47 It is considered that this option provides an onerous level of restriction upon permitted uses within the primary shopping frontages. While A1 uses should remain the main uses found in these frontages, it is important that proposals be judged more upon whether or they would maintain or enhance the vitality and viability of the town centre as a whole and contribute towards extending a diverse offer of suitable town centre uses.

b) Increase provision of shops (A1 uses) by only allowing development of retail use in the primary retail frontage on the ground floor

9.48 This option is not recommended as it is too restrictive on suitable uses allowed within the primary shopping frontages. Aiming to increase provision of only A-class uses in primary frontages risks harming opportunities to diversify the town centre offer, allowing it to remain viable.

Secondary frontages:

a) Support an increase in shops (A1 uses) in these areas to provide more retail spaces for the town centre.

9.49 This option is not recommended due to it being too restrictive on allowing a greater range of suitable uses in the secondary shopping frontages. These frontages are required in the NPPF to provide a more diverse range of uses than primary shopping frontages. Although A1 uses are important features in secondary frontages, aiming to increase provision of them in these locations could potentially undermine the viability and vitality of town centres by seeking to not provide a broad mix of uses.
b) Manage other uses in the secondary frontages to encourage particular mixes of uses relevant to the particular town centre where they contribute to its vitality e.g. night time activities.

9.50 This option is not recommended due to the lack of robust evidence on particular town centre strengths and future retail trends, which could more effectively inform a more bespoke approach to retail policy that encourages certain town centre uses to be supported within certain town centres.

c) Allow loss of shops (A1 uses) in these areas.

9.51 This option is not recommended due to it being too lenient in allowing for loss of an important use in secondary shopping frontages. Policies should not seek to undermine the retail offer in these areas and instead should promote all town centre uses as being acceptable if they contribute to the vitality and viability of the town centre as a whole.

Local Retail Impact Threshold

9.52 The draft NPPF states that local planning authorities should require an impact assessment for retail and leisure development proposals outside of existing town centres and which are above a locally set floor-space threshold or, in absence of this, the standard threshold of 2,500m². The JCS relies upon the standard threshold in the NPPF but allows the Part 2 Local Plans to establish their own local thresholds for the individual authority areas if necessary.

9.53 In the case of Corby, for the period up to 2031, the latest information estimates that there is limited short-term spending capacity for additional retail space. It is therefore considered that even developments below 1,000m² could have a significant impact on designated centres in the Borough.²⁵

Consultation

9.54 The Regulation 18 consultation put forward two options for a retail impact threshold:

a) Adopt a locally set threshold based upon local evidence
b) Do not adopt a locally set threshold in the Part 2 Local Plan for Corby and use the national default threshold of 2,500m² in the NPPF.

9.55 Respondents provided a mix of responses in the consultation in regards to adopting a retail impact threshold. Out of a total of four respondents, half (Sovereign Centros and East Carlton Parish Council) supported a locally set threshold and the other half (Cottingham Parish Council and JME Civil Ltd.) supported adoption of the default threshold of 2,500m² in the NPPF. Sovereign Centros, the landowner for Corby Town Centre, stated that due to latest evidence indicating limited spending capacity for additional retail space within the Town Centre there is justification for the need to set a lower impact threshold than the default 2,500m² required by the NPPF. In their submitted comments, it was suggested that an impact threshold of 350m² be applied for retail proposals in either edge of centre or out of town centre locations.

Preferred Option

²⁵ Retail Capacity Update for North Northamptonshire (2014)
Due to the mix of responses, a background paper was produced which set out to assess the evidence further. The background paper recommended Option a (adopt locally set threshold) as the preferred option.

**Draft Policy**

**Policy 23 – Local Retail Impact Threshold**

Applications for retail and leisure development outside of a defined centre shown on the Policies map, which are not in accordance with the Local Plan, will require an impact assessment when the proposed development is over the following floorspace thresholds;

a) For Corby Town Centre – 400m² (net floorspace)
b) For district centres and local centres – 130m² (net floorspace)

The Council will take into consideration the cumulative impact of the sub-division of retail units or extensions for existing floorspace. In the latter case, the impact assessment will be required based upon the total floorspace, not the extension alone.

The retail impact assessment will not apply to the following types of development:

- small scale rural development
- retail and leisure development within defined neighbourhood centres
- the creation of local centres to meet the day to day needs of residents in the Sustainable Urban Extensions

**Justification for Inclusion of Local Policy**

In line with national guidance, it is suggested that an impact test should be undertaken in a proportionate and locally appropriate way, drawing on existing information where possible.

It is deemed necessary to set a lower impact assessment threshold for a number of reasons:

- The average unit size within Corby Town Centre (main town centre) is 351m², significantly below the NPPF threshold of 2,500m²
- The average unit sizes within the other town centres in the Borough are all significantly lower than the NPPF threshold figure
- Only one occupied unit within all the town centres is above 2,000m² (TK Maxx, Corby Town Centre)
- For the majority of existing centres, the small amount of units that constitute their entire offer mean that the loss of just one unit could harm their viability and vitality
- Successful large scale of out-of-centre retail development locations put pressure on the economies of the existing town centres

---

26 Retail Impact Threshold Background Paper, April 2018
• Recent developments, such as Saxon Way West (Aldi), prove that out-of-centre retail provision is continuing in Corby and with approved floorspace lower than the NPPF threshold.

9.59 It is considered appropriate to adopt two threshold figures – one for Corby Town Centre and one for elsewhere – due to the fact that Corby Town Centre, as the main town centre for the Borough, operates on a much greater scale than all the other town centres, with significantly higher amounts of retail floorspace, larger average unit sizes and its status as an important shopping destination for North Northamptonshire rather than local neighbourhoods alone.

9.60 Both district and local centres broadly show main similarities in terms of average unit sizes and total amounts of retail floorspace and therefore, it was deemed appropriate to set a common threshold to cover both centre types. To determine which of the two threshold figures to apply to a given proposal will be a case of which town centre type is closest to the proposal site.

9.61 Finally, due to them not being classed as town centres as per the NPPF definition but also to ensure that they are not interpreted as ‘out-of-centre’ locations, the defined neighbourhood centres will be exempt from the retail impact assessment test.

Rejected Alternative Option

9.62 Applying the default impact threshold of 2,500m² as outlined within the NPPF is not recommended due to the figure not taking full account of local circumstances of retail and leisure development in Corby and the possibility of it undermining the deliverability of new retail within the Town Centre to meet requirements of the JCS.
10. Monitoring

Introduction

10.1 There is a formal requirement for the Council to produce an Authorities Monitoring Report. Copies of this can be downloaded from the North Northamptonshire Joint Planning and Delivery Unit website.

10.2 Section D of the JCS outlines the monitoring and implementation framework. This forms the basis for monitoring and review of the Part 2 Local Plan.

10.3 The Council will consider the outcomes of the Authorities Monitoring Report and whether this indicates the need to review existing plans, or to produce any additional ones. Any such changes have to be set out in the Council’s Local Development Scheme. Should monitoring find that progress is insufficient to meet targets it does not automatically mean that a review of a Plan should take place. Where targets are not being met the Council will identify the relevant issues, analyse the problem and propose remedial action if necessary.
## Appendix 1 – Housing Trajectory

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Appendix 2 – Identified Housing Land Supply 2011-31

![Graph showing identified housing land supply from 2011/12 to 2030/31.](chart)

- **Total Delivered**
- **Total Projected**
- **JCS Annualised Housing Requirement (460 dpa)**
Appendix 3 – Housing Sites (>10 dwellings)
Appendix 4 – Town Centre Key Redevelopment Opportunity Sites
Appendix 5 – Employment Sites
### Appendix 6 – Glossary of Terms and Abbreviations

**DISCLAIMER**

The glossary is a guide to planning terminology used in the Part 2 Local Plan for Corby, where definitions are not provided in the supporting text. It is not a statement of policy or an interpretation of the law. Some of the definitions are drawn from the glossary in the NPPF.

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<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
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<td>Accessibility</td>
<td>The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.</td>
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<td>Affordable Housing*</td>
<td>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</td>
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<td>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</td>
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<td>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</td>
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<td>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</td>
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<td>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes. (Source NPPF)</td>
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<tr>
<td></td>
<td><em>The Government is currently consulting on proposed changes to the definition of affordable housing</em></td>
</tr>
<tr>
<td>Allocation</td>
<td>Land identified in a statutory development plan as appropriate for a specific land use.</td>
</tr>
<tr>
<td>Ancient Woodlands</td>
<td>These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi-natural and ancient replanted woodlands. They are irreplaceable habitats.</td>
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<td><strong>AMR</strong></td>
<td><strong>Annual Monitoring Report</strong></td>
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<td><strong>B1 Business Use</strong></td>
<td>Offices (other than those that fall within Use Class A2), research and development, light industry (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).</td>
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<tr>
<td><strong>B8 Storage and Distribution</strong></td>
<td>Use for Storage and distribution including wholesale warehouses, distribution centres and repositories, (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments). This use is often referred to as Logistics.</td>
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<tr>
<td><strong>Biodiversity</strong></td>
<td>The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.</td>
</tr>
<tr>
<td><strong>Climate Change</strong></td>
<td>Long term changes in temperature, precipitation, wind, and all other aspects of the Earths’ climate.</td>
</tr>
<tr>
<td><strong>Community Right to Build</strong></td>
<td>An Order made by the local planning authority, under the Town and Country Planning Act 1990, that grants planning permission for a site-specific development proposal or classes of development.</td>
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<tr>
<td><strong>Comparison Shopping</strong></td>
<td>Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.</td>
</tr>
<tr>
<td><strong>Connectivity</strong></td>
<td>How places are linked with each other and how easy they are to move through.</td>
</tr>
<tr>
<td><strong>Convenience Shopping</strong></td>
<td>The provision of everyday essential items, including food, drinks, newspapers/magazines and confectionary.</td>
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<td><strong>Developer Contributions</strong></td>
<td>Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or services to be provided, or by directly providing facilities or works either on or off-site.</td>
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<td><strong>District Centre</strong></td>
<td>A centre that provides a broad diversity of retail uses and a number of facilities to serve the community, such as a group of shops including a supermarket or superstore and a range of non-retail services such as banks, building societies, and restaurants, as well as local public facilities such as a library and healthcare provision.</td>
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<td><strong>Ecosystem Services</strong></td>
<td>The benefits people obtain from ecosystems such as food, water, flood and disease control and recreation.</td>
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<td><strong>Environment Agency</strong></td>
<td>This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision making process in order to promote sustainable development.</td>
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<tr>
<td><strong>Evidence Base</strong></td>
<td>The information and data gathered by local authorities to justify the ‘soundness’ of the policy approach set out in Local Plans, including physical, economic, and social characteristics of an area. It includes consultation responses and the finding of technical studies.</td>
</tr>
<tr>
<td>Term</td>
<td>Description</td>
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<tr>
<td>Examination</td>
<td>Once the Part 2 Local Plan has been consulted upon, the document must be submitted to Government to test its soundness. A Planning Inspector leads the Examination and carries out the tests of soundness, hearing the issues and arguments surrounding the Plan.</td>
</tr>
<tr>
<td>Five Year Supply of Deliverable Housing Land</td>
<td>The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer (moved forward from later in the plan period) to ensure choice and competition in the market for land.</td>
</tr>
<tr>
<td>GI Green Infrastructure</td>
<td>A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits.</td>
</tr>
<tr>
<td>HRA Habitats Regulation Assessment</td>
<td>The Habitats Directive (Directive 92/43/EEC) on the conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment of its implications for the site in view of the sites conservation objectives.</td>
</tr>
<tr>
<td>Heritage Asset</td>
<td>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority.</td>
</tr>
<tr>
<td>HMA Housing Market Area</td>
<td>HMAs are geographical areas defined by household demand and preferences for housing, and reflect the key functional linkages between places where people live and work. The North Northamptonshire HMA comprises the four Council districts and boroughs of Corby, East Northamptonshire, Kettering and Wellingborough.</td>
</tr>
<tr>
<td>IDP Infrastructure Delivery Plan</td>
<td>The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for North Northamptonshire up 2031. The document is subject to monitoring and regular review.</td>
</tr>
<tr>
<td>JCS Joint Core Strategy</td>
<td>The North Northamptonshire Joint Core Strategy. This covers the period 2011 - 2031 and was adopted in July 2017. It replaced the adopted Core Spatial Strategy.</td>
</tr>
<tr>
<td>JPDU Joint Planning and Delivery Unit</td>
<td>The North Northamptonshire Joint Planning and Delivery Unit is a local partnership between Corby, Wellingborough, Kettering and East Northamptonshire councils with Northamptonshire County Council. Its key responsibility is to review the Joint Core Strategy. The JPDU reports to the Joint Delivery Committee for North Northamptonshire made up of three elected members from each of the councils.</td>
</tr>
<tr>
<td>Listed Buildings</td>
<td>Buildings of special architectural or historic interest. Listed buildings are graded 1, 2 or 2* with grade 1 being the highest. English Heritage is responsible for designating buildings for listing in England.</td>
</tr>
<tr>
<td>Local Centre</td>
<td>A centre that includes a range of small shops and services of a local convenience nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy and take-away.</td>
</tr>
<tr>
<td>Acronym</td>
<td>Description</td>
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<tr>
<td>LDS</td>
<td>Local Development Scheme</td>
</tr>
<tr>
<td>LEP</td>
<td>Local Enterprise Partnership</td>
</tr>
<tr>
<td>LNR</td>
<td>Local Nature Reserve</td>
</tr>
<tr>
<td>Local Plan</td>
<td>The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. In this borough it is intended that the Local Plan will comprise the Joint Core Strategy (Part 1) and the Part 2 Local Plan for Corby.</td>
</tr>
<tr>
<td>LPA</td>
<td>Local Planning Authority</td>
</tr>
<tr>
<td>Modal Shift</td>
<td>The result of a change from one mode of transport to another, for example private car use to bus use.</td>
</tr>
<tr>
<td>NPPF</td>
<td>National Planning Policy Framework</td>
</tr>
<tr>
<td>Natural Surveillance</td>
<td>The placement of physical features, activities, and people in a way that maximises visibility. It allows people to overlook and watch public or semi-public spaces either from surrounding buildings/areas or by having enough people in them. This involves ensuring that public spaces are open and well lit, are overlooked by active windows and doors, and have a diversity of uses to ensure they are busy.</td>
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<tr>
<td>NIA</td>
<td>Nature Improvement Area</td>
</tr>
<tr>
<td>Neighbourhood Plans</td>
<td>A plan prepared by a parish council or Neighbourhood Forum for a particular neighbourhood area, made under the Planning and Compulsory Purchase Act 2004. There are five neighbourhood plans being progressed within the Borough. These are at: Central Corby, Cottingham, Stanion, Gretton and Weldon.</td>
</tr>
<tr>
<td>Non B Employment Uses</td>
<td>Uses falling outside Class B of the Town and Country Planning Use Classes Order 1987 and its subsequent amendments. Such uses include retail, tourism, leisure education, and health.</td>
</tr>
<tr>
<td>Non-strategic sites</td>
<td>Defined as sites accommodating fewer than 500 dwellings or &lt;5ha of employment land. See also Strategic sites.</td>
</tr>
<tr>
<td><strong>BAP</strong></td>
<td><strong>Northamptonshire Biodiversity Action Plan</strong></td>
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<tr>
<td><strong>Planning Obligation</strong></td>
<td>A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.</td>
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<tr>
<td><strong>PPG</strong></td>
<td><strong>Planning Practice Guidance</strong></td>
</tr>
<tr>
<td><strong>Policies Map</strong></td>
<td>An Ordnance Survey map which illustrates graphically the policies in the development plan.</td>
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<tr>
<td><strong>PDL</strong></td>
<td><strong>Previously Developed Land</strong></td>
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<tr>
<td><strong>PSA</strong></td>
<td><strong>Primary Shopping Area</strong></td>
</tr>
<tr>
<td><strong>Public Realm</strong></td>
<td>Areas available for everyone to use, including streets, squares and parks.</td>
</tr>
<tr>
<td><strong>Ramsar Sites</strong></td>
<td>Wetlands of international importance, designated under the 1971 Ramsar Convention. See also Habitats Regulation Assessment.</td>
</tr>
<tr>
<td><strong>Renewable and Low Carbon Energy</strong></td>
<td>This includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment—from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions, as compared to the conventional use of fossil fuels.</td>
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<tr>
<td><strong>Rural Exception Sites</strong></td>
<td>Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the discretion of the local planning authority, for example where essential to enable the delivery of affordable units without grant funding.</td>
</tr>
<tr>
<td><strong>Sequential Test</strong></td>
<td>In the context of flood risk, it is a test to help steer new development to areas with the lowest probability of flooding. In the context of proposed development, the NPPF requires local planning authorities to apply a sequential test to planning applications for</td>
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main town centre uses that are not in an existing centre and are not in accordance with an up to date Local Plan.

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Definition</th>
<th>Details</th>
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<tbody>
<tr>
<td>SSSI</td>
<td>Sites of Special Scientific Interest</td>
<td>A site or area designated as being important due to its wildlife plants or flowers and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under Wildlife and Countryside Act 1981.</td>
</tr>
<tr>
<td>SPA</td>
<td>Special Protection Area</td>
<td>Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.</td>
</tr>
<tr>
<td>Statement of Common Ground</td>
<td>The revised NPPF is expected to require local planning authorities to prepare a statement of common ground in order to meet 3 primary objectives: (a) increase certainty and transparency earlier on in the plan making process, on where effective co-operation is and is not happening; (b) encourage all local planning authorities to co-operate effectively and seek agreement on strategic cross-boundary issues; and (c) help local planning authorities demonstrate evidence of co-operation by setting clearer and more consistent expectations as to how co-operation in plan making should be approached and documented.</td>
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<tr>
<td>SCI</td>
<td>Statement of Community Involvement</td>
<td>This is a statement setting out how the local planning authority intends to involve the community in the preparation of the Local Plan and all development control decisions.</td>
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<tr>
<td>Strategic Economic Plan</td>
<td></td>
<td>This is the investment and growth strategy published by SEMLEP in November 2017.</td>
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<tr>
<td>SFRA</td>
<td>Strategic Flood Risk Assessment</td>
<td>Assessment of all forms of flood risk from groundwater, surface water, impounded water bodies, sewer, river and tidal sources, taking into account future climate change predictions. This allows local planning authorities to use this information to locate future development primarily in low flood risk areas (Level 1 SFRA). For areas that have a higher risk of flooding, the SFRA examines the capacity of the existing flood prevention infrastructure (i.e. drainage) and identifies all the measures that any potential development may need to take to ensure that it will be safe and will not increase flood risk to third parties (Level 2 SFRA).</td>
</tr>
<tr>
<td>SHMA</td>
<td>Strategic Housing Market Assessment</td>
<td>An assessment of the full housing needs for a housing market area. It should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.</td>
</tr>
<tr>
<td>Strategic Sites</td>
<td>Defined as sites capable of accommodating 500+ dwellings or 5ha+ of employment land. See also Non-strategic sites.</td>
<td></td>
</tr>
<tr>
<td>Submission</td>
<td>Once the Part 2 Local Plan has been the subject of final consultation, it must be submitted to Government so that it can be tested for soundness. See Examination.</td>
<td></td>
</tr>
<tr>
<td>SPD</td>
<td>Supplementary Planning Document</td>
<td>Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration.</td>
</tr>
<tr>
<td>SA</td>
<td>Sustainability Appraisal</td>
<td>This examines the impacts of the Part 2 Local Plan strategies/policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Development Plan Documents/Local Plans throughout the plan making process.</td>
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<td></td>
<td>Sustainable Development</td>
<td>At the heart of sustainable development is the idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987 which stated that it was… “Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs”.</td>
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<tr>
<td></td>
<td>Sustainable Transport Modes</td>
<td>Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.</td>
</tr>
<tr>
<td>SUE</td>
<td>Sustainable Urban Extension</td>
<td>Substantial mixed used developments including employment, local facilities and at least 500 new homes, which provide well planned and managed new neighbourhoods that integrate physically and socially with the existing towns. The JCS identifies three SUEs in this Borough – West Corby, Priors Hall and Weldon Park.</td>
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<tr>
<td></td>
<td>Tandem Development</td>
<td>The introduction of a new dwelling or dwellings behind an existing dwelling or dwellings that front a road (generally with an access to serve the new development situated between the frontage dwellings).</td>
</tr>
<tr>
<td></td>
<td>Town Centre</td>
<td>Area defined on the local authority’s proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. (Source NPPF)</td>
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<tr>
<td></td>
<td>Windfall Sites</td>
<td>Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.</td>
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</tbody>
</table>