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**Part 2 Local Plan for Corby - Responses to Regulation 18 consultation**

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**SYNOPSIS**

To inform Members of the results of public consultation on the Part 2 Local Plan for Corby - Regulation 18 consultation.

**1. Introduction**

- 1.1 The purpose of this report is to inform Members of the results of public consultation on the Part 2 Local Plan for Corby - Regulation 18 consultation

**2. Background**

- 2.1 The Part 2 Local Plan for Corby (P2LP) is being prepared to elaborate and provide more detail on how the North Northamptonshire Joint Core Strategy will be implemented within the Borough including where more local guidance is required. When adopted this document together with the Joint Core Strategy will form the development plan for Corby Borough up to 2031.
- 2.2 The current timetable for the P2LP was agreed by the Chair following a meeting of the Local Plan Committee on 24<sup>th</sup> August 2016. In summary, it outlines the following key milestones:
- Regulation 18 - Consultation on what the Plan should contain (November/December 2016)
  - Regulation 18 – Consultation on Emerging Draft (December 2017/January 2018)
  - Regulation 19 – Pre-Submission Publication (October/November 2018)
  - Regulation 22 – Submission of Local Plan (June 2019)
  - Independent Examination (August 2019)
  - Adoption (December 2019)

**3. Consultation**

- 3.1 Public consultation on the Regulation 18 consultation document and accompanying Sustainability Appraisal Report and evidence base documents took place for six weeks between 7<sup>th</sup> November and 20<sup>th</sup> December 2016. The aim of the Regulation 18 consultation was to invite representations about what the P2LP ought to contain. The consultation documents were advertised in the press, published on the Councils website and made available in council offices and local libraries. A full description of consultation undertaken is contained in the attached consultation statement.
- 3.2 46 submissions were received from a range of individuals, organisations and statutory bodies, resulting in the submission of nearly 500 separate points, in addition to informal comments provided by other service areas within the Council. A detailed schedule of the representations is included in the consultation statement and initial officer response is set out in appendix A of that consultation statement.

**4. Main Issue Raised**

- 4.1 The main issues were:-

- Respondents were generally in favour of the P2LP including additional more locally distinctive vision and objectives to supplement the Joint Core Strategy.
- The identification of nature conservation sites on the P2LP Policies Map was unanimously supported by respondents. However there were mixed views of what types of sites should be identified.
- The majority of respondents supported the identification and development of green infrastructure corridors within the scope of the P2LP. Several respondents identified opportunities to expand the existing green infrastructure corridors network.
- The majority of respondents including Anglian Water and Northamptonshire County Council considered that it is not necessary to cover water environment, resources and flood risk management within the scope of the P2LP because national policy and the Joint Core Strategy provide sufficient policies to reduce flood risk and improve the quality of the water environment.
- Respondents generally supported the production of a local list to protect heritage assets within SPD rather than included in the scope of the P2LP.
- Mixed views on the provision of infrastructure and whether additional locally specific policies were required within the P2LP. The most frequent concerns raised were in relation to transport issues.
- Respondents largely supported the identification of additional housing sites to provide greater flexibility over the plan period. A number of developers suggested that 20% extra land should be identified.
- Mixed views on the identification of additional housing sites in the rural area. Strong representation from the development sector calling for further work to understand local needs.
- It was generally considered that policies in the NPPF and JCS are sufficient to encourage self-build and custom house building and support sustainable buildings.
- Mixed views on the designation of settlement boundaries and Restraint Villages.
- Respondents broadly supported the inclusion of development principles for key opportunity sites and the town centre within the P2LP but some minor amendments were suggested.
- A number of potential development sites were promoted through the 'call for sites' process.

## 5. Conclusion

- 5.1 The results of the consultation will inform the scope of technical work and the preparation of the emerging draft plan which will be considered by members later this year. Following approval, the Emerging Draft P2LP will be subject to formal public consultation in December 2017/January 2018 under Regulation 18.

## 6. Options to be considered (if any)

This is an information report for the Committee so there are no alternative options

## 7. Issues to be taken into account

### ***Policy Priorities***

The statutory development plan for the Borough forms a part of the Borough Council's over-arching policy framework. It has potentially wide-ranging policy implications beyond the field of spatial planning.

There will be a need for positive interaction between the Plan, and other plans and strategies of the Borough Council (and other stakeholders) to ensure that a consistent and holistic approach is adopted

### ***Financial***

Budget to support the preparation of the Part 2 Local Plan for Corby agreed at One Corby Policy Committee on 29<sup>th</sup> November 2016.

### ***Legal***

Preparation of a local plan is a statutory duty upon every Local Planning Authority. Local plans are prepared within the framework set out by the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011.

Once adopted, the Local Plan will become part of the statutory Development Plan. Section 38(6) of the act requires planning decisions to be made in accordance with the plan unless material considerations indicate otherwise

### ***Performance Information***

None directly linked to this report.

### ***Best Value***

None directly linked to this report.

### ***Human Rights***

It is intended that the new Local Plan, and the process of preparing it, should be inclusive and respectful of human rights. The adopted Statement of Community Involvement spells out the rights that the public have to engage with the plan-making process. Implications are (directly or indirectly) considered through the preparation of Sustainability Appraisal and Equalities Impact Assessment

### ***Equalities and Sustainability***

The Local Plan will address a wide range of economic, social and environmental considerations with particular regard to identifying and addressing the needs of groups within the community with specific/additional needs. The Local Plan will be accompanied by a Sustainability Appraisal which includes equalities and sustainability assessment. In accordance with the Statement of Community Involvement, all planning policy documents will be screened to establish if an equality impact assessment is required.

### ***Risk Management***

There are no specific risks arising from this information report.

## **8. Recommendation**

That the summary of the main issues raised in representations and initial officer response be noted by the Committee.

### **Background Papers**

Local Plan Committee, 24<sup>th</sup> August 2016 <https://www.corby.gov.uk/local-plan-committee-24-august-2016>

### **Officer to Contact**

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# **PART 2 LOCAL PLAN FOR CORBY**

## **Statement of Consultation**

**March 2017**



## **1. Introduction**

- 1.1 It was agreed at Local Plan Committee on 24<sup>th</sup> August 2016 that the Council would produce a Part 2 Local Plan for Corby. It will be a second tier document to assist in the delivery of the North Northamptonshire Joint Core Strategy up to the year 2031.
- 1.2 The Local Plan plays an essential role in shaping the places where we all live, work and play. The planning framework set by the Local Plan has an effect on everyone and for this reason everyone should have the opportunity to get involved in the process of preparing Local Plans.
- 1.3 The National Planning Policy Framework emphasises that *“early and meaningful engagement and collaboration with neighbours, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.”*
- 1.4 This statement describes how the Council has undertaken community participation and stakeholder involvement in the preparation of the Part 2 Local Plan for Corby.

## **2. Statement of Community Involvement**

- 2.1 The [North Northamptonshire Statement of Community Involvement](#) was adopted by Corby Borough Council in January 2014. It sets out how, when and where the Council will consult with local and statutory stakeholders in the process of planning for the local authority area. Consultation on the Part 2 Local Plan for Corby has been steered by the approach set out in the Statement of Community Involvement, in particular to:

- Target consultation to reach ‘hard to reach’ groups
- Consult for a minimum of six weeks
- Make consultation material available in hard copy as well as electronic format

## **3. Consultation before Regulation 18**

- 3.1 Prior to work commencing on the Part 2 Local Plan the Council held a workshop with Elected Members during summer 2013 to identify some of the key priorities for the Borough. Fourteen Members attended the workshop. Based on the discussions during the workshop, a broad range of key priorities was identified:

- Promotion of community led planning
- Continued transformation of the town centre
- Accelerate economic growth including the protection of existing employment land and support for manufacturing
- Transportation and parking
- Provision of community facilities such as burial land and community centres
- Support for renewable energy projects
- Detailed design guidance
- Guidance for Conservation Areas
- Boosting housing land supply
- Delivery of affordable housing
- Protection of locally important landscapes
- Identification of blue and green infrastructure
- Improved local connections to broadband
- Securing developer contributions
- Revitalising areas of poorer housing

- 3.2 The outputs from this Members workshop were used to support work on developing the Regulation 18 documents.

- 3.3 Early preparation of the Regulation 18 documents was informed by internal briefings with the Head of Planning and Environmental Services and Principal Planners held on the following dates:
- 5<sup>th</sup> April 2016
  - 14<sup>th</sup> April 2016
  - 3<sup>rd</sup> May 2016
  - 10<sup>th</sup> May 2016
- 3.4 It was also informed by regular project meetings with the Head of Planning and relevant officers on the following dates:
- 6<sup>th</sup> September 2016
  - 20<sup>th</sup> September 2016
  - 4<sup>th</sup> October 2016
  - 18<sup>th</sup> October 2016
  - 1<sup>st</sup> November 2016
- 3.5 Initial consultation was held informally with the Environment Agency on 11<sup>th</sup> May 2016 and Northamptonshire County Council (Highways) on the 8<sup>th</sup> June 2016. A meeting with representatives of the North Northamptonshire Joint Planning Unit was held on 8<sup>th</sup> June 2016 and discussions were held with GL Hearn and Sovereign Centros on 19<sup>th</sup> September 2016, with regard to town centre policies.
- 3.6 Early internal consultation was also held with other Council departments and services, including finance officers, planners and housing officers on 20<sup>th</sup> September 2016. A briefing to the Council's Senior Management Team was held on 6<sup>th</sup> October 2016.
- 3.7 A Council Member's briefing on the Local Plan was held on 2<sup>nd</sup> November 2016. Members received a briefing on the context for the Regulation 18 consultation stage, before Local Plan Committee formally considered it.

#### **4. Regulation 18**

- 4.1 Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 specifies the consultation the Council must undertake at the Regulation 18 stage.

##### **Regulation 18**

“18.—(1) A local planning authority must—

- (a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and
- (b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

- (a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;
- (b) such of the general consultation bodies as the local planning authority consider appropriate; and
- (c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

4.2 The Regulation 18 consultation took place between 7<sup>th</sup> November and 20<sup>th</sup> December 2016.

4.3 To publicise the consultation the following exercises were undertaken:

- Emails or letters were used to notify over 800 contacts on the Local Plan consultation database informing them about the consultation, the availability of documents and the opportunity to make representations.
- Copies of the consultation documents were displayed in the One Stop Shop together with local libraries and the mobile library for the duration of the consultation period.
- A press release targeted at local newspapers was published.
- Posters were produced to advertise the consultation and particularly the staffed exhibitions. The majority of these were distributed to parish councils and residents associations with the intention that they encouraged attendance at the exhibitions.
- Hard copies of the Regulation 18 document posted to Parish Councils and Residents Associations
- A statutory notice was placed in the Evening Telegraph.
- Corporate Twitter account was regularly updated to publicise the consultation period and arrangements
- A short explanatory leaflet detailing the consultation and how to comment was published.
- A dedicated consultation webpage holding copies of all consultation documents for download and information on how to make comments was made available. This included an interactive response form.

4.4 Comments were able to be submitted by email, post or the interactive response form.

4.5 The following engagement events were undertaken:

- Six public exhibitions were held at a number of locations throughout the Borough. These included a display of relevant information and were staffed by planning officers. These exhibitions provide an opportunity for members of the public and other stakeholders to view the documents and discuss matters of concern.
- Attendance at the public exhibitions varied with over 50 visitors during the two days at Corby Cube, 5 visitors at Oakley Vale, 25 visitors at Middleton and Cottingham and only 2 visitors at Weldon.
- Attendance at the Rural Area Forum on 17<sup>th</sup> November 2016
- The Council engages with local planning authorities within South East Midlands, including Aylesbury Vale, Bedford, Central Bedfordshire, Cherwell, Daventry, East Northamptonshire, Kettering, Luton, Milton Keynes, Northampton, South Northamptonshire and Wellingborough through its participation in the SEMLEP Planners Forum which meets regularly. These meetings provide an opportunity to discuss the progress of respective Local Plans. In this context, updates on the Part 2 Local Plan for Corby are provided on an ongoing basis.
- The Council is also collaborating with neighbouring local planning authorities in North Northamptonshire. Chief Planners and officers meet on a regular basis and updates of respective Local Plans are provided on a routine basis.
- Members briefing on 12<sup>th</sup> December outlined the initial responses.
- Ongoing project meetings with the Head of Planning and relevant planning officers.

4.6 45 submissions were received in response to the consultation from a range of individuals, organisations and statutory bodies, resulting in the submission of nearly 500 separate points. A full schedule of the representations is set out in Appendix A.

## **5. Sustainability Appraisal Scoping Report**

5.1 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals in a Local Plan during its preparation. The purpose of the Sustainability Appraisal is to identify and evaluate the social, economic and environmental impacts of the Plan and to promote sustainable development.

5.2 Sustainability Appraisal involves five stages. The first stage of sustainability appraisal is to consider the scope of the appraisal process. The Council consulted on this at the same time as consulting on the Regulation 18 consultation.

5.3 On 4<sup>th</sup> November 2016 the Council sent the Sustainability Appraisal Scoping Report to the North Northamptonshire Joint Planning Unit and the following statutory bodies with environmental responsibilities:

- Natural England
- Historic England
- Environmental Agency

## Appendix A - Regulation 18 responses

Ref.	Respondent	Topic	Summary of Representations	Comments
021	Cottingham Parish Council	Evidence	Cottingham Parish Council are concerned that there is little evidence that the needs of a changing population is given sufficient consideration. For example, whilst we accept that thought has been given to the possible travel arrangements of new residents. Has the Borough Council considered the impact of possible large scale travel from the proposed Corby West development along with the housing style and facilities that may be required to accommodate groups with varied social backgrounds? We accept that throughout the document there is mention of disability etc. Perhaps the evidence needs to be more overt. Although very specific at this stage, this Council is also concerned that insufficient data has been made available for the possible traffic flow from large scale developments.	Concern that sufficient consideration has not been given to population changes and that insufficient data is available on traffic implications of large scale developments is noted. The JCS was informed by demographic modelling that took into account the changing population demographics. As a result the JCS policies cater for current and future demographic trends. For example, policy 30 makes provision for the specific needs of older people.
021	Cottingham Parish Council	Vision and Objectives	A more locally distinct vision is required.	Support for the development of a more locally distinctive vision is noted. Further work and evidence required.
021	Cottingham Parish Council	Nature Conservation	Support the designation of sites within the P2LP. For example, the land behind Cottingham Hall which is overlooked by the Jurassic Way, ancient meadowland and the old football pitch (near the Dale) in Cottingham.	Support for the designation of nature conservation sites on the Policies Map is noted.
021	Cottingham Parish Council	Additional Areas of Land	The land behind Cottingham Hall should be identified as a locally designated site for protection	Identification of land behind Cottingham Hall is noted. Land outside the boundary of the settlement is usually considered to be open countryside where development would be strictly regulated
021	Cottingham Parish Council	Strategic Gaps	There is a need to include a locally specific policy if only to prevent the coalescence of towns and villages. In order to protect the rural and historic nature of the surrounding land and villages it is important that they do not become part of the	Support for locally specific policy to prevent coalescence is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of policy 3 of the JCS that offers

			urban development of Corby.	protection against coalescence.
021	Cottingham Parish Council	Open Space, Sport and Recreation	Open spaces should be designated and protected	Support for the designation and protection of open spaces is noted. Work is underway to update the Open Space, Sport and Recreational Facilities Study.
021	Cottingham Parish Council	Local Green Spaces	The Parish Council would like to see a policy on local green spaces. It is our opinion that the recreation ground behind Cottingham Primary School should be designated a green space. This is an important community facility and as should be protected .The adverse effects upon the view across the Welland Valley from the Jurassic Way behind Cottingham Hall are well documented in recent planning applications. The view from the Jurassic Way is much appreciated by walkers, residents and tourists. It is the Council's opinion that this area should be designated a green space.	Support for the introduction of Local Green Spaces is noted. Identification of the recreation ground behind Cottingham Primary School noted. Further work and evidence is required.
021	Cottingham Parish Council	Green Infrastructure Corridors	Support the identification of local and neighbourhood corridors. However, we feel that the plan shown on page 21 is incomplete and a more in depth survey is required to ensure that these corridors are linked satisfactorily and that there are no missing existing green corridors on the map.	Support for the identification of the strategic network of green infrastructure is noted. Further investigation will be carried out to refine the corridors.
021	Cottingham Parish Council	Tranquillity Area	Designation of the recreation ground behind Cottingham Primary School will go some way to creating a new tranquillity area around both Cottingham and Middleton.	Comments noted.
021	Cottingham Parish Council	Water Environment, Resources and Flood Risk Management	There seems little evidence on the plan that underground water courses are given sufficient weight. Awareness of underground water courses and their impact on housing should form part of an in depth planning process. Local policy should include reference to the above.	Support for locally specific policy on underground water courses is noted. However policy 5 of the JCS relates to all sources of flooding, including underground water courses. It is not necessary to repeat policies in the JCS within the P2LP.
021	Cottingham Parish Council	Heritage Assets	Embedding non designated heritage assets within the policy framework is supported. The local conservation plan would be a good guide to	Support for non designated heritage assets being embedding within the policy framework is noted. It is agreed that Conservation Area Appraisals could

			support the above.	form the basis for a local list in conservation areas.
021	Cottingham Parish Council	Further Local Guidance	It is desirable to include further locally specific policy on the historic environment. The Borough Council should take notice of local Parish Council's inputs. Parish Council's do have local knowledge which ought to be invaluable. Production of Neighbourhood Plans should enable Parish Council's to exert more control over developments.	Support for locally specific policy on the historic environment is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of policy 2 of the JCS and Supplementary Planning Documents that provide comprehensive coverage. The Parish Councils valuable local knowledge is recognised and appreciated as is the potential of the Cottingham Neighbourhood Plan.
021	Cottingham Parish Council	Ensuring High Quality Design	A local policy on design should be included in the P2LP. A good guide to formulating a policy is the "Northamptonshire Countryside Design Guide; CPRE; (2016)".	Support for locally specific policy on design is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of the JCS or Neighbourhood Plans and Supplementary Planning Documents.
021	Cottingham Parish Council	Transport	Yes in particular the Corby West infrastructure	Support for locally specific policy on transport is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of Policy 32 of the JCS.
021	Cottingham Parish Council	Education and Training	There is a need for a specific plan in relation to employing local labour and the provision of training and re-training. It should be a planning necessity for large scale developments to include plans for the former in the development of sites.	Support for locally specific policy on education and training is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of paragraph 8.10 of the JCS and the emerging SPD on Planning Obligations.
021	Cottingham Parish Council	Social and Cultural	Support a flexible approach to the delivery of social and cultural infrastructure in accordance with the Joint Core Strategy.	Support for a flexible approach to the delivery of social and cultural infrastructure is noted.
021	Cottingham Parish Council	Emergency Services	There is a need for a local specific policy.	Support for locally specific policy on emergency services is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in consultation with service providers.
021	Cottingham	Health and	There is a need for a local specific policy.	Support for locally specific policy on health and

	Parish Council	Wellbeing		wellbeing is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in consultation with service providers.
021	Cottingham Parish Council	Utility Services	There is a need for a local specific policy.	Support for locally specific policy on utility services is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in consultation with service providers.
021	Cottingham Parish Council	Saved Local Plan Policies	The Council believes that the paragraph 6.31 should be deleted. There is a need to ensure adequate sewerage work to meet future developments.	Comment on the deletion of policies from the original Local Plan is noted. However Anglian Water advises of improvements to water and sewage infrastructure. Moreover Policy 10 of the JCS provides a positive context for improvements to utility provision needed to assist in the delivery of new developments. For that reason it is considered appropriate to delete the existing policies.
021	Cottingham Parish Council	Other	There is a need to include telecommunications networks as part of any infrastructure. For example, fibre broadband	Support for locally specific policy on telecommunications is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of policy 10 of the JCS that supports the provision of Next Generation Access broadband. Issue to be considered further through updates to the infrastructure delivery statements.
021	Cottingham Parish Council	Employment Land Provision	Table 3 showing employment land supply could possibly need updating	The employment land supply table will be updated as the Plan evolves and evidence emerges.
021	Cottingham Parish Council	Other	There is some concern that a number of new businesses in Corby have not stood the test of time. Paragraph 3.20.6 of the Sustainability Appraisal Scoping Report states that “[.] the majority of enterprises do not continue to trade in the medium to longer term. This calls into question the routines being used to check sustainability	Comments noted. Table 3.20.2 of the <a href="#">Sustainability Appraisal Scoping Report</a> demonstrates that a greater proportion of businesses survive in Corby compared to the national average.

			when licences/developments are being planned.	
021	Cottingham Parish Council	Housing Delivery and Management	The identification of brown field sites should be the first priority in this regard along with sites that allow Corby to grow without risking coalescence with surrounding towns and villages.	Comment noted. Site Selection Methodology Paper scores brownfield sites better than greenfield sites and also takes into account the impact on the existing form of the settlement.
021	Cottingham Parish Council	Rural Housing	Supports no further sites being allocated in the rural area for housing development.	No support for additional housing allocations in the rural area noted.
021	Cottingham Parish Council	Sustainable Buildings	Use Policy 9 of the JCS.	No support for additional locally specific policy on sustainable buildings is noted.
021	Cottingham Parish Council	Self Build and Custom Houses	Rely on the NPPF and JCS to encourage self build and custom house building.	No support for additional locally specific policy on self build and custom house building is noted.
021	Cottingham Parish Council	Affordable Housing and Starter Homes	Agree on the need for affordable housing. The JCS has a policy as well as the Government. However, we cannot comment more than this until further information is available.	Noted. Further work and evidence is required in context of the White Paper 'Fixing our broken housing market'.
021	Cottingham Parish Council	Accessible Standards in Housing	Use Policy 30 of the JCS.	No support for additional locally specific policy on accessible standards in housing is noted.
021	Cottingham Parish Council	Gypsies and Travellers	Supports a specific policy on provision for gypsies and travellers. Awaiting a report from Kettering Borough Council on travellers sites which will inform future debate	Support for locally specific policy on gypsies and travellers noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of Policy 31 of the JCS and the planning appeal decisions for Kettering Borough Council.
021	Cottingham Parish Council	Settlement Boundaries	Support the identification of settlement boundaries and agree that the proposed criteria are appropriate.	Support for the identification of settlement boundaries on the Policies Map and criteria to define boundaries are noted.
021	Cottingham Parish Council	Other	Ensuring the avoidance of coalescence.	Comment noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of policy 3 of the JCS that offers protection against coalescence.
021	Cottingham Parish Council	Retail Network and Hierarchy	The Town Centre boundaries require a review	Support for the review of town centre boundaries is noted. This is addressed in the relevant background paper.

021	Cottingham Parish Council	Town Centre Regeneration	No comment to make on this question; it would require more time to assess the principles. However, we do approve of the principles in general	Comments noted.
021	Cottingham Parish Council	Corby Town Centre Retail Boundaries	We are unsure of our response to this question.	Noted.
021	Cottingham Parish Council	Primary and Secondary Retail Frontages	We are unsure of our response to this question.	Noted.
021	Cottingham Parish Council	Key Development Sites	We are unsure of our response to this question.	Noted.
021	Cottingham Parish Council	Threshold for Impact Testing	Default at the 2,500m <sup>2</sup> threshold.	Support for the national default threshold of 2,500m <sup>2</sup> noted.
021	Cottingham Parish Council	Saved Local Plan Policies	On the assumption that the reasons for deletion outlined in Appendix A are that the policies are duplicated then we should accept the decision. However, it is important that we are sure that we do not lose the aspects of any valuable policies. The removal of Policy T12, A6003 dualling, is disappointing when taken in the context of a planned major development at Corby West.	Comments noted. The dualling of the A6003 is no longer included in the Northamptonshire Transportation Plan. Treatment of the A6003 will be considered as part of the planning application for the West Corby SUE.
021	Cottingham Parish Council	Saved Local Plan Policies	The Parish Council supports the retention of Policy P13 (V) (development on open land affecting the village environment).	Support for the retention of policy P13(V) is noted.
028	East Carlton Parish Council	Evidence	This can best be established by allowing adequate time for public consultation.	Public consultation will be undertaken in accordance with regulations and statement of community involvement to ensure adequate time for public engagement.
028	East Carlton Parish Council	Strategic Cooperation	We are concerned that the traffic issues (North South of the A6003) and speeding on the A427 are not adequately addressed in the Corby West SUE development proposals. There will be a substantial increase in vehicle movements as a	Strategic level transport assessment was undertaken in relation to the JCS and was taken into account in Policy 32. Site specific traffic issues to be fully considered as part of the planning application process for the West Corby

			result of the SUE which appears to be ignored by developers. The traffic movements along the A427 already stand at about 30,000 daily (policy figure).	Sustainable Urban Extension.
028	East Carlton Parish Council	Vision and Objectives	The vision provided by the JCS is very general and the huge expansion proposed for Corby demands a very sophisticated policy	Support for additional locally specific vision and objectives are noted. Further work and evidence required.
028	East Carlton Parish Council	Nature Conservation	Agree that locally designated sites should be identified on the Policies Map	Support for the designation of nature conservation sites on the Policies Map is noted.
028	East Carlton Parish Council	Nature Conservation	Include East Carlton Country Park - which is too big to be shown as a pocket park – as a protected area, it is already under severe pressure from visitor numbers. Also to secure the future of the cricket field as a village green (which is how it is used by residents of the village at the moment). It is maintained by the Cricket Club at their expense.	Support for East Carlton Country Park to be designated and non-statutory nature conservation sites is noted. Further work and evidence required.
028	East Carlton Parish Council	Strategic Gaps	Support the CBC's policy of "no new build" in East Carlton. It is important to maintain the character of the village and avoid coalescence with the Corby West SUE. There would be merit in the woodland strip between the two being enhanced	Support no additional housing in East Carlton is noted. Support for the retention of the woodland strip between Corby West SUE and the village is noted. Further work and evidence required.
028	East Carlton Parish Council	Open Space, Sport and Recreation	Agreed	Comment noted.
028	East Carlton Parish Council	Local Green Spaces	As the population of Corby grows so the pressure on publicly accessible green spaces increases. It is essential that these precious areas are not swamped by visitor numbers so the ratio of green space to population should at the least be maintained if not expanded	Support for the protection of green spaces is noted.
028	East Carlton Parish Council	Local Green Spaces	Green spaces that are mainly visited by car do require adequate hard surfacing to avoid serious deterioration in the winter months	Comment on the preservation of green spaces is noted.
028	East Carlton Parish Council	Green Infrastructure Corridors	Support the identification and protection of local and neighbourhood corridors. These form essential wildlife pathways and care needs to be taken to avoid over-prioritising human use	Support for the identification and protection of green infrastructure corridors is noted.
028	East Carlton	Tranquillity	Strongly support the identification and protection of	Support for the identification and protection of

	Parish Council	Areas	tranquillity areas. The area to the north of the Jurassic Way surrounding the River Welland is such an area, its scenery and farming use should be protected from disturbance	tranquillity areas is noted. Further work and evidence required.
028	East Carlton Parish Council	Water Environment Flood Risk Management	NPPF may need local consultation regarding water run-off from the Corby West SUE	Concern regarding water run-off from the Corby West SUE noted. This issue will be fully considered as part of the planning application process determined in the context of the NPPF and Policy 5 of the JCS
028	East Carlton Parish Council	Heritage Assets	Support non-designated assets being embedded into SPD	Support for non-designated assets being embedded into SPD is noted.
028	East Carlton Parish Council	Heritage Assets	Reference to the excellent CPRE document Northamptonshire Countryside Design Guide would be a sound start in assessing whether buildings and structures are suitable for inclusion on a Local List.	Comment on the criteria for assessing whether buildings and structures are suitable for inclusion on a Local List is noted.
028	East Carlton Parish Council	Further Local Guidance	Greater involvement of the relevant Parish Council is important.	The Council already engages proactively with parish councils. They are consulted at every stage of the plan making process in accordance with regulations and statement of community involvement.
028	East Carlton Parish Council	Ensuring High Quality Development	We believe that including local policy on design within the P2LP is the best way forward – with reference to the CPRE document Northamptonshire Countryside Design Guide.	Support for locally specific policy on design with reference to the Northamptonshire Countryside Design Guide is noted.
028	East Carlton Parish Council	Transport	The SUE's planned for Corby demand a well thought through transport policy. This must include adequate provision for north-south through traffic in addition to the substantial increase in local traffic attendant on urban expansion.	The Council is working closely with Northamptonshire County Council Highways who will ensure that development is acceptable in transport terms.
028	East Carlton Parish Council	Transport	Public transport for rural communities with an ageing population needs to feature.	The JCS together with the Northamptonshire Transportation Plan address transport to meet the growing population, including those who, for whatever reason, have access to a limited range of transport modes.
028	East Carlton Parish Council	Education and Training	Provision for education, training and re-training needs to take account the means by which	Comments noted.

			students get to and from. If learning institutions have too large a catchment area this increases vehicular traffic and congestion.	
028	East Carlton Parish Council	Social and Cultural	There is a need for a flexible approach to cultural and social infrastructure as the local demands will fluctuate as demographics change. Adequate provision needs to be made for informal recreation, especially for youth and young adults, preferably local to their homes and within view of houses to minimise vandalism.	Support for a flexible approach to cultural and social infrastructure is noted.
028	East Carlton Parish Council	Emergency Services	Include locally specific policy.	Support for locally specific policy on emergency services is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in consultation with service providers.
028	East Carlton Parish Council	Health and Wellbeing	Include locally specific policy. The Lakeside urgent care centre is a model of excellence.	Support for locally specific policy on health and wellbeing is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in consultation with service providers.
028	East Carlton Parish Council	Utility Services	Agree that policies can be deleted.	Support for the deletion of policies from the original Local Plan is noted.
028	East Carlton Parish Council	Other	Fibre to the property should be made available to all properties in the Borough	Policy 10 of the JCS requires the provision of Next Generation Access broadband.
028	East Carlton Parish Council	Housing Delivery and Management	No additional housing should be identified	No support for additional housing sites is noted.
028	East Carlton Parish Council	Rural Housing	Support no further sites being allocated for housing development	No support for further sites being allocated for housing development in the rural area is noted.
028	East Carlton Parish Council	Sustainable Buildings	No local policy in the P2LP. Policy 9 of the JCS and Building Regulations can ensure sustainable buildings	No support for additional locally specific policy regarding sustainable buildings is noted.
028	East Carlton Parish Council	Self Build and Custom House Building	Rely on the NPPF and Joint Core Strategy to encourage self build and custom house building	No support for the identification of sites or additional locally specific policy on self build and custom house building is noted.
028	East Carlton	Affordable	No. We support the 'no new build' policy for East	No support for the identification of sites or

	Parish Council	Housing and Starter Homes	Carlton.	additional locally specific policy for affordable housing and starter homes is noted.
028	East Carlton Parish Council	Settlement Boundaries	Support the use of 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. A flexible approach is required – with due respect being paid to avoiding inappropriate village expansion.	Support for the use of criteria to flexibly assess settlement boundaries is noted.
028	East Carlton Parish Council	Settlement Boundaries	Agree that the criteria are appropriate.	Support for the criteria for assessing settlement boundaries is noted.
028	East Carlton Parish Council	Other	In the past inadequate weight has been given to Parish Council opinion on planning applications, we would wish to see that change. A village's identity and appearance should be maintained and merging of two clearly distinct communities should be avoided	Parish Councils are statutory consultees for planning applications and their opinions are taken into account in the determination of planning applications. Representations of the Parish Councils are important and appreciated but they are not necessarily entitled to any more weight than any other representation. Avoidance of coalescence is noted.
028	East Carlton Parish Council	Key Development Opportunity	Broadly support the approach to key town centre regeneration opportunities and would not want to see additional 'out of town' retail areas. However, as the population grows so will the need for additional parking spaces within the town	Broad support for the approach taken to key town centre regeneration opportunities is noted. Strengthening the evidence to understand future demand for car parking within the town is to be investigated.
028	East Carlton Parish Council	Threshold for Impact Testing	Support the adoption of a locally set threshold.	Support for a locally set threshold for impact testing based on local evidence is noted.
028	East Carlton Parish Council	Saved Local Plan Policies	Support the approach taken to Saved Local Plan policies.	Support for the review of saved Local Plan policies is noted.
005	Gretton Parish Council	Vision and Objectives	The JCS vision appears to cover the aspects required with local focus provided by Neighbourhood Plans which are being prepared.	No support for additional locally specific vision is noted.
005	Gretton Parish Council	Nature Conservation	Locally designated sites should be included on the Policies Map although this should not be finite and scope should be allowed for further sites to be designated according to merit	Support for the inclusion of locally designated sites on the Policies Map is noted. Policy 4 of the JCS provides a framework to designate further sites at local level, including Neighbourhood Plans.
005	Gretton Parish	Additional	As an area of ancient woodland Rockingham	Rockingham Forest is designated as a special

	Council	Areas of Land	Forest covers many hundreds of acres so to what extent does it affect the JCS? Does it include Harringworth Woods and the escarpment along the Welland Valley between Gretton and Rockingham? The Brookfield Plantation has previously been given a local wildlife conservation designation which was supported by CBC.	policy area in the JCS. It covers the entire area of the Borough.  Brookfield Plantation (NC16) is a saved policy in the 1997 Local Plan. Local wildlife conservation designations to be reviewed as part of work on the P2LP.
005	Gretton Parish Council	Strategic Gaps	The Gretton Neighbourhood Plan will be producing areas for consideration. It is clear that maintaining the separation between the village of Gretton and the development along Gretton Brook Road and Rockingham Speedway is a sensitive issue and this landscape might be considered as an area of strategically important countryside	The intention of the Parish Council to identify Strategic Gaps as part of the Neighbourhood Plan process is noted. Paragraph 5.7 of the JCS provides advice on the role and function of strategic gaps.
005	Gretton Parish Council	Open Space, Sport and Recreation	Are the ancient local footpaths dotted throughout the Borough included in this Section?	Green infrastructure network can include footpaths, cycleways and rights of way.
005	Gretton Parish Council	Local Green Spaces	The Neighbourhood Plan will produce areas for consideration as Local Green Spaces.	Comments noted.
005	Gretton Parish Council	Green Infrastructure Corridors	The map on page 21, figure 3 is not very clear and it does not delineate the ancient footpaths and bridleways.	Comments noted. Further work will be undertaken on mapping.
005	Gretton Parish Council	Tranquillity Area	The Rockingham Speedway Circuit is often noisy and does on occasions disturb the peace and tranquillity in Gretton and must certainly be very disturbing to those living in Priors Hall. Development and other areas should be protected in the north-east of Corby.	Comment noted. Policy 8 of the JCS ensures that consideration is given to the potential problems with noise and air pollution. It is not necessary to repeat policies within the P2LP.
005	Gretton Parish Council	Water Environment Resources and Flood Risk	Since the water and sewage provision was installed in Gretton during the late 1940's, the population has increased from 350 to nearly 1,300 – as a consequence there have been recurring problems with these facilities.	Issues with water and sewage provision noted. Anglian Water advises that the water mains within Gretton have been renewed. Also a scheme was completed to improve the available water pressure to a number of properties within the village. Issue to be considered further through updates to the infrastructure delivery statements.
005	Gretton Parish	Other	The P2LP should cover air quality plus the effects	Comment noted. Policy 8 of the JCS offers

	Council		of increased traffic flows	protection from the effects of air pollution and requires appropriate measures to minimise impacts on traffic generation. It is not necessary to repeat policies in the JCS within the P2LP.
005	Gretton Parish Council	Heritage Assets	The Conservation Areas in some of the villages need to be reviewed as they appear quite dated and should include the ancient churches plus Kirby Hall.	Comments noted. Subject to available resources the Council will undertake an appraisal of Gretton and Great Oakley as a matter of priority.
005	Gretton Parish Council	Ensuring High Quality Design	The Rockingham Forest Countryside Design Summary will need to be followed very closely.	Comment noted. Preparation of the North Northamptonshire Place Shaping SPD offers opportunity to incorporate the Rockingham Forest Countryside Design Summary within local policy. SPD's are material considerations in the determination of planning applications.
005	Gretton Parish Council	Transport	Provision of good public transport system is essential for those living in rural areas and improvements for cycling and walking are equally important if the Borough is to abide by its commitment to the vision as outlined in the JCS.	Comments noted. Issue to be considered further in updates to the infrastructure delivery statements and sustainability objectives.
005	Gretton Parish Council	Education and Training	The Sustainability Appraisal Scoping Report, Section 3.6.3 on pages 27-28 and Section 3.19 on pages 64-66 shows there are problems in the field of education and training. If there is no locally specific policy for this sector, many of the local residents will continue to work in low skilled jobs and the Borough ought to aim for much wider choice of posts to enhance the diversity of the community.	Support for locally specific policy on education and training is noted. The JCS provides for the sites, jobs and skills to help build a more diverse economy. Higher skilled jobs will be facilitated through local policy support for improved opportunities for education and training, including the requirement for the West SUE to incorporate new primary and secondary educational facilities. It is not considered necessary to repeat policies in the JCS within the P2LP.
005	Gretton Parish Council	Social and Cultural	Agree with the infrastructure identified in paragraph 6.18 and support a flexible approach to delivering social and cultural infrastructure requirements	Comments noted.
005	Gretton Parish Council	Emergency Services	As the intention is to increase the population of Corby from 48,750 to 100,000 by 2031 it will be very necessary to include a specific policy to cover the emergency services	Support for locally specific policy on utility infrastructure is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements

				in the context of Policy 7 of the JCS that provides a framework to support and enhance community services and facilities, where appropriate. Issue to be considered further through updates to the infrastructure delivery statements.
005	Gretton Parish Council	Health and Wellbeing	The increase in population will not necessitate a new hospital but to increase the services of Lakeside and build up to Polyclinic with greater investigation facilities, the ability to undertake a variety of day surgical procedures and have a 24 hour minor injuries unit.	Support for improvements to Lakeside is noted. Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group have not raised this as an issue. Further dialogue will take place with the Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group to strengthen the evidence where necessary.
005	Gretton Parish Council	Health and Wellbeing	There is also a need to review the requirements for the elderly and mentally ill in order to maintain both groups in their own homes.	Comment noted. Three Dragons and Associates have been instructed by Northamptonshire County Council and partners to undertake a study of Older People Housing and Support Needs across Northamptonshire. Once completed, this study can be added to the evidence base.
005	Gretton Parish Council	Utility Services	The policies in this section cannot be deleted until the problems with both water and sewage have been properly addressed particularly in Gretton.	Opposition to the deletion of policies from the original Local Plan is noted. However Anglian Water advises of improvements to water and sewage infrastructure. Moreover Policy 10 of the JCS provides a positive context for improvements to utility provision needed to assist in the delivery of new developments. For that reason it is considered appropriate to delete the existing policies.
005	Gretton Parish Council	Rockingham Motor Racing Circuit Enterprise Area	A map of the Enterprise Zone particularly for the Rockingham Motor Racing Circuit would be useful in order to comment more fully on these issues. However in view of the projected population for 2031 in Corby it is very necessary for all sites to be utilised as the additional employment needs will be considerable. Consideration must be given for the effects of building heights, amount of traffic and the potential problems with noise and air	Comment noted. A map of the Rockingham Motor Racing Circuit Enterprise Area is included in the JCS. Policy 8 of the JCS ensures that consideration is given to the effects of building heights, amount of traffic and the potential problems with noise and air pollution. It is not necessary to repeat policies within the P2LP. However work has been commissioned to review the form and function of the Rockingham Motor

			pollution.	Racing Circuit Enterprise Area in light of the failed Enterprise Zone bid. The outcomes will be considered in the later stages of plan making where necessary.
005	Gretton Parish Council	Rural Housing	The Gretton Neighbourhood Planning group see this as part of its remit and will be looking closely at this issue.	Comments noted. This will be informed by evidence on the local needs and opportunities for housing in the rural area to be collected in collaboration with colleagues from housing.
005	Gretton Parish Council	Sustainable Buildings	The justification for the higher local standards for on-site energy need to be clarified.	Comment noted. The Council accepts that policies must be justified by evidence as required by the NPPF.
005	Gretton Parish Council	Self and Custom Build House Building	More clarification is required to understand how Policy 30 works in relation to support for self build and custom build	Comment noted. Further clarification on the implementation of Policy 30 of the JCS could be useful but this is not necessarily as part of the P2LP.
005	Gretton Parish Council	Affordable Housing and Starter Homes	The Gretton Neighbourhood Planning group will be considering this issue at a later date.	Comments noted.
005	Gretton Parish Council	Accessible Standards in Housing	When building social housing or accommodation for the elderly restrictions need to be applied to ensure these buildings are retained for future similar residents.	Comment noted. All social or affordable rented housing is allocated through an allocations policy and considers property type and size and any special requirements through that process. This also applies to future re-lets for all partner landlords through the Keyways process. For more detail see the Keyways policy that can be found via a link on the Councils website.
005	Gretton Parish Council	Gypsies and Travellers	Does this section include the New Age Travellers' site along the Gretton Brook Road?	Policies on gypsies and travellers relates to gypsies and travellers as defined by the <a href="#">Planning Policy for Travellers Sites</a> . This states that gypsies and travellers are persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel

				temporarily, but excluding members of an organised group or travelling show people or circus people travelling together as such.
005	Gretton Parish Council	Restraint Villages	All villages in the rural area of the Borough should be classified as Restraint Villages so as to meet the JCS vision for the future.	Comment noted. Villages in the rural area of the Borough vary in character, size and function. The JCS only expects villages that have a sensitive character or conservation interest to be designated as villages in which development will be strictly managed e.g. Restraint Villages. Earlier work on the Local Plan identified Rockingham and East Carlton as possible Restraint Villages due to particular scale, form and character of the settlements as confirmed by their Conservation Area status.
005	Gretton Parish Council	Settlement Boundaries	Identification of settlement boundaries is the best approach to distinguish where open countryside and settlement policies apply, if the village is not designated as a Restraint Village but this matter will be considered by the local Neighbourhood Planning group.	The intention to consider settlement boundaries through neighbourhood planning is noted. To ensure there are no gaps in policy coverage prior to Neighbourhood Plans being approved 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. Settlement boundaries for Gretton will continue to be taken forward within the P2LP as contingency in the event that the Neighbourhood Plan does not come forward as anticipated or fails the examination/referendum stage.
005	Gretton Parish Council	Settlement Boundaries	No comment on the criteria to define settlement boundaries at this stage before the matter has been considered within the Neighbourhood Plan	The intention to consider settlement boundaries through neighbourhood planning is noted. To ensure there are no gaps in policy coverage prior to Neighbourhood Plans being approved 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. Settlement boundaries for Gretton will continue to be taken forward within the P2LP as contingency in the event that the Neighbourhood Plan does not come forward as anticipated or fails

				the examination/referendum stage.
005	Gretton Parish Council	Other	With the magnitude of the proposed development throughout the Borough it will be essential to have a full assessment of traffic movement. The number of vehicles will undoubtedly increase and the use of 'rat runs' will cause much havoc through the narrow roads and lanes of the villages.	Comment noted. Strategic transport implications of growth were considered during the preparation of the JCS.
005	Gretton Parish Council	Retail Network and Hierarchy	The plans for the regeneration of the town centre have been well set out and will be of benefit to all people of the Borough.	Support for the plans for the regeneration of the town centre is noted and welcomed.
005	Gretton Parish Council	Other	Overall all the papers were well set out and easy to follow however a more detailed map of the whole Borough would have been very helpful	Comments noted and welcomed. Additional mapping work will be undertaken as the P2LP progresses.
013	Middleton Parish Council	Evidence	Middleton Parish Council would like to see more evidence collected in relation to the likely impact on transport infrastructure of the West Corby SUE. It is the view of the Council that insufficient plans have been made to accommodate travel to and from 4,000 new homes (likely to introduce at least 8,000 additional cars to the area). This will severely impact the roads immediately surrounding the site of the SUE and if those roads cannot accommodate the extra traffic, vehicles travelling from the north along the A6003 and west along the A427 will travel through Cottingham and Middleton to avoid the congestion – as has recently happened during the road works at the roundabout at the junction of the A6003 and the A427. In our view insufficient work has been undertaken on likely travel to work patterns of residents of the West Corby SUE. While we acknowledge that it would be desirable for many of the residents of the SUE to work in Corby and its immediate surrounds this is not feasible and many will commute to Northampton, Peterborough, Market Harborough, Leicester and the major trunk roads leading further afield	Concern about the availability of evidence on the likely impact on transport infrastructure of the West Corby SUE is noted. Strategic transport implications of West Corby SUE were considered during the preparation of the JCS. This will be supplemented by more detailed evidence collected through the master plan/planning application process.

013	Middleton Parish Council	Vision and Objectives	The Council would like to see a better developed local and more distinctive vision for Corby as the outcomes specified in the JCS are rather broad brush. If Corby is to double in size in the planning period it is crucial that there is a clear vision to inform that development. One important issue in relation to the vision for Corby is tangible support for a vibrant town centre rather than the proliferation of out of town shopping centres	Support for the development of a locally distinctive vision in addition to the JCS is noted. The JCS already includes an outcome for 'Stronger, More Self-Reliant Towns with Thriving Centres' that recognises Corby town centre as a focus for leisure, retail and cultural facilities, making it the heart for the community. This is supported by Policy 12 of the JCS that supports the vitality and viability of town centres and requires the application of sequential and impact tests set out in the NPPF for main town centre uses not in existing centres.
013	Middleton Parish Council	Nature Conservation	Support the inclusion of locally designated sites on the Policies Map. The Council notes that the Community Orchard in Middleton appears not to be designated as a Pocket Park. We understand that this designation is made by Northamptonshire County Council and this is a matter that we will be taking up with the County Council. We also note that there appears to be no mention in the consultation document of East Carlton Park on the boundary of our Parish, the wooded part of which is ancient woodland providing an abundant environment for local wildlife.	Support for the inclusion of locally designated sites on the Policies Map is noted. Status of Middleton Pocket Park (Community Orchard on Main Street) and East Carlton Park to be investigated. Both sites expected to be reviewed as part of updates to the Open Spaces, Sport and Recreational Facilities Assessment.
013	Middleton Parish Council	Additional Areas of Land	It is suggested that the Middleton Pocket Park (Community Orchard on Main Street) and East Carlton Park should be identified as locally designated sites for protection.	Comment noted. Middleton Pocket Park is currently protected by saved Local Plan policy P13(V) and policies 2 and 7 of the JCS. East Carlton Park is currently protected by policies 2 and 7 of the JCS. Both sites are expected to be reviewed as part of updates to the Open Spaces, Sport and Recreational Facilities Assessment.
013	Middleton Parish Council	Strategic Gaps	If Corby is to double in size in the planning period it is imperative that plans are in place to avoid its coalescence with other conurbations and local villages. There are many benefits of Corby's location so close to the Welland Valley. The valley is popular with tourists and some of the villages on	Support for the identification of strategic gaps between Corby, Cottingham and Middleton is noted.

			the edge of the valley date back to the Doomesday book. It is important that their unique historic character is maintained and they do not become suburbs of Corby as it expands. The Council would like to see very specific areas between Corby, Cottingham and Middleton identified as out of bounds for development in order to ensure that coalescence does not occur.	
013	Middleton Parish Council	Open Space, Sport and Recreation	Support the designation and protection of open spaces based on an updated audit of open space, sports and leisure facilities. The Parish Council considers that the Local Plan would be incomplete without such an audit.	Support for the designation and protection of open spaces based on an updated open space, sport and recreational facilities assessment is noted.
013	Middleton Parish Council	Local Green Spaces	The Parish Council would like to see a policy on local green spaces. The land south of Bury Close on the boundary of Cottingham and Middleton, which is immediately south of Cottingham Hall and north of the Jurassic way, is one such area that has been the subject of a recent Planning Appeal in which it was deemed inappropriate for development. This area is not a large tract of land and holds a particular significance because of the views it affords of the Hall and the Welland valley beyond, its historic significance and its tranquillity.	Support for the introduction of Local Green Spaces is noted. Identification of land to the south of Bury Close is noted.
013	Middleton Parish Council	Green Infrastructure Corridors	Support the identification and protection of local and neighbourhood corridors and the development of a strategic network of green infrastructure through refinement of local corridors and additional corridors to ensure more comprehensive coverage.	Support for the identification and protection of green infrastructure corridors and the development of a strategic network of green infrastructure noted.
013	Middleton Parish Council	Green Infrastructure Corridors	We note that Page 20 of the consultation document lists a number of sub regional and local corridors and that the corridor from East Carlton – Middleton – Cottingham is not specified, although the Gretton to Harringworth stretch of the Jurassic way is specified. We consider that the list of local corridors is incomplete and the Local Plan would	P2LP offers opportunity to review the strategic network of green infrastructure. Further evidence based work is required to explore this issue.

			benefit from a review of the strategic green corridors linking into and around Corby. If there is to be more than lip service paid to the encouragement of walking and cycling in and around Corby these gaps in the information must be addressed.	
013	Middleton Parish Council	Tranquillity Area	Supports the specification of Tranquillity Areas on the policies map. For example, the land north of the Jurassic Way linking Middleton and Cottingham and south of Cottingham Hall/Bury Close has been the subject of a recent Planning Appeal in which it was deemed inappropriate for development. This area has been the subject of a Landscape Sensitivity Study which identified the importance of this rare limestone scarp with its lovely views over the Welland Valley. The land preserves the historic setting of an important listed building and provides a space of important tranquillity for local walkers and tourists alike. The Parish Council would want to see this land identified as an area of Tranquillity in the Local Plan.	Support for the identification of tranquillity areas is noted.
013	Middleton Parish Council	Water Environment, Resources and Flood Risk Management	Middleton Parish Council is concerned over local surface flooding risks in the village due to the nature of the limestone scarp along which the village runs. Middleton has a number of springs emerging from the scarp and the routes that flood water from fields at the top of the scarp take it through the village. This and reliance on an elderly Victorian culvert to lead surface water drainage from the scarp slope through Cottingham and Middleton to the Welland, lead us to request a local policy on water environment, resources and flood risk.	Support for a locally specific policy on water environment, resources and flood risk is noted. However policy 5 of the JCS already provides policy framework to reduce flood risk from surface water flooding. It is not necessary to repeat policies in the JCS within the P2LP.
013	Middleton Parish Council	Heritage Assets	Support the embedding of non-designated heritage assets into the Planning policy framework by giving them SPD status. Conservation Area	Support for non-designated assets being embedded into SPD is noted. The Council accepts that Conservation Area Appraisals could form the

			Appraisal documents can be used to assess whether buildings and structures are suitable for inclusion on the local list of heritage assets.	basis for assessing whether buildings and structures are suitable for inclusion on the local list of heritage assets within conservation areas.
013	Middleton Parish Council	Further Local Guidance	The Parish Council would like to see locally specific policy on the historic environment included in the Local Plan. The knowledge of local Parish Councils should be recognised in this regard and notice taken of Parish Council views.	Support for locally specific policy on the historic environment is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of policy 2 of the JCS and associated Supplementary Planning Documents that provide comprehensive coverage.
013	Middleton Parish Council	Transport	The Parish Council considers that there is a definite need for the P2LP to include a local policy regarding transport infrastructure. It is difficult to imagine a policy supporting the scale of population growth proposed for Corby that does not include a specific policy on transport infrastructure. See earlier comments on the infrastructure to support the West Corby SUE	Strong support for locally specific policy on transport is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of the JCS that provides specific policies on the transport infrastructure in support of the Northamptonshire Transportation Plan. Key policies include policy 10, 15 and 17.
013	Middleton Parish Council	Education and Training	The Parish Council would like to see locally specific policy on education and training infrastructure included in the Local Plan	Support for locally specific policy on education and training is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in consultation with service providers.
013	Middleton Parish Council	Social and Cultural	Support a flexible approach to the delivery of social and cultural infrastructure in accordance with the JCS.	Comments noted.
013	Middleton Parish Council	Emergency Services	The Parish Council would like to see locally specific policy on emergency services included in the Local Plan	Support for locally specific policy on emergency services is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in consultation with service providers.
013	Middleton Parish Council	Health and Wellbeing	Given that North Northamptonshire has an incidence of obesity and poor mental health which is much higher than the national average; it would seem advisable to have such a policy	Support for locally specific policy on health and wellbeing is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in collaboration with Corby Clinical Commissioning

				Group and Northamptonshire County Council.
013	Middleton Parish Council	Utility Services	Page 33 includes a list of policy requirements from the 1997 Local Plan that are deemed no longer necessary and appropriate for deletion. This list includes extension of sewerage treatment works at Middleton. As the listed works are not included in the appendix to the consultation report it is not clear why it is considered that they should be deleted. The Parish council would like further information on this, before it can comment fully. In general terms we consider that the Local Plan should include locally specific policy on utility infrastructure.	General support for locally specific policy on utility infrastructure is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of evidence from Anglian Water that water and sewage infrastructure has been improved.
013	Middleton Parish Council	Infrastructure	The Parish Council would like to see a clear policy on telecommunications as part of the local plan to ensure that Corby can attract new employment to the area. Economic growth is dependent on the Council embracing next generation technology. In rural and urban areas home working is increasingly popular and community services can be offered on line. Increasingly house buyers want state of the art broadband access at home and hotels, factories, shops, schools and homes need the best IT infrastructure nationally available. A clear policy on telecommunications is important to attract high tech employers to Corby.	Support for a local policy on telecommunications is noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of policy 10 of the JCS that requires the provision of Next Generation Access broadband.
013	Middleton Parish Council	Housing Delivery and Management	In the current uncertain market it is difficult to predict the deliverability of housing growth. As Corby's plans regarding expansion are ambitious it makes sense to identify additional housing sites in order to address any shortfall in the SUEs. The identification of brown field sites should be the first priority in this regard along with sites that allow Corby to grow without risking coalescence with surrounding towns and villages	Support for the identification of additional housing sites with prioritisation of brownfield sites that allow Corby to grow without risking coalescence with surrounding towns and villages is noted. The scoring system within the <a href="#">Site Selection Methodology Background Paper</a> gives greater weight to sites on previously developed land and sites that avoid coalescence.
013	Middleton Parish Council	Rural Housing	There should be no further sites allocated for housing development in the rural area.	No support for additional housing allocations in the rural area is noted.

013	Middleton Parish Council	Sustainable Buildings	There should be no local policy in the P2LP. Policy 9 of the JCS and Building Regulations can ensure sustainable buildings	No support for additional locally specific policy on sustainable buildings is noted.
013	Middleton Parish Council	Gypsies and Travellers	Wishes to see a specific policy on provision for gypsies and travellers. Rural areas of Corby have experienced the creation of traveller sites popping up overnight without planning permission, which is applied for retrospectively. It is very important that Corby has a clear and specific plan to meet the needs of travellers and gypsies to ensure that inappropriate sites do not gain retrospective planning permission by default.	Support for locally specific policy on gypsies and travellers noted. Further discussion with the Parish Council will need to take place to determine the scope of these additional policy requirements in the context of Policy 31 of the JCS.
013	Middleton Parish Council	Settlement Boundaries	Support the identification of settlement boundaries on the Policies Map. This is considered to be the clearest approach and most helpful to residents, house buyers and developers.	Support for the identification of settlement boundaries on the Policies Map is noted.
013	Middleton Parish Council	Settlement Boundaries	Agree with the suggested criteria to delineate settlement boundaries.	Support for the criteria to define settlement boundaries is noted.
013	Middleton Parish Council	Other	Reiterates the importance of avoiding coalescence and protecting the unique and historic setting and character of Corby's villages. It is also important that Corby BC gives weight to Parish Council comments on planning matters	Comments noted. Representations of the Parish Councils are important and appreciated but they are not necessarily entitled to any more weight than any other representation.
013	Middleton Parish Council	Town Centre Regeneration	Would like to see greater emphasis on improving connectivity in terms of green paths and cycle ways from villages to the west of Corby and the West Corby SUE into the centre of town. Focus should be placed on continuing to develop and support a sustainable town centre as opposed to developing out of town shopping parks.	Comments noted.
013	Middleton Parish Council	Saved Local Plan Policies	The policies listed on page 33 of the consultation document are not listed in the appendix with an explanation and therefore it is difficult to comment on their deletion.	Comments noted. Further information is not available. Water and Sewerage treatment information in the 1997 Local Plan has been superseded by the North Northamptonshire Infrastructure Delivery Plan.
013	Middleton Parish Council	Saved Local Plan Policies	Policy T12 A6003 dualling - The Parish Council is very disappointed that the dualling of the A6003 is	Support for dualling of A6003 is noted. The dualling of the A6003 is no longer included in the

			not now planned despite the development of the West Corby SUE. The Council considers that this is very short sighted given the volume of traffic on that stretch of road and the increase in vehicles that will be generated by the provision of 4,000 new homes. We would urge Corby BC to review this and reinstate plans to make the A6003 dual carriageway at this point.	Northamptonshire Transportation Plan. Treatment of the A6003 will be considered as part of the planning application for the West Corby SUE.
013	Middleton Parish Council	Saved Local Plan Policies	Policy P10(J) regarding the Corby Sewerage works - We note that the document plans to retain this saved policy (which we support) and we propose that the principles contained within it should refer to all sewerage treatment works (including that at Middleton) and not just the main Corby works.	Comment noted. The P2LP offers opportunity to review Policy P10(J) and extend the principles to other 'bad neighbour' uses.
013	Middleton Parish Council	Saved Local Plan Policies	Policy P6(R) and P7(R) - The Parish Council supports retention of these two policies.	Support for the retention of policies P6(R) and P7(R) is noted.
013	Middleton Parish Council	Saved Local Plan Policies	Policy P13(V) - The Parish Council strongly supports the retention of this policy, which it does not consider is specifically addressed in the JCS.	Support for saved Local Plan policy P13(V) is noted. The open land identified under this policy will be subject to review as part of updates to the Open Space, Sport and Recreational Facilities Audit and Assessment currently underway.
023	Northamptonshire County Council, Transport	Transport	As outlined in the Scoping Consultation document, policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport Strategy are comprehensive and we would not envisage locally specific policies being required. However, we note from the scoping report that consideration is being given to updating the existing local evidence for employment land, additional housing sites and the collection of further evidence relating to connectivity within the town. Subject to the outcomes of this work, the situation may arise where a policy is needed to support a specific site or piece of infrastructure which is not already picked up within the existing adopted documents. Were this situation to occur,	Comment noted. Infrastructure requirements will continue to be reviewed as the plan evolves.

			we would wish to see additional local policies adopted as part of the P2LP as appropriate	
023	Northamptonshire County Council, Transport	Centre Regeneration	Noted the development principles set out for the town centre, proposed as part of revisiting the town centre master plan. As part of the plans for town centre regeneration and the key development opportunities outlined, there is the implication that existing car parking provision may be reduced. In order to create a functioning town centre it will be important to consider the future demand for parking as part of putting together a cohesive vision alongside walking, cycling and public transport provision. We would therefore urge Corby Borough Council to consider the demand for future parking as part of revisiting the plans for regeneration of the town centre.	Support for strengthening the evidence base to understand future demand for car parking within the town centre is noted. Further work and evidence required.
023	Northamptonshire County Council, Transport	Centre Regeneration	We support the approach taken to bridge the gap between the master plan and the Neighbourhood Plan and Northamptonshire County Council have been working with CENTARA to assist them in taking forward the highway issues within their Neighbourhood Plan.	Comment noted.
001	Northamptonshire County Council, Flood and Water	Water Environment, Resources and Flood Risk Management	Agree that additional local policy is not required to cover flood risk management and that the Strategic Flood Risk Assessment is outdated. It is requested that reference is made to the 'Local Standards and Guidance for Surface Water Drainage in Northamptonshire'.	Comments noted. It is agreed that cross reference needs to be made to existing policy and the 'Local Standards and Guidance for Surface Water Drainage in Northamptonshire'. The Council is in the process of defining the scope of updates to the SFRA in collaboration with the Environment Agency and Northamptonshire County Council.
033	Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group.		There are significant health and wellbeing challenges being faced by us as a nation and at a local level. Whilst we are generally living longer lives, more of our lives are being spent in poor health due to a range of factors including lifestyle choices. This longer time spent in poor health is having major impacts on the quality of life of many of our communities as well as placing massive	Comment noted.

		<p>pressures on our healthcare and social welfare support systems. In response to this it is increasingly acknowledged that we need to do more to prevent ill health through supporting positive lifestyle choices that contribute to good health and wellbeing.</p> <p>Corby Borough in particular faces some major health and wellbeing challenges. Many of the public health indicators for Corby Borough are amongst the worst in the county and in some cases the country. The September 2016 Health Profile for Corby provides a summary of health and wellbeing indicators for Corby Borough and identifies that:</p> <ul style="list-style-type: none"> <li>• Life expectancy for both men (76.7) and women (81.0) in Corby is significantly lower than the England averages (men – 79.5, women – 83.2)</li> <li>• The percentage of people who smoke (32.3%) is the highest in England.</li> <li>• The percentage of obese children (year 6) is 23.1% (England average 19.1%)</li> <li>• The percentage of physically active adults is 53.4% (England average 57%)</li> <li>• Excess weight in adults - The percentage of adults who are classed as overweight or obese is 71.2% (England average 64.6%)</li> <li>• Hospital stays for alcohol-related harm are significantly worse than the England average.</li> <li>• Under 75 mortality rates (cardiovascular and cancer) are significantly worse than the England averages.</li> </ul> <p>These issues pose potentially massive implications for the current and future wellbeing of Corby residents.</p> <p>It is widely acknowledged that healthcare and health services are a relatively minor overall</p>	
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		<p>influence in our health and wellbeing. In fact, international studies suggest healthcare contributes about 10% to preventing premature deaths, whilst changes in behaviour patterns are estimated to contribute 40%. The NHS 5 Year Forward View recognises this and the need for a radical upgrade in prevention and public health, in order to improve the health of millions of children, achieve financial sustainability for the NHS and maintain the economic prosperity of Britain. Linked to this, it is also widely recognised that land use planning policies and decisions can have a major impact on the health and wellbeing of communities, due to their influence on our living, working and leisure environments and thus on our lifestyle choices and behaviours. The important role of planning in influencing health and wellbeing is acknowledged through a range of initiatives. Promoting healthy communities is clearly identified in the NPPF. Health and wellbeing is a vital part of sustainable development and achieving sustainable communities. The recently adopted 'Northamptonshire Joint Health and Wellbeing Strategy 2016-2020: Supporting Northamptonshire to Flourish', explicitly acknowledges the role that planning and the environment can play in influencing health and wellbeing, as well as the importance of supporting communities to make healthy choices. One of the identified priorities is 'Creating an environment for all people to flourish'. Given the scale of growth planned for the county, planning will play a significant role in delivering this strategy. The Northamptonshire Sustainability &amp; Transformation Plan identifies the need to much more effectively prevent ill health in order to achieve sustainable health and social care systems in the county, as well as providing more</p>	
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			health care in community settings where it is appropriate to do so.	
033	Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group.		<p>It is acknowledged that a wide range of policies within both the JCS and the P2LP could contribute positively to health and wellbeing, such as policies relating to active travel and transport, open space, sport and recreational facilities, local green spaces, green infrastructure, ensuring high quality design etc. It is also pleasing that health and wellbeing issues are specifically identified in the consultation document (6.24 – 6.29). However the health and wellbeing content in the consultation document appears to focus primarily on the provision of healthcare infrastructure (i.e. buildings from which healthcare services will be provided). While this is important and should indeed be addressed within the P2LP, it takes a very narrow view of the role of planning in achieving health and wellbeing. Health is determined by genetics, age and lifestyle, but also by the environments in which people live and work. If we are to improve the quality of life for our communities and reduce the current unsustainable demand for health services, we need to plan for healthy developments and better living environments which enable people to make healthier lifestyle choices. Therefore wider health and wellbeing considerations (in addition to buildings/facilities for health services) should be clearly and explicitly identified in the P2LP as they are central to achieving sustainable development, which is the ultimate goal of the planning system as articulated in the NPPF. This should include reference to the health and wellbeing implications of:</p> <ul style="list-style-type: none"> <li>• Active travel</li> <li>• Active leisure and play</li> <li>• Access to services, facilities and employment</li> </ul>	Support for additional locally specific health and wellbeing policy is noted. Comments that it should not be limited to the provision of healthcare infrastructure (i.e. buildings from which healthcare services will be provided) is noted. Health was treated like this within the Regulation 18 consultation document to ensure alignment with the chapter of the JCS. It is acknowledged that health cuts across several issues. Cross references could be made clearer.

			<p>opportunities</p> <ul style="list-style-type: none"> <li>• Minimising pollution of air, land and water – especially air quality</li> <li>• Food – access to reasonably priced, healthy food and opportunities to grow own food. Managing proliferation of unhealthy food outlets.</li> <li>• Safe and attractive environments</li> <li>• Access to and design of good quality green / open spaces</li> <li>• Housing and street design and quality</li> </ul>	
033	Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group.		<p>It is requested that an explicit health and wellbeing policy should be included in the P2LP. This should provide the following background:</p> <ul style="list-style-type: none"> <li>• Reference to the current health and wellbeing of Corby's communities and any key issues / challenges.</li> <li>• Reference to the strategic context, including the Northamptonshire Joint Health and Wellbeing Strategy and Corby Borough Council's corporate priority to promote healthier, safer and stronger communities</li> <li>• An overview of how planning policy and decisions can positively influence health and wellbeing</li> </ul> <p>The health and wellbeing policy should include 3 distinct elements;</p> <ul style="list-style-type: none"> <li>• The provision of healthcare infrastructure – i.e. appropriate buildings / facilities to enable the appropriate delivery of healthcare. The policy should address how the healthcare needs associated with a new development will be addressed and where relevant, how the necessary facilities to enable this will be delivered.</li> <li>• Promotion of health and wellbeing and</li> </ul>	Support for additional locally specific policy regarding health and wellbeing is noted.

			<p>prevention of ill health - It is widely recognised that the way in which the built environment is developed and how communities interact with it has a profound effect on our physical and mental health. The policy should require that development proposals seek to create new development that enables and strongly encourages people to lead healthier lifestyles through for example offering excellent opportunities to be physically active, eat healthily, engage with their local community and access local services and facilities.</p> <ul style="list-style-type: none"> <li>• Health Impact Assessment - Major developments / Sustainable Urban Extensions - The policy should also include a process for undertaking Health Impact Assessment as part of the process of reviewing major planning applications or master plans. This process should be proportionate to the size and likely impact of the development, but ultimately should enable a robust assessment of the likely health and wellbeing impact of the development proposals, enabling negative impacts to be mitigated and enabling opportunities to support good community health and wellbeing to be implemented and maximised.</li> </ul>	
033	Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group.		<p>Given the public health challenges facing the country, the county of Northamptonshire and in particular the Borough of Corby, it is felt that the Local Plan Part 2 must play a significant role in creating new communities that support healthy lifestyles, thus reducing the incidence of ill health, improving the wellbeing and quality of life for Corby residents (current and future) and reducing the demand for health services. Where new health facilities are needed in relation to new</p>	<p>Support for an additional locally specific policy on health and wellbeing is noted. Further work and evidence is required.</p>

			<p>development, planning policy should ensure these are secured / delivered. This should be done through an explicit health and wellbeing policy within the Local Plan Part 2 which addresses factors such as:</p> <ul style="list-style-type: none"> <li>• Identifying and securing delivery of appropriate healthcare infrastructure to meet current and future healthcare needs.</li> <li>• Creating places which support the achievement of healthier lifestyles and thus help to prevent ill health.</li> <li>• Incorporate effective processes (such as Health Impact Assessment) to enable robust assessment of the likely health and wellbeing implications of development proposals, in order to enable mitigation of negative health impacts and to take advantage of opportunities to promote good health and wellbeing.</li> </ul> <p>Both Northamptonshire County Council's Public Health team and Corby Clinical Commissioning group would welcome the opportunity to be further involved in the development of Corby Borough Local Plan Part 2 policy content relating to health and wellbeing.</p>	
041	Northamptonshire County Council, Archaeological	Heritage Assets	<p>Non designated assets can not only include buildings and structures but also buried archaeological remains, parks and gardens and areas of open space. The creation of a local list should be collaboration between a number of parties but as a starting point it is usually initiated by the conservation team in consultation with other interested parties. I understand that Northampton Borough Council has started this process and it might be helpful to look at their selection criteria. This includes the possibility of including archaeological interest</p>	<p>Comment noted. It is recognised that there is scope to include buried archaeological remains, parks and gardens and areas of open space within a local list. The Council will ensure that the creation of a local list involves input from conservation experts as well as other interested parties.</p>
041	Northampton	Further Local	<p>The council should be robust and proactive in</p>	<p>Comment noted. The requirement for an</p>

	hire County Council, Archaeological	Guidance	requiring prospective developers to submit archaeological assessment containing information with regard to the archaeological potential of a proposed development area in advance of determination. It should be made clear at the pre application stage that applications which are submitted without sufficient assessment will not be progressed until the assessment has been undertaken. This is especially relevant to Sustainable Urban Extensions and larger scale developments which by their very nature have the potential to impact on a larger number of unknown archaeological assets. The understanding of the archaeological resource in advance leads to an informed mitigation strategy and allows the opportunity for preservation in situ if potentially national significant remains are identified	archaeological assessment is set out in the Council's Validation Requirements Document to support Policy 2 d) of the JCS and the NPPF.
041	Northamptonshire County Council, Archaeological	Other	The approach to protecting and enhancing the historic environment should not be considered in isolation or just as archaeology. It includes historic landscapes such as ridge and furrow and historic parklands which are not always designated and therefore vulnerable to development. The provision of green infrastructure and natural environment policies can have a detrimental impact on the historic environment if undertaken in isolation. It is important that any document includes a consideration of the potential interrelationships between landscape, green infrastructure and natural environment.	Comment that the historic environment should not be considered in isolation is noted. The relationship between landscape, green infrastructure and natural environment could be emphasised further in the P2LP.
039	Northamptonshire County Council, Natural Environment	Nature Conservation	While I support in principle identifying non-statutory sites on the policies map many of these sites - Local Wildlife Sites in particular - are on private land and landowners do not wish the precise boundaries to be publicly available. The Northamptonshire Biodiversity Records Centre manages the Local Wildlife Site/Local Geological	Support for the designation of non statutory conservation sites is noted as is the difficulty of publishing the precise boundaries. Further discussion will take place with the Northamptonshire Biodiversity Records Centre.

			Site data for the Wildlife Trust: I would suggest the Council contact them regarding what detail might be included in the policies map.	
039	Northamptonshire County Council, Natural Environment	Open Space, Sport and Recreation	Protecting open spaces based on the original 1997 Local Plan would be inconsistent with NPPF paragraphs 73 and 158 as it would not rely on the most up-to-date data available.	No support for protecting open spaces based on the original 1997 Local Plan is noted.
039	Northamptonshire County Council, Natural Environment	Open Space, Sport and Recreation	The designation and protection of sites (with the exception of Natural and Semi-natural open space), following an up to date assessment based on national standards and principals would be my preference. In particular as the suite of OSSR spaces has likely changed over the years (to be revealed by the new audit)	Support for the designation and protection of sites (with the exception of Natural and Semi-natural open space) based on up to date evidence is noted. This issue needs an evidence based response.
039	Northamptonshire County Council, Natural Environment	Open Space, Sport and Recreation	Relying on the NPPF and JCS is in my view unworkable. Paragraph 3.87 of the JCS states that Part 2 Local Plans will designate local public and other green spaces for protection. The P2LP should therefore include a relevant OSSR policy.	Support for the designation of open spaces, sports and recreational facilities is noted. This issue needs an evidence based response.
039	Northamptonshire County Council, Natural Environment	Local Green Spaces	Whether the Council introduces a Local Green Space policy should depend on whether there are any potential LGS which are not currently protected through existing policy or legislation. A full inventory of potential sites should be undertaken (perhaps as part of the Open Space Sport and Recreational Facilities Assessment) and a policy introduced if required.	Comment noted. Update to the open spaces, sports and recreational facilities audit and assessment will provide a useful inventory of open spaces, sports and recreational facilities in the Borough.
039	Northamptonshire County Council, Natural Environment	Green Corridors	Identification and protection of local and neighbourhood corridors is most appropriate. Identifying local green infrastructure corridors effectively translates the broad JCS strategic policy into a local context; this is precisely the kind of policy which should be included in a P2LP.	Support for the identification and protection of strategic green infrastructure corridor is noted. Further evidence based work is required to explore this issue.
039	Northamptonshire County Council,	Tranquillity Areas	Support policy efforts by Corby to maintain tranquillity in the northeast of the borough. However the area identified in the CPRE	Support for the identification of a tranquillity area in the north-east of the Borough is noted. Further discussion will be held with East Northamptonshire

	Natural Environment		tranquillity maps extends into East Northamptonshire. It might not make sense to designate an area of tranquillity on one side of the boundary only; I would therefore suggest that Corby work with East Northamptonshire to determine whether a single cross-boundary area of tranquillity could be established, which might be protected in P2LP for both authorities.	Council.
002	National Farmers Union	General	The Local Plan should have policies which positively encourage: New farm buildings needed by the business; Farm and rural diversification; On farm renewable energy; and Conversion of vernacular buildings on farms into new business use or residential use.	Comment noted. Policy 25 of the JCS provides a positive context for rural economic development and diversification which covers the conversion of buildings and development of agricultural and other land based businesses. Policy 26 of the JCS provides a positive framework for renewable energy. It is not necessary to repeat policies in the JCS within the P2LP.
003	The Planning Bureau Ltd. on behalf of McCarthy and Stone Retirement Lifestyles Ltd	Affordable Housing	The provision of adequate support and accommodation for the older people is a significant challenge. Whilst Policy 30 of the JCS encourages the provision of specialist older persons' housing it is considered that the P2LP for Corby should similarly look to facilitate greater delivery of these forms of accommodation. It is suggested that specific targets for specialist accommodation would be useful as would the identification of suitable sites.	Support for the inclusion of specific targets for specialist accommodation and identification of suitable sites is noted. The Council has not received any evidence to set specific targets for specialist accommodation. Further discussion is required with colleagues from housing and partners to explore this issue in the context of the Older People Housing and Supports Needs across Northamptonshire study and the Housing White Paper.
004	Highways England	Transport	Highways England's principal interest is safeguarding the operation of the A14 which routes approximately 5 miles to the south of the plan area. It is acknowledged that improvements to the A14 are considered as a cross boundary issue which may affect the Borough and that these will be considered through the review of the JCS as opposed to the P2LP.	Comments noted.
004	Highways England	Transport	Highways England do not feel it is their role to respond directly to this question but would state that any additional identified sites which have	Comment noted. Strategic transport implications of growth considered during the preparation of the JCS. Northamptonshire County Council is also

			potential to impact upon the operation of the A14 should be subject to a Transport Assessment to better understand their impacts on the Strategic Road Network	developing a new integrated transport model.
004	Highways England	Sustainability Appraisal	A high level review of the Sustainability Appraisal has been conducted and Highways England has no comments.	Comments noted.
006	Marrons Planning on behalf of Buccleuch Property	Strategic Cooperation	Land to the south east of Corby is located in close proximity to Corby town centre, albeit within the administrative area of Kettering Borough. It is essential for Corby Borough, and the Joint Planning Unit, to consider cross boundary issues and the need to facilitate the delivery of these sites within the most sustainable locations. It is only by adopting this approach that growth for employment and housing will be effectively delivered. The construction of the Corby Link Road highlights the need for this issue to be given greater consideration as part of the preparation of the Local Plan, particularly as the road creates a permanent and physical boundary to the south east of Corby. As a result the land inside the link road, which is still within Kettering's administrative area, has become severed from land to the south and clearly now has a direct relationship with the town of Corby rather than the surrounding countryside. In view of the site's close proximity to the town centre, those living to the south east of Corby would look to the town for their services and facilities which would have significant economic and social benefits for the area. The P2LP should therefore recognise that cross boundary working between Corby and Kettering is required both now, and in the future, to ensure a joined up approach to local planning in the area. This will ensure that the strategic focus of the JCS to provide growth opportunities at the main settlements, which are	Comment noted. Well established joint planning arrangements in North Northamptonshire ensure that cross boundary issues are addressed through the Duty to Cooperate.

			most sustainable, can be maintained as part of the P2LP and future reviews of the JCS.	
006	Marrons Planning on behalf of Buccleuch Property	Housing Delivery and Management	The housing land supply position is heavily reliant on the SUE's at Priors Hall, Weldon Park and Corby West delivering the number of dwellings envisaged. It is acknowledged that there are complex issues relating to the implementation and/or delivery of these sites, which could affect the timescales. Taking account of the rate of delivery for other SUEs in North Northamptonshire, many of which have been significantly delayed (such as Rothwell North and Wellingborough North and East), it is considered essential that additional sites are identified within the P2LP to provide greater flexibility over the plan period to ensure that the housing requirements set out in the JCS is met in full.	Support for the identification of additional housing sites to ensure flexibility is noted
006	Marrons Planning on behalf of Buccleuch Property	Identification of Sites for Housing	It is noted that the P2LP seeks to only identify urban sites of 500 dwellings or less (non strategic) to provide the additional housing to accommodate flexibility and contingency in the housing supply. The JCS makes clear at paragraph 9.18 that "additional sites should be capable of quick delivery, make appropriate contributions to infrastructure and help to deliver the place shaping principles" identified in the JCS. It is reasonable to assume that most sites within the urban area will be brownfield in nature and limited in scale. In many instances, these sites are more complicated to bring forward for development than green field sites. It may be the case that urban sites are contaminated and require remediation or are in control of multiple landowners, all of which means these types of site cannot be relied upon for quick delivery or to make appropriate infrastructure contributions. In this context, it is considered that the P2LP should take a flexible approach	Comment noted. The JCS allocates and distributes strategic sites in a sustainable manner. Any other strategic sites are a matter for the review of the JCS.

			identifying the most sustainable locations for development to address any identified shortfall, rather than only considering a specific type or size of site. If this means considering larger sites previously assessed as part of the JCS, this should be explored in the interests of providing for sustainable development in accordance with the NPPF.	
007	Gateley Plc on behalf of JME Civils Ltd.	Vision and Objectives	In general it is considered that Corby Borough Council should not include an additional more locally distinctive vision (or any further outcomes to supplement those in the JCS) in the P2LP. The JCS vision is said to already reflect the Corporate Plan for Corby in any event. Locally distinctive features are all capable in principle of being material planning considerations and the weight to be accorded to them is best addressed by individual decision-takers determining planning applications with the benefit of the NPPF and the JCS.	No support for additional locally specific vision is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Nature Conservation	Locally designated sites should be included on the Policies Map. It is important that a coherent and measured approach is taken towards such sites, on a borough wide basis. If it is left to Neighbourhood Plans as and when they come forward, there is greater risk of inconsistency and a danger that excessive weight is ascribed to sites of very limited/very localised public value.	Support for the inclusion of locally designated sites on the Policies Map is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Additional Areas of Land	No additional areas of land should be identified as locally designated site for protection. It is a requirement of law that the P2LP must be in general accordance with the JCS. Introducing new categories of local designation would risk falling foul of that requirement and there is no evidence to suggest that it would assist decision takers trying to implement the NPPF as well	No support for the identification of additional areas of nature conservation is noted. Designation of additional nature conservation sites at local level, including Neighbourhood Plans, accords with Policy 4 of the JCS.
007	Gateley Plc on	Strategic	There is no need to include a locally specific policy	No support for the introduction of strategic gaps is

	behalf of JME Civils Ltd.	Gaps	to prevent coalescence. Policy about this in the P2LP would not materially assist decision-takers and any concerns about coalescence are best addressed on a case-by-case basis as planning applications come forward.	noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Open Space, Sport and Recreation	No additional policy should be provided. Instead rely on the JCS and NPPF to determine planning applications.	No support for the designation of open spaces, sports and recreational facilities within the P2LP is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Local Green Spaces	Locally designated sites (if any) should be included on the Policies Map. It is important that a coherent and measured approach is taken towards such sites, on a borough wide basis. If it is left to Neighbourhood Plans as and when they come forward, there is greater risk of inconsistency and a danger that excessive weight is ascribed to sites of very limited/very localised public value.	Support for the identification of locally designated green spaces on the Policies Map is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Green Infrastructure Corridors	No additional policy is required. CBC could rightly 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.	No support for the identification of the strategic network of green infrastructure is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Tranquillity Area	No additional policy is required. There is no evidence that designation of tranquillity areas would assist decision-takers in achieving the objective of sustainable development.	No support for the identification of tranquillity areas is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Water and Flood Risk	The NPPF and JCS are more than sufficient against the legislative background of both the planning Acts and water resources law.	No support for additional locally specific policy on water environment and flooding is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Heritage Assets	It is considered better to embed the list of non-designated local heritage assets into the NPPF by adopting an SPD. The criteria for use in assessing whether a building is suitable for inclusion on such a list must address its "significance". For heritage policy purposes this is defined in the NPPF as: "The value of a heritage asset to this and future generations because of its heritage interest. That	Support for non-designated assets being embedded into SPD is noted. It is recognised that the local list must reference the NPPF.

			interest may be archaeological, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting....."	
007	Gateley Plc on behalf of JME Civils Ltd.	Further Local Guidance	No additional policy is required on the historic environment. Applications could be determined in line with the JCS and associated SPD, with further detail from the NPPF and Planning Practice Guidance.	No support for additional locally specific policy on local heritage is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Ensuring High Quality Design	No additional policy is required on design.	No support for additional locally specific policy on design is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Transport	It is not considered that local policy regarding transport is required.	No support for additional locally specific policy on transport infrastructure is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Education and Training	It is not considered that local policy regarding education and training infrastructure is required.	No support for additional locally specific policy on education and training is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Social and Cultural	A flexible approach should be taken to delivering social and cultural infrastructure requirements. It is acknowledged that this 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 but the latest evidence including in respect of scheme viability must always be taken into account. The ability to deliver other public benefits may be undermined if excessive social and cultural infrastructure requirements are imposed.	Support for a flexible approach to the provision of cultural and social infrastructure is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Emergency Services	It is not considered that local policy regarding emergency services is required.	No support for additional locally specific policy on emergency services is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Health and Wellbeing	It is not considered that local policy regarding health and wellbeing is required	No support for additional locally specific policy on health and wellbeing is noted.
007	Gateley Plc on behalf of JME	Utility Services	It is not considered that local policy regarding utility infrastructure is required.	No support for additional locally specific policy regarding utility infrastructure is noted.

	Civils Ltd.			
007	Gateley Plc on behalf of JME Civils Ltd.	Other	Saved policy R8 (land west of Stanion) should be replaced with an up-to-date policy supporting the Little Stanion Community Core	Site R8 Land West of Stanion was granted outline planning permission in October 2006. Policy is no longer required.
007	Gateley Plc on behalf of JME Civils Ltd.	Employment Land Provision	The specific infrastructure deficit at Little Stanion should be addressed by new policy supporting the Little Stanion Community Core	Site R8 Land West of Stanion was granted outline planning permission in October 2006. Policy is no longer required.
007	Gateley Plc on behalf of JME Civils Ltd.	Housing Delivery and Management	Land west of Stanion should be identified for sustainable housing development with a capacity of circa 290 units. This would provide a surplus of sites that offer useful contingency, to help ensure that the Council can maintain a supply of housing land and not risk under-delivery and the associated problems with speculative planning applications.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
007	Gateley Plc on behalf of JME Civils Ltd.	Identification of Sites for Housing	There is available land west of Stanion capable of being sustainably developed in conjunction with the Little Stanion Community Core this land should also be considered for its housing potential.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
007	Gateley Plc on behalf of JME Civils Ltd.	Rural Housing	There is a third option namely to allocate additional land west of Stanion – between the Little Stanion Community Core and the A43 – for additional rural housing. This would potentially provide a further 125 units (in addition to the 165 units in the Little Stanion Community Core) and thereby relieve all legitimate pressure for additional rural housing in the Borough for the remainder of the plan period.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
007	Gateley Plc on behalf of JME Civils Ltd.	Sustainable Buildings	There should be no local policy in the P2LP. Policy 9 of the JCS and Building Regulations can ensure sustainable buildings.	No support for additional locally specific policy on sustainable buildings is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Self and Custom Housing	There should be no local policy in the P2LP. The NPPF and JCS are sufficient to encourage self-build and custom house building on a site by site basis.	No support for additional locally specific policy on self-build and custom house building is noted.
007	Gateley Plc on	Affordable	It is not considered necessary for affordable	No support for the designation of affordable

	behalf of JME Civils Ltd.	Housing and Starter Homes	housing sites to be designated.	housing sites is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Accessible Standards in Housing	There should be no local policy in the P2LP. Policy 30 of the JCS could be used to negotiate for a proportion of Category 3 housing on a site by site basis based on local needs.	No support for additional locally specific policy on accessible housing standards is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Gypsies and Travellers	There need not be a policy regarding gypsies and travellers in the P2LP.	No support for additional locally specific policy regarding gypsies and travellers is noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Restraint Villages	It preferable to have no Restraint Villages but failing that only Rockingham and East Carlton should fall within such a category	Comments noted.
007	Gateley Plc on behalf of JME Civils Ltd.	Settlement Boundaries	Rather than define settlement boundaries it is better to set out a series of criteria against which the settlement boundary is to be judged on a case by case basis. Settlement boundaries should not be defined through neighbourhood plans either – a criteria based approach is much more consistent with the NPPF	Opposition to settlement boundaries is noted. Paragraph 5.18 of the JCS provides scope for Local Plans or Neighbourhood Plans to define village boundaries.
007	Gateley Plc on behalf of JME Civils Ltd.	Settlement Boundaries	It is preferable that there be no defined settlement boundaries so that the sustainability of a development proposal can be considered without regard to whether or not it is one side or another of a red line on a plan around a settlement	Comments noted. Definition of settlement boundaries will clarify the application of Policy 11 of the JCS.
007	Gateley Plc on behalf of JME Civils Ltd.	Other	The Little Stanion Community Core merits policy support	Site R8 Land West of Stanion was granted outline planning permission in October 2006. Policy is no longer required.
007	Gateley Plc on behalf of JME Civils Ltd.	Threshold for Impact Testing	It is not necessary to adopt a locally set threshold in the P2LP for Corby; the national default threshold of 2,500m <sup>2</sup> in the NPPF can be used.	Support for the national default threshold of 2,500m <sup>2</sup> noted. Further work and evidence is required.
007	Gateley Plc on behalf of JME Civils Ltd.	Saved Local Plan Policies	A revised version of policy R8 should be retained to express support for the Little Stanion Community Core.	Support for retention and amendment to saved Local Plan policy R8 noted.
008	Insight Town Planning Ltd. on behalf of	Local Green Space	Land off Kirby Road, Gretton is shown in the saved development plan as important open land, but that designation is not compliant with the	Comment noted. Land off Kirby Road does not have a Local Green Space designation as defined by the NPPF.

	owners of land off Kirby Road		<p>NPPF local green space designation. The current Local Plan designation is not accompanied by an explanation as to why the site is included in the designation or indeed more generally how/why the designation was applied across the Borough. It is clearly out of date and carries no weight on application of paragraph 215 of the NPPF. In terms of the emerging P2LP, it is clear from the NPPF and the accompanying Planning Practice Guidance that there must be a robust evidence base and justification for making local green space designations. Paragraph 77 of the NPPF states that a Local Green Space designation should not be applied to most green areas or open space, and should only be used, inter alia, where the space is demonstrably special to a local community and holds a particular local significance. The Government therefore sets a high bar for such designations, because once designated such land has protection equivalent to Green Belt policy. Paragraph 3.21 of the scoping consultation correctly notes that “the Local Green Space designation will only be appropriate where it adds value to existing designations”. The status of Land off Kirby Road, Gretton as part of the Conservation Area means that in planning decisions the land is already subject to protection of its historic significance. At the highest level, this is embodied within the statutory requirement of s72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving or enhancing the character or appearance of the Area in exercising planning functions. Additionally, the NPPF contains clear policy tests to be applied to proposed developments within a Conservation Area, requiring an assessment of the significance</p>	
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			of the heritage asset concerned and the relationship of a proposed development with it. Overall, the significance of the land is afforded full heritage protection through existing policy, and in this context a local green space designation would be superfluous.	
008	Insight Town Planning Ltd. on behalf of owners of land off Kirby Road	Non Strategic Sites	Land off Kirby Road, Gretton should be considered as a non-strategic allocation.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
008	Insight Town Planning Ltd. on behalf of owners of land off Kirby Road	Rural Housing	It is not considered appropriate to have an embargo upon rural allocations, as where opportunities arise to deliver additional housing in locations that are sustainable in their rural context, such opportunities should be taken as part of the plan-led approach to the delivery of sustainable development. It is considered that Gretton is a sustainable location within its rural context. Naturally, the making of additional site allocations should not be to the exclusion of windfall sites coming forward through the normal operation of development management.	Support for additional rural housing in sustainable locations is noted. Further work and evidence required in collaboration with colleagues from housing.
009	Amec Forster Wheeler on behalf of National Grid		No comments.	Noted.
010	Natural England	Evidence	Advises consideration is also given to the Biodiversity SPD for Northamptonshire, North Northamptonshire Green Infrastructure Delivery Plan (May 2014) and Nene Valley Nature improvement Area (NIA) <a href="http://www.nenevalleynia.org/">http://www.nenevalleynia.org/</a>	Comment noted. Consideration will be given to these documents and cross referenced within the P2LP where appropriate.
010	Natural England	Nature Conservation	Supports the inclusion of locally designated sites on the Policies Map. This not only assists in avoiding negative impacts when planning allocation areas, but also highlights where existing	Support for the inclusion of locally designated sites on the Policies Map is noted.

			habitats are located and how they may be enhanced further by additional connectivity. As an example the area currently outlined for the West Corby SUE includes areas of Swinawe Wood, which is ancient and semi-natural woodland and ancient replanted woodland. Including these on the policies map will help in the master planning of the SUE, where the woodland should be protected and enhanced by green infrastructure for the development. Additional planting and maintaining green corridors will also help to help link these areas of woodland with other environmental assets in the area, which will make planning development for the future easier, if included on the policies map from the outset.	
010	Natural England	Nature Conservation	We also advise this map could identify areas which are known to have high population numbers of protected species, such as great crested newts. This will assist in demonstrating where creating and enhancing areas of suitable habitat will benefit species, and also give an early indication of where survey work and licensing requirements will need to be considered	Support for the identification of areas which are known to have high population numbers of protected species is noted. Policy 4 of the JCS provides a framework to designate further sites at local level. Further evidence based work is required to explore this issue.
010	Natural England	Additional Areas of Land	Natural England advises consideration is also given to areas of Biodiversity Action Plan priority habitat located within Corby. In addition to ancient woodland, there are many areas of deciduous woodland and other priority habitats such as floodplain grazing marsh. Further information can be found in the habitats layer on <a href="http://www.magic.gov.uk">www.magic.gov.uk</a>	Support for the identification of priority habitats is noted. Policy 4 of the JCS provides a framework to designate further sites at local level. Further evidence based work is required to explore this issue.
010	Natural England	Green Infrastructure Corridors	Support the identification and protection of local and neighbourhood green infrastructure 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	Support for the identification and protection of local and neighbourhood green infrastructure corridors is noted. Further evidence based work is required to explore this issue.

			comprehensive coverage than the JCS. This will enable more detailed and local knowledge to be incorporated within the plan. For example identifying additional corridors where there can be an increased tree and hedgerow planting in the Rockingham Forest area.	
010	Natural England	Green Infrastructure Corridors	Policy 21 Rockingham Forest within the JCS has overarching policies for planting of woodland, increasing biodiversity linkages and green infrastructure corridors and protection and enhancement of the existing forest, which we support. The P2LP could go one step further by having a local policy, which specifies the types of species and habitats which are native to the area, or declining and we would wish to see supported. For example planting of Blackthorn, and hedgerow management creating south facing scalloped edges provides excellent habitat for the Black Hairstreak butterfly, which Natural England would welcome in this area. Green corridors, hedgerow and woodland planting will also provide suitable habitats for bats.	Consideration will need to be given to whether Policy 21 and Biodiversity SPD provide basis to specify the types of species and habitats
010	Natural England	Health and Wellbeing	Health and wellbeing can be linked to the green infrastructure policies. Green corridors throughout developments will improve connectivity, enabling the movement of both people and wildlife across the sites. Ease of access to a network of improved pedestrian and cycle routes which link new developments to the town and wider countryside can encourage more sustainable modes of travel and provide informal recreation opportunities, helping to improve the health and well-being of residents.	Comments noted. Further work and evidence is needed.
010	Natural England	Sustainability Appraisal Scoping Report	Notes the amendments made to the scoping report for the SA following the previous consultation and welcome these additions	Comments noted.

011	Tetlow King on behalf of Rentplus		An affordable housing statement is submitted to accompany the consultation response.	Noted.
011	Tetlow King on behalf of Rentplus		Developing new residential properties in the Borough presents clear challenges, as recognised in the adopted Local Plan and this Issues consultation. Many households face a long wait to access appropriate housing through the housing register as those in greatest need are prioritised, and open market housing and private rental accommodation is often prohibitively expensive. Rentplus homes provide a new option, allowing access to housing rented at an affordable level with the expectation that those householders will purchase in year 5, 10, 15 or 20, with a gifted deposit. This provides the security of an affordable rent, fixed at 80% of the open market rent or the Local Housing Allowance, allowing households to save towards a mortgage on the property without fear of rent rises, and maintenance of the property during the rental period.	Comments noted. Housing White Paper comments on the role and function of the private rented sector which will be considered through the White Paper consultation procedures. Further discussion to take place with housing colleagues.
011	Tetlow King on behalf of Rentplus	Evidence	The Council should seek to update its Strategic Housing Market Assessment (SHMA) to bring the definitions of affordable housing up to date, including rent to buy and starter homes as these are Government-supported models that can bring substantial benefits to local households in housing need and with aspirations of affordable home ownership. Without an update to the SHMA the Council's evidence is outdated, and out of step with current (and future) Government policy; the Housing White Paper anticipated for publication in January 2017 is expected to contain updates on the definitions of affordable housing, following on from the consultation on changes to national planning policy in 2015.	Comment noted. SHMA informed the approach taken in the adopted JCS. This includes support for affordable housing. Definition will refer to latest government policy at that time. See comments above regarding white paper consultation.
011	Tetlow King on	Vision and	The Council should be aiming to significantly boost	Support for locally distinctive vision is noted. Policy

	behalf of Rentplus	Objectives	the delivery of affordable housing to meet local needs. To achieve this it should be seeking to diversify tenures across the Borough, and a locally distinctive vision would assist this in setting out the Council's distinct ambitions for local housing. The outcomes for the Plan should include delivery of individual tenures to meet the distinct local housing needs.	30 of the JCS requires a mix of dwellings sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities. Further work and evidence is required.
011	Tetlow King on behalf of Rentplus	Ensuring High Quality Design	National policy on housing is more than sufficient to support high quality housing delivery in Corby. Introducing locally distinctive policy on housing design adds further expense and difficulties for developers in bringing forward housing proposals, delaying delivery. We support the Council in using national policy only with regard to design.	No support for the introduction of specific local policy on design is noted. The Council has already produced local policy through the JCS in regard to design.
011	Tetlow King on behalf of Rentplus	Rural Housing	Support any work towards identifying sites for delivering housing that meets the full affordable housing needs of the Borough, including those arising in rural areas in which affordability is constrained. Such an approach would meet the NPPF aims to significantly boost housing supply, and to meet the full objectively assessed affordable housing needs of the Borough.	Comments noted.
011	Tetlow King on behalf of Rentplus	Affordable Housing and Starter Homes	There are clear challenges to delivering sufficient affordable housing across the Borough to meet local housing needs. Whilst the JCS sets out clear support for the delivery of affordable housing, including starter homes this is out of step with the Government's policy - and likely policy in respect of introducing rent to buy as a new tenure in the NPPF alongside starter homes. It would be useful therefore for the P2LP to set out a clear policy on supporting the delivery of all affordable housing tenures, such that these can be brought forward wherever these will meet needs and aspirations. The Government has been clear that rent to buy is an innovative tenure; it has the capacity to meet a	Support for additional local policy on all affordable housing tenures is noted. Policy 30 of the JCS supports the delivery of affordable housing in accordance with the NPPF. It is emphasised that the P2LP will not review, introduce or revoke strategic policies within the JCS.

			<p>significant level of need, and this will reduce overall levels of need across the Borough as it removes households from the housing register by bridging the mortgage deposit 'gap'. This enables families' access to housing rented at an affordable level with the expectation of purchase in year 5, 10, 15 or 20, with a gifted deposit. This provides the security of an affordable rent, fixed at 80% of the open market rent or the Local Housing Allowance, whilst allowing those households to save towards a mortgage on the property without fear of rent rises, and maintenance of the property during the rental period. The delivery of Rentplus homes as part of a mixed tenure (or mixed use) scheme also has the potential to speed up overall delivery as the product does not require grant funding, and can be occupied speedily. Partner Registered Providers already active in Corby are also given the option of purchasing any Rentplus property that is not bought by an individual household within the 20 year period, giving the Registered Provider an opportunity to continue offering that property as any affordable housing tenure. The Council is invited to enter into a Memorandum of Understanding with Rentplus, setting out joint aims to deliver high quality housing to local people in need. This provides a best endeavour commitment by Rentplus to replenish stock sold in Corby on a one for one basis, allowing for a proportion of the affordable housing stock to be retained locally.</p>	
012	Sport England	Evidence	<p>Sport England supports the view that the open space, sport and recreation evidence is out of date and that KKP have been appointed to provide a robust and up to date Playing Pitch Strategy and a built sports facilities strategy to replace the existing but aging evidence base.</p>	<p>Comments noted and welcomed.</p>

012	Sport England	Evidence	Use of standards is not supported by Sport England following the introduction of the NPPF and NPPG	Comments noted.
012	Sport England	Social and Cultural	Concerned at the identification of specific sports facilities in paragraphs 6.18 and 6.19 before the updated evidence is available	Comment noted. Identified infrastructure based on the Infrastructure Delivery Plan. It will be reviewed as part of updates to the evidence.
012	Sport England	Health and Wellbeing	Recommend the use of 'Active Design' in the master planning process for new residential development.	Place Shaping SPD will provide guidelines for creating healthier buildings, streets and urban spaces within North Northamptonshire having regard to the Active Design Guidelines.
015	Anglian Water	Strategic Gaps	In the event that CBC decides to include a green wedges/strategic gaps policy in the P2LP we would request that development proposed by Anglian Water to fulfil our statutory obligations under the Water Industry Act 1991 is considered to be 'essential development' and can come forward for development within the context of the policy	Comment noted.
015	Anglian Water	Water Environment, Resources and Flood Risk Management	It is noted that the JCS already includes a borough wide policy relating to water supply, water quality and wastewater infrastructure (Policy 5) and a policy relating to water efficiency (Policy 9). Therefore it is not considered necessary to include similar policies in the P2LP.	Comment noted.
015	Anglian Water	Utility Services	It is noted that the JCS already includes a borough wide policy relating to water supply and wastewater infrastructure. It is not considered necessary to duplicate the requirements of Policy 5 in the P2LP for Corby. However it would be helpful to consider whether there any specific development criteria for the proposed allocation sites (once identified) which are needed relating to water and water recycling infrastructure.	Comment noted.
015	Anglian Water	Other	Anglian Water closely monitors housing and economic growth in our region to align investment and the operation of our infrastructure to additional demand for both water and used water. The water industry operates on five year investment cycles	Improvements to utility infrastructure are noted as is support for the deletion of extant Local Plan policies. Further dialogue will take place with Anglian Water to strengthen the evidence where necessary and incorporated within the updated

			<p>called Asset Management Plan (AMP) periods. The current asset management plan period (known as AMP6) covers the period 2015 to 2020. A number of schemes have been completed at Corby Water Recycling Centre (formerly sewage treatment works) since 1997. The purpose of which was to increase the available capacity to serve additional development and improve river quality. We have also implemented a plan for the renewal of existing water mains within Corby, Gretton and Weldon where large areas of the older cast iron pipes have been renewed. In Gretton a scheme was completed to improve the available water pressure to a number of properties within the village. In Corby and Weldon there have also been a number of small scale water mains reinforcement schemes for the development which has been built between 1997 and 2016. For the above reasons it is considered that the saved Local Plan policies identified in paragraph 6.31 can be deleted. However we would welcome further discussions with the Borough Council relating to the wording of the P2LP relating to utilities and any additional evidence which is required to support the preparation of the P2LP.</p>	<p>infrastructure delivery statements.</p>
015	Anglian Water	Site Selection Methodology Background Paper	<p>It is noted that all potential settlements are ranked as 'average' for utility provision (page 31 of the document). However the available capacity of water and wastewater infrastructure to serve new allocation sites will vary dependent upon the location within the settlement. As set above we would welcome further discussions with the Borough Council relating to the Local Plan and any additional evidence which is required to support the preparation of the P2LP.</p>	<p>Comment noted. Further dialogue will take place with Anglian Water to strengthen the evidence where necessary.</p>
017	Bela Partnership		<p>No comment</p>	<p>Noted.</p>

018	Theatres Trust		<p>Culture and the creative industries play a key role in developing vibrant town centres which are the economic and social heart of sustainable communities. Culture and cultural activity helps develop a sense of place and is what makes communities unique and special. They support the day to day needs of local communities and help promote well-being and improve quality of life. Participation in cultural events can contribute to social cohesion, reduce isolation and loneliness, skills development and learning, as well as providing the entertainment and stimulation needed to develop vibrant communities and grow the economy. There is also a growing awareness of the role that the arts and culture play in attracting and retaining residents and a skilled workforce. Cultural facilities include your theatres, live music venues (inc. public houses), community spaces, museums, cinemas, libraries and other public and performance venues, and they are important in supporting the local and visitor economy by attracting people to these centres where other businesses then benefit from the flow on effects. The Local Plan should therefore support arts and culture at all levels to support the local economy and ensure that all residents and visitors, and future generations, have access to cultural opportunities. Policies should protect, support and enhance cultural facilities and activities, particularly those which might otherwise be traded in for more commercially lucrative developments, and should promote cultural led development as a catalyst for regeneration in the town centre. The NPPF provides clear directions to local planning authorities about the importance of safeguarding and promoting culture activities</p>	<p>Comment noted. Policy 7 of the JCS seeks to safeguard existing community services and facilities and Policy 12 of the JCS supports the vitality and viability of the town centres by supporting the provision of cultural facilities. It is not necessary to repeat policies in the JCS within the P2LP.</p>
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		<p>and venues in their areas. One of the 12 core planning principles (paragraph 17) is the need to plan for culture to support social wellbeing and sustainable communities. Paragraph 23 recognises the important role town centres play in supporting communities and notes that cultural venues make a valuable contribution to the vibrancy and success of these centres. Paragraph 70 states that in 'promoting healthy communities', planning decisions should 'plan positively for cultural buildings' and 'guard against the loss of cultural facilities and services.' Paragraph 156 directs local planning authorities to ensure their local plan includes cultural policies that reflect the NPPF. To address the NPPF, the Theatres Trust recommends a policy with wording along the lines of: Cultural and Community Facilities -</p> <p>Development of new cultural and community facilities will be supported and should enhance the well-being of the local community, and the vitality and viability of centres. The loss or change of use of existing cultural and community facilities will be resisted unless (i) replacement facilities are provided on site or within the vicinity which meet the need of the local population, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or (ii) it has been demonstrated that there is no longer a community need for the facility or demand for another community use on site. The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town and local centre locations. For clarity, and so that guidelines are clear and consistent, the accompanying text and the Glossary should</p>	
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			contain an explanation for the term ‘cultural and community facilities’. We recommend this succinct all inclusive description which would obviate the need to provide examples: cultural and community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.	
022	HBF	Housing Delivery and Management	The Council’s evidence identifies a total Housing Land Supply (HLS) of 12,355 dwellings against its adopted housing requirement of 9,200 dwellings. However the adopted JCS also includes the strategic opportunity for Corby of 14,200 dwellings and a commitment to identifying additional land if Sustainable Urban Extensions (SUEs) are not delivered fast enough to maintain 5 Years Housing Land Supply (YHLS) and a partial review of the JCS if SUEs deliver less than 75% of projected completions in three consecutive years. An early review of the JCS is not the optimum mechanism by which to resolve unmet housing need at the point when it occurs because of the slow response time of such reviews.. The release of reserve sites provides flexibility to respond quickly to changing circumstances in order to meet identified housing needs. The Council should identify sufficient additional housing sites to deliver the strategic opportunity plus 20% buffer without doing so the Council is unlikely to succeed. This approach coincides with the recommendations of the Local Plans Expert Group (LPEG) Report which proposes that “the NPPF makes clear that local plans should be required not only to demonstrate a five year land supply but also focus on ensuring a more effective supply of developable land for the medium to long term (over the whole plan period), plus make provision for, and provide a mechanism for the release of, developable Reserve Sites	Support for the identification of additional housing sites together with a policy mechanism for the release of developable reserve sites is noted. Support for additional housing sites to deliver the strategic opportunity of 14,200 dwellings plus 20% buffer is noted. Support for the allocation of the widest possible range of sites, by size and market location so that house builders of all types and sizes have access to suitable land is noted.

			equivalent to 20% of their housing requirement, as far as is consistent with the policies set out in the NPPF" (para 11.4 of the LPEG Report). When allocating sites the Council should be mindful that to maximize housing supply the widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. The key to increased housing supply is the number of sales outlets including multiple outlets on SUEs. Thereby maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand.	
022	HBF	Rural Housing	Option B provides the best approach to supporting sustainable rural development. Therefore the Council should undertake further work on assessing local needs.	Support for strengthening the evidence base to understand local needs or opportunities for housing in the rural area is noted.
022	HBF	Sustainable Buildings	Option A is the most appropriate approach. Policy 9 of the JCS and Building Regulations deal with sustainable buildings there is no requirement for a local policy.	No support for additional locally specific policy on sustainable buildings is noted.
022	HBF	Self Build and Custom House Building	Option A is the most appropriate approach. There is no requirement for a local policy on self build and custom build which is dealt with by both the NPPF and JCS's encouragement on a site by site basis.	No support for additional locally specific policy on self build and custom house building is noted.
022	HBF	Affordable Housing and Starter Homes	Agree that until further information on Starter Homes is available from Government it is not clear whether a local policy beyond that contained in the JCS is necessary.	Comments noted.
022	HBF	Accessible Standards in Housing	Agrees that Option A is the most appropriate approach. The JCS makes provision for M4(2) accessible / adaptable homes and the nationally described space standard. There is no justification	No support for additional locally specific policy on accessible standards in housing is noted.

			for a local policy on M4(3) wheelchair accessible housing.	
024	Persimmon Homes Midlands	Nature Conservation	Support inclusion of locally designated sites on the Policies Map. This would help to provide clarity as to the location and extent of such sites. However any protection afforded to locally designated sites should be commensurate with their status, as outlined by the NPPF at Paragraph 113.	Support for the inclusion of locally designated sites on the Policies Map is noted.
024	Persimmon Homes Midlands	Additional Area of Land	No. There is no need for additional sites to be designated.	No support for additional areas of land being designated as conservation sites is noted.
024	Persimmon Homes Midlands	Strategic Gaps	No. 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.	No support for the identification of strategic gaps is noted.
024	Persimmon Homes Midlands	Open Space, Sport and Recreation	No additional policy should be provided. Instead rely on the JCS and NPPF to determine planning applications	No support for the designation of open spaces, sports and recreational facilities within the P2LP is noted.
024	Persimmon Homes Midlands	Local Green Spaces	A new policy for Local Green Spaces should not be introduced. The potential eligible areas are likely to already be afforded protection by existing policies	No support for the introduction of Local Green Spaces is noted.
024	Persimmon Homes Midlands	Green Infrastructure Corridors	No additional policy should be provided. There are already sufficient policies in place.	No support for the identification of the strategic network of green infrastructure is noted.
024	Persimmon Homes Midlands	Tranquillity Area	No additional policy should be provided. There are already sufficient policies in place.	No support for the identification of tranquillity areas is noted.
024	Persimmon Homes Midlands	Water Environment, Resources and Flood Risk Management	No additional policy should be provided. There are already sufficient policies in place.	No support for additional locally specific policy on water environment and flooding is noted.
024	Persimmon Homes Midlands	Further Local Guidance	No additional policy should be provided. There are already sufficient policies in place.	No support for locally specific policy on local heritage is noted.

024	Persimmon Homes Midlands	Ensuring High Quality Design	No additional policy should be provided. There are already sufficient policies in place.	No support for locally specific policy on design is noted.
024	Persimmon Homes Midlands	Housing Delivery and Management	Additional housing sites should be identified so as to provide flexibility in the housing supply and to ensure choice and competition in the market for land, as required by the NPPF. As the Council has signed up to a strategic opportunity approach in the JCS, the reserve sites should provide for at least the number of homes required to meet this target in order to give a realistic chance of seeing this opportunity realised. The approach of identifying reserve sites to allow for an additional 20% of the housing requirement would accord with the recommendation of the Local Plan Expert Group Report, March 2016. As identified in the consultation document, this would require reserve sites for an additional 5,039 homes to be identified. Policies should be flexible enough to allow for the release of reserve sites to respond to changing circumstances without wholesale review of the plan.	Support for the identification of additional housing sites is noted. Support for additional housing sites to provide for at least the number of homes to meet the strategic opportunity of 14,200 dwellings is noted.
024	Persimmon Homes Midlands	Rural Housing	Further work should be undertaken to establish whether there is a local need for more housing in the rural area, for both market and affordable housing. Suitable housing developments in rural areas help to support local services and facilities and prevent rural communities from stagnating.	Support for strengthening the evidence base to understand local needs or opportunities for housing in the rural area is noted. Further work and evidence required.
024	Persimmon Homes Midlands	Sustainable Buildings	No additional policy should be provided. The National Planning Practice Guidance requires clear evidence of a local need for additional standards, which is not the case here. Such an approach would also be likely to severely compromise viability and therefore the deliverability of the plan as a whole.	No support for additional locally specific policy on sustainable buildings is noted.
024	Persimmon Homes	Self Build and Custom	No additional policy should be provided. There are already sufficient policies in place.	No support for additional locally specific policy on self build and custom house building is noted.

	Midlands	House Building		
024	Persimmon Homes Midlands	Affordable Housing and Starter Homes	At this point it is too early to say whether additional guidance will be needed in respect of starter homes. Government guidance is expected early in 2017 which will hopefully clarify their position and indicate how local authorities should respond. We would encourage local authorities to be flexible in allowing different tenures to be provided on new developments. We have found that there are an increasing number of affordable housing providers coming into the market offering a range of innovative solutions that accord with the Governments aspiration to improve opportunities for home ownership. Our view is that local authorities should not be too restrictive in their approach, should be open to new solutions and should encourage a broad range of affordable housing to be provided.	Comments noted. Further work and evidence is required in context of the White Paper 'Fixing our broken housing market'.
024	Persimmon Homes Midlands	Accessible Standards	No additional policy should be provided. This would allow for flexibility in taking account of site specific circumstances including suitability, local need and viability.	No support for additional locally specific policy on accessible standards in housing is noted.
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Retail Network and Hierarchy	Sovereign supports the designation of 'Corby Town Centre' as the primary town centre in the retail hierarchy. Furthermore, Sovereign agrees that the Town Centre should be the focus of major retail development within Corby Borough.	Support for the primacy of the town centre and the role of the town centre is noted.
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Retail Network and Hierarchy	With regard to the Options set out in paragraph 10.9, Sovereign supports the review of town centre boundaries. The Proposed Town Centre Boundary Plan, shown as Appendix 1 at page 9 of the Review of Boundaries in Corby Town Centre document, is considered to accurately reflect the Town Centre boundary and should be taken forward in the P2LP. As a point of clarity though,	Support for the review of town centre boundaries is noted. Support for the background paper is noted subject to a review of the base mapping.

			the base map used should be updated as it no longer reflects the current built form in the Town Centre. For example, Crown House and former bus station has been demolished and this should be reflected on the base map. This change will assist in the understanding of the Local Plan.	
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Town Centre Regeneration	Whilst the creation of a Neighbourhood Plan is supported, this is likely to take some time and it is important that a new Local Plan is put in place as soon as possible to provide clear policy and guidance in respect of development within the Town Centre. The Neighbourhood Plan could take a number of years to deliver and it should conform to the wider Development Plan, namely the JCS and the P2LP. As such, Sovereign agrees that the Local Plan should establish the principles for development within Corby Town Centre and the Neighbourhood Plan should conform to these, and if necessary, add further detail. Having regard to paragraph 10.14, Sovereign agrees that the Master Plan is out of date and should no longer be used for development control purposes. Instead the Local Plan should provide the development principles for Corby Town Centre, though these should not be overly prescriptive and should be applied flexibly with regard to site specific constraints and development viability. In terms of the principles set out at paragraph 10.14, these are broadly supported by Sovereign, although the following should be reconsidered in light of planning application reference 16/00447/DPA which relates to the former Crown House site and Market Walk and which faces Westcott Way - Opportunities should be identified and implemented to improve frontages to Westcott Way. As the Council will be aware application 16/00447/DPA has been submitted in October	Broad support for the development principles for the town centre subject to revisions to reflect the planning application is noted.

		<p>2016 and this proposes the creation of a retail extension to Market Walk and the redevelopment of the former Crown House site to extensive surface level car parking. As far as possible, the above principle have been incorporated into the design but as the Council will know, site constraints, development viability, and retailer demand have all shaped the scale, form and layout of the proposed development. The proposed retail development is orientated to face south towards Westcott Way, and the proposed development is set back from Westcott Way to allow for surface car parking to be provided to the requisite levels and standards. Though the desirability to have development fronting Westcott Way is understood, this is not feasible, nor deliverable. On this basis alone the principle should be deleted as it is unrealistic insofar as this may relate to creating retail frontage. Alternatively the wording of the principle could be changed to reflect the benefits that an improved landscaping scheme on the Westcott Way frontage could create. The current application proposes a strong landscape boundary that reflects the landscape character of the recent landscaping improvements in this part of the town centre. Further, pedestrian linkages are proposed in this location, creating better accessibility and permeability to the town centre. These proposals help to create a better sense of place, a better welcome to the town centre, and better public realm. All of these outcomes should be supported by policy. The planning application is due to be determined in January 2017 and assuming it is approved, the intention is that development commences in the spring. In this context, care should be taken to ensure that design principles relating to the Site</p>	
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			remain relevant once the Local Plan is adopted in due course.	
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Corby Town Centre Retail Boundaries	In respect of paragraph 10.22 Sovereign supports Option A which proposes to review the retail boundaries and include these on the Proposals Map.	Support for the review of retail boundaries and inclusion of the updated boundaries on the Policies Map is noted.
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Corby Town Centre Retail Boundaries	The Proposed Town Centre Boundary as shown as Appendix 1, page 9 in the Review of Boundaries in Corby Town Centre document, is considered by Sovereign to be correct, having regard to paragraph 23 of the NPPF. As set out within our response to Question 43 above though, the base map should be updated to accurately reflect the built form of the Town Centre.	Support for the town centre boundary is noted.
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Corby Town Centre Retail Boundaries	In terms of Appendix 2 and 3 of the Review of Boundaries in Corby Town Centre document showing the Proposed Primary Shopping Area and Primary and Secondary Retail Frontages respectively, it is considered that overall the Maps are correct but some modest changes are required. The frontages on Alexandra Road and George Street are designated as Secondary Retail Frontage, yet these are not within the Primary Shopping Area. These frontages, whilst including retail uses, are becoming remote from the Primary Shopping Area and are of less importance/significance than the rest of the Primary and Secondary Retail Frontages. It is therefore suggested that these frontages are undesignated. Sovereign would not support the extension of the Primary Shopping Area to include these frontages. It is also noted that Hamilton House, the site adjacent to South Eastern Gateway development site, is included within the Primary Shopping Area but is not identified as a	Comments on the retail boundaries are noted. Evidence to be reviewed to take account of comments.

			development option. If it is to remain within the Primary Shopping Area, it is considered the site should form a development option, as referenced in our response to Question 47. However, it is considered unlikely that the residential site will come forward for retail development during the lifetime of the Plan.	
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Primary and Secondary Retail Frontages	The retail environment is changing at a rapid rate and city and town centres are ever evolving. Customers are looking for a wider variety of experience and new roles for town and city centres are emerging. Furthermore, new uses are emerging, with several new retail and retail-related formats which do not naturally fall into any specific use class. Specifically, the retail footprint in many centres is decreasing and space is being taken up with other uses including leisure and other town centre uses. Paragraph 23 of the NPPF states that planning policies should be positive, promote competitive town centre environments and plan for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should, amongst other matters, pursue policies to support their viability and vitality and promote competitive town centres that provide customer choice and a diverse retail offer, which reflects the individuality of town centres. In this context, Sovereign fully supports proposed Option C for the Primary Retail Frontages. This is due to greater flexibility being needed to allow food and beverage uses (Use Classes A3/A4/A5) within town centres to encourage increased activity and a variety of shopping and leisure uses.	Support for a flexible approach to primary retail frontages is noted.
025	GL Hearn on behalf of Corby Town	Primary and Secondary Retail	In respect of Secondary Retail Frontages, Sovereign supports Option D to maximise flexibility of uses, enabling the enhancement of the vitality	Support for flexible approach within secondary retail frontages that allows any A Class Use is noted.

	Centre S.A.R.L and Sovereign Centros	Frontages	and viability of the town centre as encouraged within paragraph 23 of the NPPF. However, clarification is needed as to what is meant by 'retail uses' as throughout the consultation document this phrase appears to take on different meanings. It is considered that 'retail uses' equates to A Class Uses (A1/A2/A3/A4/A5) and therefore the option implies that any A Class Use will be allowed in the Secondary Retail Frontage, which is supported. It is important that the policy is clear and consistent in its meaning to prevent differing interpretations so as to comply with the NPPF, paragraph 154.	
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Key Development Opportunity	The inclusion of the Oasis Car Park as an opportunity site is supported. However, the site should be known as the Oasis Retail Park and the boundary should be extended to include all of the retail units which currently occupy the site, including the car park. To confirm, Sovereign own the Oasis Retail Park and the Council is correct that the car park is very well used and the retail units trading well. At this time there are no plans for comprehensive redevelopment of the site, though as officers will be aware, plans for additional retail floorspace on this site are being considered.	Support for the inclusion of Oasis Car Park subject to amendments is noted.
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Key Development Opportunity	For both the Oasis Retail Park and Alexandra Road development sites, the development principles include the opportunity to create an 'activity hub'. The meaning of what an activity hub is must be clarified as to comply with paragraph 154 of the NPPF which states the need for clear policies. The term activity hub is ambiguous and should not be taken forward in the Plan without sufficient clarity as to what is expected by such a development.	Comment noted. Activity hub in this context refers to a central point of activity which complements the functions of the town centre.
025	GL Hearn on behalf of	Key Development	Regarding the South Eastern Gateway opportunity site, it is considered that its inclusion within the	Comment on the status of the planning application is noted.

	Corby Town Centre S.A.R.L and Sovereign Centros	Opportunity	Plan will result in the Plan being out of date once adopted. The site is currently subject to a planning application reference 16/00447/DPA for its redevelopment. The proposals include the provision of some 4,700m <sup>2</sup> of retail floorspace, the creation of new surface level parking and public realm improvements at Market Walk. A decision on the application is expected in January 2017 and the intention is to commence development during the spring. The current proposals are designed to serve the needs of the town for the long term, and further redevelopment in the short/medium terms is unlikely to come forward. At paragraph 157 of the NPPF it states that Local Plans should be up to date, and therefore the inclusion of the South Eastern Gateway, as currently outlined, will be out of date by the time the Plan is adopted. It is suggested that the site either be redefined to include land not within the current proposals (such as the residential land and buildings south of the roundabout on Elizabeth Street), or deleted altogether. If the site is to be retained within the Plan as a development opportunity it is suggested that the description of the site be updated to reflect the current proposals. Further, as a point of clarity, planning permission was not granted for an eight screen cinema, but rather Planning Committee resolved to grant permission but a Section 106 Agreement was not signed, and the decision notice was not issued.	
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Threshold for Impact Testing	Sovereign supports the adoption of a locally set threshold above which retail impact assessments should be provided as in support of applications for retail development in an edge or out of centre location. Paragraph 23 of the NPPF states that town centres should be recognised as the heart of their communities and policies should be pursued	Support for the adoption of a locally set threshold of 350m <sup>2</sup> for impact testing is noted. Further evidence based work is required to explore this issue.

			<p>to support their viability and vitality; therefore town centre uses, specifically retail, should be focussed into the town centre and within the Primary Shopping Area to protect the vitality and viability of centres. Retail proposed in out of centre locations should not be supported unless the impact of such development can be demonstrated to not undermine the viability and vitality of Corby Town Centre. Sovereign is seeking to deliver additional retail floorspace in the Town Centre and deliver the regeneration of an important but derelict site, a gateway to the town. Retail development coming forward elsewhere, particularly large format retail units, divert trade away from Corby Town Centre and undermine its long term viability and vitality. Importantly, such diversion of spend away from Corby Town Centre stands to undermine the deliverability of the development proposals currently being considered by the Council (application 16/00447/DPA). Paragraph 10.35 states that there is limited increase in spending capacity up to 2031 to support retail growth. As such, available spend should be directed to Corby Town Centre as far as possible. The Council also acknowledges that even retail development below 1,000m<sup>2</sup> could have an impact upon Corby Town Centre and as such, it is suggested that a lower threshold for an impact assessment be set. It is considered that to allow for small scale convenience retail to come forward in some locations, an impact threshold of 350m<sup>2</sup> should be set for the Borough. This should apply to all retail development being sought in edge and out of centre locations. The Council will need to justify a locally set threshold through a robust evidence base.</p>	
025	GL Hearn on	Other Issues	Sovereign consider that there should be a policy to	Support for a policy to prevent the expansion of

	behalf of Corby Town Centre S.A.R.L and Sovereign Centros		prevent the expansion of out of centre developments and emphasise that Corby Town Centre should be the focus for retail development. The Council should ensure policy is suitably restrictive and that, given that Sovereign is seeking to deliver significant investment in the Town Centre, including through the provision of additional retail floorspace, that these plans are not undermined by out of centre retail development coming forward. The policies should refer to the key paragraphs of the NPPF i.e. 23-27, and should ensure that any out of centre retail development proposed above 350m <sup>2</sup> is required to undertake an impact assessment which should specifically consider the impact on planned investment in Corby Town Centre.	out of centre developments and emphasise that Corby Town Centre should be the focus for retail development is noted. Policy 12 of the JCS emphasises that town centres are the focus of development and requires the application of sequential and impact tests set out in the NPPF for main town centre uses not in existing centres in order to control the expansion of out of centre development.
029	Harris Lamb	Evidence	A trajectory for the whole plan period should be prepared and included in the P2LP as required by Paragraph 47 of the NPPF. This should include a detailed breakdown of the sites that form part of the supply, when they are expected to start delivering and the assumed deliver on a year by year basis thereafter. This piece of work is essentially in order to demonstrate how the Council will maintain delivery of a five-year supply of housing land to meet the housing target	A housing trajectory is included in the JCS in accordance with Paragraph 47 of the NPPF. Duplication is unnecessary.
029	Harris Lamb	Housing Delivery and Management	It is imperative that additional 'Reserve Sites' are identified in order to make provision for what we consider is the very real likelihood that the delivery targets for the various SUEs in Corby will not be met. It is inevitable the SUEs will not deliver at the rate identified in the trajectory in Appendix C and this could have significant consequences on the Council's 5 year housing land supply. It should be noted, however, that if the Council is not able to demonstrate a 5 year housing land supply then the policies in the local plan in relation to housing	Support for the identification of additional housing sites is noted.

			would be rendered out of date. Consequently, if the Council would like to avoid what they describe as the “associated problems with speculative planning applications”, then the Reserve sites will need to be triggered before a 5 year shortfall occurs. When and how this trigger is going to work will need to be clearly set out in the P2LP.	
029	Harris Lamb	Housing Delivery and Management	<p>In terms of determining how many additional housing sites need to be identified, in the first instance the currently identified supply of sites, including SUEs, should be reviewed. We had expected the Annual Monitoring Review for the period ending March 2016 (almost 9 months ago now) to be available by now. However, no Annual Monitoring Review has been published to date. That said there are a number of indications that previously identified delivery targets are struggling to be met:</p> <ul style="list-style-type: none"> <li>• The delivery at Priors Hall for the 2015/16 year has reduced from 256 to 170 dwellings or, in other words, less than 67% of target appears to have been delivered;</li> <li>• The West Corby SUE is already a year behind the timetable set out in the Position and Delivery Statement submitted by the Council and the promoter of the site to the Core Strategy examination; and</li> <li>• The promoter of Priors Hall has gone into administration.</li> </ul> <p>By the time the P2LP progresses to examination we would anticipate at least two AMRs to have been published. If this monitoring data shows that delivery rates have yet again not reached the levels predicted by the Council then delivery rates will need to be reconsidered not only in the short term, but across the plan period as predicted delivery has continually outstripped the actual</p>	Comments noted that the level of additional housing should consider the latest monitoring information, provide capacity to deliver the equivalent of 20% of the housing requirement and that additional housing sites will need to be different to the sites identified in the supply. Further work and evidence required.

		<p>delivery. If on review of the supply the overall land supply falls below the total requirement plus 20% buffer as identified in Table 6, then additional sites will first be need to be identified to meet this target before Reserve sites are identified.</p> <p>In terms of the amount of reserved sites, the LPEG 'Report to the Communities Secretary and to the Minister of Housing and Planning' concludes in Paragraph 11.4 that plans should "make provision for, and provide a mechanism for the release of, development Reserve Sites equivalent to 20% of their housing requirement". On this basis we consider that Reserve sites with the capacity to deliver the equivalent of 20% of the housing requirement should be identified (20 % of 9494 dwellings = 1899 dwellings).</p> <p>In terms of what sites should be included as additional allocations / reserve sites, then these will need to be different to the sites identified in the supply, with the ability to be delivered in the short term being imperative. These sites will need to be relatively small sites (e.g. 20-100 dwellings) with flexible land owners / tenancy arrangements and they should be free from constraints that are likely to prevent delivery in the short term. Anything else would result in longer lead in times and not achieve objective of boosting housing supply in the short term.</p> <p>In terms of location, it is important that sites outside of Corby and in the rural area are included. If the existing supply is struggling to deliver at the predicted rates then it is likely that saturation of the Growth Town's Housing market is playing a part in this. There are already 3 significant urban extensions, which at their peak are hoped to delivery 760 dwellings a year, plus Oakley Vale with another 60-70 dwellings a year. On top of this</p>	
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			<p>there are the other sites identified. Consequently, identifying additional sites in Corby at this time is not going to be attractive to the market, which will defeat the objective of identifying additional sites. By contrast, sites in the rural area would offer something different and be attractive to the market, thereby significantly increasing the prospects of delivery. Furthermore sites in this location are likely to perform better from a viability perspective and this would ensure a greater spread of both market and affordable housing being delivered.</p> <p>Identifying sites in the rural area would not undermine the Core Strategy. At present, the rural housing target only represents 10% of the overall housing target and this percentage reduces further if the strategy opportunity is going to be realised. We consider that housing in the rural area could be more than doubled without removing the focus from Corby. Furthermore, Policy 11 of the Core Strategy specifically states that development above the rural housing target “will be resisted unless agreed through the Part 2 Local Plan...to meet a particular local need or opportunity”. The local need in this scenario being that the identified sites are not delivering at the rates predicted and more sites need to be identified to meet the housing need of Corby Borough; Corby Borough being a local need in the context of North Northamptonshire.</p>	
029	Harris Lamb	Rural Housing	<p>The following three sites have been submitted to the ‘Call for Sites’ consultation</p> <ul style="list-style-type: none"> <li>• Land to the south of Long Croft Road, Stanion (adjacent to Little Stanion)</li> <li>• Land to the north of Brigstock Road, Stanion</li> <li>• Glebe Farm, Church Street, Weldon</li> </ul> <p>All of these sites offer something different to the</p>	<p>Sites submitted through the ‘Call for Sites’ will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.</p>

			land supply currently identified. They are being actively promoted by the land owner, with planning applications submitted on the Brigstock Road and Weldon sites, and could be available for housing with limited notice. We are not aware of any constraints that would limit delivery in the short term and no viability issues have been raised within either of the planning applications. Furthermore, despite being within the 'rural area' these sites are actually closer to a number of services and facilities in Corby, including the Town Centre and train station than the SUEs. They also all benefit from foot, cycle and bus links to these services and facilities. They do, therefore, provide good, attractive housing sites that could be identified as allocations or reserve sites in the plan, should additional sites be needed to bolster the five year housing land supply position either now or at some point in the plan period.	
029	Harris Lamb	Site Selection Background Paper	4. Liveability – Noise and Odour – to our knowledge there are no trunk roads in Corby.	It is agreed that there are no trunk roads in Corby. Site Selection Methodology Background Paper to be amended accordingly.
029	Harris Lamb	Site Selection Background Paper	Under 10.1.1 a tick is given for sites that would not affect agricultural land and then under 10.2.1 a tick is awarded for being brownfield land. In our view this is essentially giving two ticks for the same thing, because if a site is not agricultural land it is likely this is a brownfield site. The alternative is that it is some form of sports pitch, open space, etc., but then it seems inappropriate that these would be elevated for not being agricultural land. In our view 10.1.1 should be removed.	Concern noted that the marking for the efficient use of land and maintenance of resource of productive soil includes double counting. However the use of two scoring categories is required to assess the site for efficient use of land (10.1) and maintenance of resource of productive soil (10.2).
029	Harris Lamb	Site Selection Background Paper	16.1 Viability – 16.1.1 talks about being viable when CIL is applied. To our knowledge Corby are not planning to implement a CIL.	A decision on the introduction of CIL remains to be taken.

029	Harris Lamb	Rural Buildings	There should be a third option, which would be to allocate further sites to provide a 20% buffer to the rural housing target. Such an approach would be consistent with the Council's approach in relation to the housing target as commented on above. The Council have been very careful in clearly separating out the housing target for Corby and the housing target for the rural area. It is, therefore, imperative that sufficient housing is identified in the rural area. Failure to identify sufficient sites would further suppress supply and inflate costs in the rural area, to the detriment of young and first time buyers who want to continue to live in these locations. The rural housing target is 910 dwellings. When a 20% buffer is added this increases to 1,092 dwellings, which is 120 dwellings more than the current supply of 972 dwellings that have been identified by the Council. Consequently allocations of a minimum of 120 dwellings should be identified. In paragraph 8.19 the Council refer to small scale infill developments in the rural area continuing to add to the supply in the villages. However, these would class as windfall sites and consequently such an approach is effectively double counting these sites.	Support for the allocation of further sites to provide 20% buffer to the rural housing target is noted.
029	Harris Lamb	Sustainable Buildings	If a local policy is progressed in relation to Sustainable Buildings, it will need to take account of the Governments very clear stance that Building Regulations is the mechanism that they want to lead the way in reducing the energy requirements of new buildings.	Comment noted.
029	Harris Lamb	Accessible Standards in Housing	The requirement of Policy 30 in the JCS to meet National Space Standards and Category 2 have had significant implications on the viability of developments and will lead to the reduction in other planning obligations. Whilst we appreciate that in principle providing larger more accessible	Viability concern associated with Policy 30 of the JCS is noted. It is reiterated that the purpose of the P2LP is not to review or revoke strategic policies in the JCS. Moreover the JCS has been subject to viability testing and been found sound.

			homes is attractive, to achieve this is having considerably more than a limited impact on the cost of a development as suggested in Paragraph 8.34. If we take 2 or 3 bedroom affordable dwellings as an example, which had up until and following the adoption of Policy 30 considered acceptable to meet affordable housing providers requirements, these dwellings might need to be increased 7-10 square metres and this increase in floor space can have a five figure uplift in the build costs of a single dwelling, whilst at the same time result in the number of units being proposed reducing. A number of sites in Corby have already struggled with viability prior to the adoption of this policy and so meeting these standards will have knock on effects on the delivery of other planning obligations. If the evidence base supports a percentage of homes being built to wheel chair standards then we have no objection with regard to the principle of this being required on appropriate sites; however, at the same time, a policy should be considered to address the issues with viability surrounding the existing Policy 30 requirements. The initial response to this request might be that a viability assessment can be submitted on a case by case basis as required; however, the production and negotiation of viability assessments delay the determination of planning applications and cost £10,000+ in consultant fees (applicant and Council's), which will ultimately be added to the cost of the development and further reduce the contributions that can be provided by a development.	
031	Historic England	Heritage Assets	Reference to non-designated heritage assets within paragraph 4.1 is welcomed, together with the proposed production of a Local List.	Support for the production of a local list is noted.
031	Historic	Further Local	Either option would be welcomed; Historic England	Support for the production of a local list and

	England	Guidance	strongly supports the provision of a Local List. Reference to the Historic England Publication 'Local Heritage Listing' is welcomed. A specific Local List policy should also be incorporated within the Local Plan.	additional locally specific policy on the historic environment is noted.
031	Historic England	Further Local Guidance	Locally specific policies should be included which strengthen the policy basis for heritage. This should also be strategic due to both the possibility of a gap between the time periods of the JCS and the Local Plan and to ensure compliance with the NPPF.	Support additional policies, including strategic, on the historic environment is noted. The two parts of the Local Plan JCS and P2LP should be read together and it should not be necessary to repeat the JCS in the P2LP. Changes to strategic policies will be made through a review of the JCS.
031	Historic England	Other	The P2LP represents an opportunity to provide detailed separate policies on specific heritage assets such as Conservation Areas, Listed Buildings, Registered Parks and Gardens and Scheduled Ancient Monuments. A policy relating to historic shop fronts would be welcomed.	Support for additional locally specific policies on specific heritage assets such as Conservation Areas, Listed Buildings, Registered Parks and Gardens, Scheduled Ancient Monuments and historic shop fronts is noted. Further work and evidence required.
031	Historic England	Identification of Sites for Housing	Historic England would welcome the opportunity for early involvement with site allocations.	Comments noted and welcomed.
031	Historic England	Primary and Secondary Retail Frontages	It must be ensured that this flexibility conserves and enhances heritage assets and their settings. Article 4 directions may be necessary on specific frontages; safeguards will be necessary where heritage assets could be affected. How will the plan manage the changes as a result of this relaxation?	Concern that a flexible approach towards primary and secondary frontages could affect heritage assets is noted. Scope for Article 4 directions is recognized. Policy 2 of the JCS will ensure that the historic environment will be preserved and, where appropriate, enhanced.
031	Historic England	Key Development Opportunity	It is not possible to comment fully at this stage. With regards to the former Tresham College Site, care should be taken to ensure that the 'Roman Road in Hazel Wood' Scheduled monument (ref. 1002901) is conserved and enhanced. The site is surrounded by the same ancient woodland (Hazel Wood) which also surrounds the scheduled monument of the Roman road. It is of great importance to ensure that the re-development of this site can be delivered without harmful impact	Comment on the significance of heritage assets and ancient woodland is noted. The County Archaeologist will be notified as a consultee when planning proposals come forward.

			on the ancient woodland. Archaeological remains are often well preserved in areas of ancient woodland and any such would of course contribute to the significance the scheduled monument to the south derives from the contribution made by its setting. The County Archaeological Advisor should be consulted.	
031	Historic England	Sustainability Appraisal	Section 3.10 is welcomed. Reference to non-designated heritage assets should also be made, including locally listed buildings, archaeology and other information contained on the HER, in order to fully assess impact upon heritage assets. Greater reference to baseline data would also strengthen this section, such as Conservation Area appraisals in relation to the Conservation Areas described.	Comments noted. Reference to non-designated heritage assets (Local Interest Buildings) added to paragraph 3.10.7 of the Sustainability Appraisal Scoping Report in response to Historic England's previous comments. Details of Conservation Area Appraisals provided in paragraph 3.10.5.
031	Historic England	Sustainability Appraisal	Paragraph 3.10.7 would more closely reflect the NPPF if the first section "Currently the Council has no 'non-designated' heritage assets" was deleted.	The Council is considering designating Local Interest Buildings as 'non-designated heritage assets' based on Conservation Area Appraisals and Management Plans
031	Historic England	Sustainability Appraisal	There is again insufficient information for the methodology in relation to heritage. Although the predicted magnitude of effects is welcomed within paragraph 5.3, greater detail will be required to fully assess impact upon both designated and non-designated heritage assets. Detailed site assessment criteria is required to comply with the NPPF and ensure a sound plan. Historic England would be happy to advise further. In particular, proximity should not be used as a gauge of harm or impact. The use of proximity does not comply with the NPPF – impact upon the setting of assets can occur from a great distance and not simply from sites 'in close proximity' to an asset, dependant on the type of development.	Comment noted. A full appraisal of the likely impact upon designated and non-designated heritage assets will be undertaken at later stages of the Sustainability Appraisal. The Council welcomes the opportunity to engage with Historic England on this issue.
031	Historic England	Site Selection	The extent to which the historic environment affects the principle of deliverability will depend on	GIS based assessments using agreed detailed assessment criteria were used. Details of the

		Background Paper	<p>the particular characteristics of the site/area in question. For example, a modest appropriate infill development in a conservation area may have greater potential (deliverability) than a suggested development within a designated registered park and garden. Therefore our advice should not necessarily be seen as a constraint on the delivery of more homes or employment sites, but as means to provide greater certainty by clearly identifying at an early stage the likely deliverability of the estimations. The setting of a heritage asset can contribute to its significance, and as such potential implications for the setting of a heritage asset need to be considered as an integral part of the site identification / appraisal process. As explained by the NPPF 'significance can be harmed or lost through alteration or destruction of the heritage assets or development within its setting'(paragraph 132). Where development within the setting of a designated heritage asset may harm its significance, it might be appropriate to exclude the site at an early stage in the process (the 'long list' in this case). Conversely, there may be opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance (NPPF, paragraph 137). Such positive opportunities may also be useful to capture as part of the appraisal process.</p>	<p>assessment of the historic environment can be found under category 7 Cultural Heritage on p.21 of the Background Paper, which also includes Archaeology. However, it is recognised that this initial assessment is limited in scope and a more detailed assessment will be made on the final 'short list' of sites</p>
031	Historic England	Site Selection Background Paper	<p>Appendix 4: Detailed Assessment Criteria (Stage 3). Section 7 is welcomed. It would be helpful to clarify that this also includes non-designated heritage assets</p>	<p>Comment noted. Reference is made to 'local heritage assets' under paragraph 7.1.3. Further clarification can be provided in later Sustainability Appraisal reports.</p>
031	Historic England	Site Selection Background Paper	<p>It is not clear if any constraints automatically exclude sites from potential selection, such as being within scheduled ancient monuments; an environmental constraints exclusion list would</p>	<p>Comment noted. A traffic light scoring system is used and where sites score 'red' (e.g. where significant constraints are identified involving the loss or harm to a heritage asset) then as set out in</p>

			provide greater clarity and strength.	the criteria it would not be considered appropriate for development to take place.
031	Historic England	Site Selection Background Paper	Within the 'Completion of Instructions Background Guidance' table on pages 28 onwards, the 'Cultural heritage' section is again welcomed. It would be helpful to include the following additional wording for greater strength - "Assessment will focus on heritage assets and their settings, including scheduled ancient monuments, historic parks and gardens, non-designated heritage assets and archaeology, and whether the site falls within a Conservation Area, or its setting."	Revised suggested wording is noted.
031	Historic England	Site Selection Methodology Background Paper	<p>To determine what aspects of the historic environment should be taken into account in the assessment of a site's (housing/employment) potential, the following factors are suggested:</p> <ul style="list-style-type: none"> <li>• All heritages assets should be considered encompassing buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest (archaeological, architectural, artistic or historic). These include designated heritage assets and non-designated heritage assets identified by the local planning authority (including local listing).</li> <li>• Implications of development (positive and negative) for the setting of a heritage asset and its significance should be considered.</li> <li>• The potential archaeological interest of a site should be taken into account.</li> <li>• In considering implications for landscape and townscape character, relevant information on the present day historic character of places should be utilised, as for example historic landscape characterisation, historic environment assessments, historic area</li> </ul>	At this stage the agreed detailed assessment criteria have been applied. However, further detail, including data from the HER, will be applied to a final 'short list' of sites.

			<p>assessments, extensive urban surveys and conservation area appraisals, and other historic characterisation studies.</p> <ul style="list-style-type: none"> <li>• The specific consideration of settlement character may also be appropriate, as for example whether development would significantly alter the historic settlement pattern (positively or negatively).</li> </ul> <p>It is recommended that the conservation, archaeology and urban design staff at the local and county level are involved at an early stage to advise on relevant sources of information on the historic environment and heritage assets. This can include data from the Historic Environment Record for the area, conservation area boundaries, local heritage lists and any historic characterisation studies.</p>	
035	Gladman Developments Ltd.		<p>The JCS forms the Part 1 Plan for Corby and adopted in July 2016. It noted from the consultation document that the P2LP not intend to reopen strategic issues that have been dealt with through Part 1 of the Local Plan. This process is about putting a plan in place that enables the implementation of the strategy contained within the Part 1 Plan. The decision not to review strategic policies is the correct approach, as the Part 1 Plan has been recently adopted. The Council should however remain mindful of the need to carefully monitor progress of its Part 1 Plan, in particular the delivery of housing against the baseline trajectory that was considered through the JCS Examination in Public. The JCS Inspector's Report sets out the importance of appropriate monitoring mechanism(s) to be in place in the event of a significant shortfall in housing arising for whatever reason(s). It remains the case that the Part 1 Plan targets are challenging and this should be borne in</p>	Comments noted.

			mind during the preparation of the Part 2 Plan.	
035	Gladman Developments Ltd.	Evidence	It is noted that the Council has a range of evidence base documents of varying ages. The Council should ensure that all of its evidence base documents are sufficiently up-to-date in order to support the drafting of robust policies within the P2LP. This includes the need to consider the extent to which the evidence base justifies the introduction of particular policies within the Plan. The evidence base and the emphasis of draft policies should be fully in line with that contained within the NPPF and the National Planning Practice Guidance. The Council's site selection process must also be suitably robust and should (alongside the SA) provide clear justification that the sites selected provide the most sustainable option available for the future of the area. Gladman look forward to reviewing this evidence base when it is completed in due course.	Comment on the need for policies to be robustly evidenced is noted.
035	Gladman Developments Ltd.	Strategic Cooperation	The Council should carefully consider its current monitoring position against the assumptions that were made within the Part 1 Local Plan. The ability to meet objectively assessed housing needs in full remains a key strategic objective of the plan as a whole and is therefore a consideration when preparing policies to manage development over the plan period.	Emphasis on monitoring and meeting the objectively assessed housing needs is noted. Monitoring information will be used to inform the preparation of the P2LP.
035	Gladman Developments Ltd.	Vision and Objectives	Gladman have no specific preference to the approach the Council wishes to take in relation to the Vision of the P2LP. Any locally distinctive vision should however remain in broad conformity with the overall vision that is set out in the JCS, where necessary highlighting locally distinctive ambitions that would contribute to meeting the wider vision.	Lack of preference regarding vision and objectives is noted.
035	Gladman Developments	Nature Conservation	Any local designations should only be brought forward where the need to do so can be robustly	Comment on the need for policies to be robustly evidenced is noted.

	Ltd.		evidenced. Any associated policies should be drafted in a manner that is consistent with the NPPF and the Planning Practice Guidance.	
035	Gladman Developments Ltd.	Strategic Gaps	The NPPF does not specifically reference strategic gaps as a mechanism for protecting the intrinsic character and beauty of the countryside. The introduction of blanket policies to protect large areas of countryside should be avoided where possible. If such policies are introduced, they should be formulated on robust evidence base and include a criteria based assessment mechanism in order that sustainable development opportunities are not unduly restricted.	Comment on the need for policies to be robustly evidenced and support for criteria based assessment mechanism is noted.
035	Gladman Developments Ltd.	Open Space, Sport and Recreation	Policies to protect open space, sport and recreational facilities should be supported by a suitable approach that fully considers qualitative and quantitative requirements. Where policies are drafted for the designation and/or protection of such facilities, suitable flexibility should be included to avoid circumstances where facilities that are no longer required are unnecessarily retained.	Comments on the approach to protecting open space, sport and recreational facilities are noted.
035	Gladman Developments Ltd.	Local Green Spaces	Any decision to take forward Local Green Space designations through the P2LP should be fully evidenced in line with the requirements of the NPPF and Planning Practice Guidance. Paragraph 77 of the NPPF sets out the national policy position in relation to Local Green Space designations and sets out a number of tests which need to be met in order to designate Local Green Space. As outlined through national policy, the Council need to have clear justification for designating land as Local Green Space, and they should not be using this as a means to arbitrarily protect vast areas of land from development. The Planning Practice Guidance provides further clarity on the designation of Local Green Space, and at	Comment on the need for policies to be robustly evidenced is noted.

			paragraph 37-015-20140306 states: “There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgement will inevitably be needed. However, paragraph 77 of the National planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.”	
035	Gladman Developments Ltd.	Green Infrastructure Corridors	No additional policy is required. Opportunities to support the sub-regional and local networks are already provided through the Part 1 Local Plan.	No support for additional locally specific policy on green infrastructure corridors is noted.
035	Gladman Developments Ltd.	Tranquillity Areas	Any such areas should only be considered for designation if there is conclusive evidence available, which would then be tested through the Local Plan preparation process	Comment on the need for policies to be robustly evidenced is noted.
035	Gladman Developments Ltd.	Water and Flood Risk Management	Issues relating to Water Environment, Resources and Flood Risk Management are adequately covered within the Part 1 Local Plan. The associated evidence base should however form part of the consideration of specific allocations to be brought forward through the P2LP.	Site Assessment Methodology takes account of flood risk
035	Gladman Developments Ltd.	Heritage Assets	The emphasis of any policies that seek to protect heritage assets should be consistent with national policy. Section 12 of the NPPF provides the basis on which local planning authorities should plan for the conservation and enhancement of the historic environment. Here, an important distinction is made between ‘designated’ and ‘non-designated’ heritage assets. Paragraphs 134 and 135 are of particular relevance and the selected option should take this fully into account.	Comment on the distinction between ‘designated’ and ‘non-designated’ heritage assets is noted.

035	Gladman Developments Ltd.	Further Local Guidance	No additional policy is required, as applications can already be suitable determined against the Part 1 Local Plan, the NPPF and Planning Practice Guidance. Supplementary Planning Documents should only be brought forward where they serve a useful purpose in guiding applicants on how to respond to a particular policy (or policies) within the Plan. They should not place any unnecessary financial burdens upon development.	No support for additional locally specific policy on heritage assets is noted.
035	Gladman Developments Ltd.	Ensuring High Quality Design	It is not considered necessary to introduce local design policies through the P2LP. Any decision to prepare policies that introduce locally distinctive design requirements or standards should be done so in the context of evidence of whole plan viability. This includes the introduction of Supplementary Planning Documents, which should not be used to place additional financial burdens upon development. Suitable flexibility should be applied to any such local policy to reflect the subjective nature of design enable innovative design solutions to be considered.	No support for additional locally specific policy on design is noted.
035	Gladman Developments Ltd.	Transport	It is not considered necessary to introduce additional local policies relating to transport infrastructure beyond those already included in the Part 1 Local Plan. The consideration of transport issues is however something that could however be taken into account in the allocation of land for development where site specific issues exist.	No support for additional locally specific policy on transport infrastructure is noted. Site Selection Methodology Background Paper will ensure that transport issues are taken into consideration in the allocation of land for development.
035	Gladman Developments Ltd.	Education and Training	The availability of education provision should be taken into account in the consideration of the allocation of land for development.	Site Selection Methodology Background Paper will ensure that access to education is taken into consideration in the allocation of land for development.
035	Gladman Developments Ltd.	Health and Wellbeing	Gladman note the intention to prepare a Health Needs Assessment for the Borough as part of a wider North Northamptonshire evidence base. Health and well being is a consideration for local planning authorities and any local policies should	Comment on the Health Needs Assessment is noted.

			follow the emphasis contained in the NPPF and Planning Practice Guidance.	
035	Gladman Developments Ltd.	Utility Services	It is not considered necessary to include a local policy relating to utilities infrastructure.	No support for additional locally specific policy on utilities infrastructure is noted.
035	Gladman Developments Ltd.	Housing Delivery and Management	The Council should seek to allocate additional land for residential development through the P2LP. In allocating sites, the Council should be mindful that to maximize housing supply, the widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. The key to increased housing supply is the number of sales outlets across the markets that exist within the District. The maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand. In summary, a larger number of nonstrategic allocations than are currently proposed would provide a better variety of sites in the widest possible range of locations to ensure that all types of house builder have access to suitable land which in turn will increase housing delivery. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas to maintain and enhance rural vitality and viability. It is essential, therefore, that the needs of the sustainable rural settlements across the district are assessed and meaningful growth apportioned to them to ensure their ongoing vitality and viability. Gladman consider that the level of development allocated to the rural area should be a meaningful contribution to ensure the ongoing overall vitality and viability of the rural settlements as required by paragraph 55 of the NPPF. The level of growth	Support for the allocation of additional land for housing is noted. Comment that a larger number of non-strategic allocations would provide a better variety of sites in the widest possible range of locations to ensure that all types of house builder have access to suitable land which in turn will increase housing delivery is noted. Support for assessment of rural housing needs is noted.

			aimed towards sustainable rural settlements should therefore be sufficient to ensure that the housing needs of the rural population of the district can be addressed.	
035	Gladman Developments Ltd.	Rural Housing	The Council should consider all opportunities for the allocation of sustainable development opportunities to support their ongoing overall vitality and viability in line with paragraph 55 of the NPPF. Further evidence based work is required to explore this issue.	Support for strengthening the evidence base to understand local needs or opportunities for housing in the rural area is noted. Further evidence based work is required to explore this issue.
035	Gladman Developments Ltd.	Sustainable Buildings	Any policies relating to the introduction of design standards should be considered in the context of whole plan viability evidence. It is not considered necessary to introduce a Part 2 Policy in addition to Policy 9 of Local Plan Part 1.	No support for the additional locally specific policy on design is noted.
035	Gladman Developments Ltd.	Self Build and Custom House Building	The introduction of policies of this nature should be informed by local evidence. The introduction of thresholds after which a proportion of self-build becomes a requirement should be avoided as it introduces a risk of non-delivery within sustainable housing sites for which there is an urgent need.	No support for the introduction of thresholds after which a proportion of self-build becomes a requirement is noted.
035	Gladman Developments Ltd.	Affordable Housing and Starter Homes	It is not considered necessary to introduce additional requirements beyond those contained in the Part 1 Local Plan.	No support for additional locally specific policy on affordable housing and Starter Homes is noted.
035	Gladman Developments Ltd.	Accessible Standards	No additional policy is required.	No support for additional locally specific policy on accessible standards is noted.
035	Gladman Developments Ltd.	Restraint Villages	No Restraint Village category unless clear evidence can be brought forward to justify an approach that prevents the sustainable expansion of all settlements.	No support for the designation of Restraint Villages unless based on clear justification is noted.
035	Gladman Developments Ltd.	Settlement Boundaries	Opportunities for sustainable development should not be unduly restricted by arbitrary settlement boundaries. Where settlement boundaries are introduced, they should be supported by suitably flexible policies that can be used as part of the	Comment on the approach to settlement boundaries is noted.

			consideration of the wider planning balance in the determination of future planning applications.	
035	Gladman Developments Ltd.	Settlement Boundaries	In introducing new settlement boundaries, any such criteria should be applied logically and not be used to create such tightly drawn boundaries as to unnecessarily restrict sustainable forms of development from coming forward.	Comments on the criteria for assessing settlement boundaries noted.
036	The Wildlife Trust	Evidence	We believe that there may already be in existence a document which deals with the existing areas of woodland site assets that are located in and around the town of Corby itself. If this is indeed the case, then we recommend that such a report document study should also be included within this existing suite of evidence base materials.	Contact C&L for copies of documents that could contribute towards the evidence base
036	The Wildlife Trust	Evidence	Please note that in Paragraph 3.7.5, on Page 30, of the separate document entitled as the "Sustainability Appraisal Scoping Report", a reference is made to the existence of the "North Northamptonshire Green Infrastructure : Local Framework Study for Corby" report. Therefore, if this particular document does already exist, should it not also be included here as a part of the Evidence Base of key documents as listed in Paragraph 1.17	Comments on evidence noted. The North Northamptonshire Green Infrastructure: Local Framework Study for Corby will be added to the list of relevant evidence based documents.
036	The Wildlife Trust	Evidence	CBC needs to have a far better, a far more detailed and a more current / up-to-date Evidence Base study available for its existing natural and semi-natural habitat areas, its ecologically, and geologically, designated site areas (at all category levels of the hierarchy of site designations), and for both its existing and its potential Green Infrastructure network too	Comments on evidence noted. The evidence base will be reviewed and updated where necessary.
036	The Wildlife Trust	Evidence	CBC needs to have a far better, a far more detailed and a more current / up-to-date Evidence Base study available for the locations and the distributions, across its own District area, of all relevant Protected and Notable Species Matters	Comments on evidence noted. The evidence base will be reviewed and updated where necessary.

036	The Wildlife Trust	Nature Conservation	Please note that we recommend that you check again on the status of the SSSI(s) that are referred to here as being at Cowthick Quarry - since it is our view that these two former, small, separate, geological SSSI site areas have now been 'lost' / destroyed by the landfilling operations at the Weldon Landfill site, and / or the subsequent restoration scheme activities there too.	Status of Cowthick Quarry to be checked with Northamptonshire Biodiversity Records Centre.
036	The Wildlife Trust	Nature Conservation	We recommend that you consider the benefit of also including the non-statutorily designated site area category of Protected Wildflower Verges too in this proposed suite of contributors to local ecological networks.	Support for the identification of Protected Wildflower Verges is noted. Policy 4 of the JCS provides a framework to designate further sites at local level. Further evidence based work is required to explore this issue.
036	The Wildlife Trust	Nature Conservation	We recommend re-wording the paragraph on Local Wildlife Sites by means of inserting a 'new' second sentence to read as follows: "These sites are then verified on an annual basis by the Northamptonshire Biodiversity Panel."	It is agreed that reference to the annual review process would be helpful.
036	The Wildlife Trust	Nature Conservation	Please note that, as at 31/03/16, there are actually 'currently' only 37 designated Local Wildlife Sites in the Borough area for Corby.	Status of Local Wildlife Sites to be checked with Northamptonshire Biodiversity Records Centre.
036	The Wildlife Trust	Nature Conservation	For the section sub-headed as "Local Geological Sites" - please note that there are actually a total of 6 designated LGS site areas currently within the Borough area for Corby.	Comments noted. The Council will make the appropriate changes.
036	The Wildlife Trust	Nature Conservation	For the section sub-headed as "Ancient Woodland" - We recommend that these sites in this particular category, which are identified as already being included on the Ancient Woodland Inventory Register for England, within the Borough area for Corby, should all be individually named, and also illustrated spatially on a suitable Map resource too.	Support for the identification of Ancient Woodland on the Policies Map noted.
036	The Wildlife Trust	Nature Conservation	We recommend that all of the different types of both statutorily and non-statutorily designated site areas, which are being identified and highlighted within this particular section of this document,	Support for the identification of nature conservation sites on the Policies Map noted.

			should all be individually named, and also illustrated spatially on a suitable Map resource too.	
036	The Wildlife Trust	Nature Conservation	All such appropriate sites, which carry a range of existing site designation classifications, should be included on the Policies Map, but, importantly, that this same information should not be made available as an on-line resource.	All documents relating to the P2LP will be available on the council's website in accordance with paragraph 4.17 of the <a href="#">North Northamptonshire Statement of Community Involvement</a> .
036	The Wildlife Trust	Green Infrastructure Corridors	We recommend and support the identification and protection of local and neighbourhood green infrastructure corridors.	Support for the identification and protection of strategic green infrastructure corridor is noted.
036	The Wildlife Trust	Other Issues	Disappointingly, this document appears to make no inclusion of, nor give any acknowledgement to, the Nene Valley Nature Improvement Area zone.	Comments noted. The Council will make the appropriate changes.
036	The Wildlife Trust	Sustainability Appraisal	In order to bring the P2LP documentation right up-to-date, please note that the 3rd Edition of the Northamptonshire county Biodiversity Action Plan covering the period from 2015 to 2020, will be launched on 3rd January 2017 on the Northamptonshire Local Nature Partnership website.	Comments noted. The <a href="#">Northamptonshire Biodiversity Action Plan 2015-2020</a> will form part of the evidence for the P2LP.
036	The Wildlife Trust	Sustainability Appraisal	In light of the above comment, as you will obviously appreciate, the relevant references to the BAP in both Paragraph 3.8.10, on Page 33, and Paragraph 3.8.12, on Page 34, will now need to be amended / updated also.	Comments noted. The Council will make the appropriate changes.
037	Individual	Evidence	The plan needs to look at the transport impact on the area and in particular how we can encourage walking and cycling. I was surprised that when the new A43 was built there was no cycle path alongside it and would like reassurance that going forward cycle routes will be considered. The benefits of these to the community for health, well being, greater standard of living and reduced car usage are well documented. <a href="http://www.makingspaceforcycling.org/">http://www.makingspaceforcycling.org/</a>	Comment that the P2LP needs to look at transport impact on the area, in particular walking and cycling is noted. The Council will work closely with Northamptonshire County Council to ensure development is acceptable in transport terms and to secure multi modal shift (from car use to public transport, walking and cycling).
037	Individual	Strategic Cooperation	I am not aware that any transport forms other than motorised vehicles and trains have been	The JCS takes forward the requirements of the Northamptonshire Transportation Plan to achieve

			considered, but it may be that I have not looked in the right place on the plan.	modal shift and reduce the need to travel. This includes Policy 15 and 8 that seek to improve connectivity and prioritise the needs of pedestrians and cyclists.
037	Individual	Nature Conservation	There are no additional areas of land that should be identified as locally designated sites for protection	Comment noted.
037	Individual	Strategic Gaps	There is no need for locally specific policy within the P2LP to prevent coalescence in addition to policies in the NPPF and JCS.	No support for additional locally specific policy on strategic gaps is noted.
037	Individual	Local Green Spaces	A policy for green spaces and protection of those is essential for increasing the health of those living in the area and reducing the numbers using the local NHS services.	Support for a policy to protect green spaces is noted. The JCS offers protection for green spaces. It is not necessary to repeat policies in the JCS within the P2LP.
037	Individual	Water and Flood Risk Management	Yes the NPPF and JCS sufficiently cover water resources and water quality.	No support for additional locally specific policy on water environment, resources and flood risk management is noted.
037	Individual	Other	It is vital that there are sufficient green spaces and that these are a mix of maintained and wild spaces. Public art installations - such as seasonal outdoor sculpture exhibitions (e.g. on a smaller scale but like those at the Yorkshire Sculpture Park) would enhance these and bring in more visitors. Cafes at these locations should also have a minimum standard of food facilities that must be adhered to. They play areas at many of the current green spaces are excellent.	Comments noted. Place Shaping SPD is expected to provide guidance on public spaces, including encouragement for public art installations.
037	Individual	Heritage Assets	Visual importance and local cultural importance could be used as criteria to assess whether buildings and structures are suitable for inclusion on the local list of heritage sites	Consideration will be given to using visual importance and local cultural importance to assess whether buildings and structures are suitable for inclusion on the local list of heritage sites.
037	Individual	Ensuring High Quality Design	No additional policy required.	No support for additional locally specific policy on design is noted.
037	Individual	Transport	Additional locally specific policy should be included in the P2LP to support transport infrastructure. There is a need to ensure there are cycle ways	Policy 8 and 15 of the JCS seek to improve cycling and pedestrian connectivity within and around settlements. It is not necessary to repeat policies

			and footpaths linking not just the town itself but to the surrounding villages. There is an opportunity to make Northamptonshire a cycling county which would bring in tourism and also encourage local residents to take the mode of transport up, which would bring a general health improvement.	in the JCS within the P2LP.
037	Individual	Education and Training	No additional policy required.	No support for additional locally specific policy on education and training is noted.
037	Individual	Social and Cultural	No additional policy required.	No support for additional locally specific policy on social and cultural infrastructure is noted.
037	Individual	Emergency Services	No additional policy required.	No support for additional locally specific policy on emergency services is noted.
037	Individual	Health and Wellbeing	Additional locally specific policy should be included in the P2LP to support health and wellbeing infrastructure. Ensuring there is plenty of provision for leisure. The new Corby pool is a fantastic facility yet has a waiting list for children's swimming lessons of over 2 years. Sometimes there are a number of pools closed. I appreciate there is a need for maintenance and cleaning but with such high demand it would be good to look how these could be opened more of the time and more staff hired to enable more lessons to take place. If the lessons do not cover the costs it would be worth looking at introducing higher cost lesson options for those that want them	Support for locally specific policy on health and wellbeing is noted. Comments in relation to swimming lessons noted and passed to colleagues in Culture and Leisure but not relevant to this consultation.
037	Individual	Utility Services	No additional policy required. It is agreed that policy requirements from the original 1997 Local Plan can be deleted	No support for additional locally specific policy on utility services is noted. Support for the deletion of 1997 Local Plan policies noted.
037	Individual	Employment Land Provision	None of the identified employment land supply is unlikely to come forward to help meet the needs of the Borough	Comment noted.
037	Individual	Rockingham Enterprise Area	No additional policy required.	No support for additional locally specific policy for Rockingham Motor Racing Circuit Enterprise Area is noted
037	Individual	Other	The attraction of higher paid jobs to the area should be a priority but to attract those firms a	Comment noted. The JCS includes policy provisions to support sustainable economic

			better standard of living with improved local amenities must come first. There has been a great start with the Cube and Leisure Centre but this must be continued	growth.
037	Individual	Housing Delivery and Management	No additional housing should be identified	No support for the identification of additional housing is noted.
037	Individual	Rural Housing	Supports further work being undertaken to understand the local need or opportunities for housing in the rural area	Support for strengthening the evidence base to understand local needs or opportunities for housing in the rural area is noted. Further evidence based work is required to explore this issue.
037	Individual	Self Build and Custom House Building	Support the identification of specific opportunities for Self Build and Custom House Building in the P2LP	Support for the identification of specific opportunities for Self Build and Custom House Building is noted.
	GP Planning	Strategic Cooperation	Reference should be made here to the Northamptonshire County Council's Mineral and Waste Local Plan such that its allocations and mineral safeguarding areas can be taken into account as they are relevant to Corby BC area.	Reference to Northamptonshire County Council's Mineral and Waste Local Plan is made elsewhere including paragraph 1.1 and 1.10 of the JCS.
	GP Planning	Nature Conservation	Agree that it would be helpful to identify locally designated sites but not on the Policy Map. A separate map should be included, on which it must be made clear that such designations do not carry the same weight in the decision making process as the national or European designations.	Support for the designation of locally designated conservation sites on a separate map is noted.
	GP Planning	Strategic Gaps	No, but the issue of preventing coalescence, especially between Kettering and Corby can be addressed by a policy relating to settlement boundaries.	Support for a policy relating to settlement boundaries to prevent coalescence is noted.
	GP Planning	Open Space, Sport and Recreation	Supports the designation and protection of sites (with the exception of Natural and Semi-natural open space), following an up to date assessment based on national standards and principals.	Support for the designation and protection of sites (with the exception of Natural and Semi-natural open space), based on up to date evidence is noted.
	GP Planning	Local Green Spaces	Introduction of new policy for Local Green Spaces is supported, but their policy protection should not	Support for the introduction of locally specific policy on Local Green Spaces is noted. The

			be confused with green belt policy. Green Belt policy is very specifically relating to the separation of settlements and NOT for protecting green spaces. A new policy would need to be devised specific to the requirements at local level.	Council recognises the distinction between Green Belt and Local Green Spaces.
	GP Planning	Green Corridors	No additional policy required. The JCS identifies the strategic network and the P2LP should refer to this but include a requirement for new development to take account of the network and look to provide additional links where ever possible.	No support for additional locally specific policy on green infrastructure corridors is noted.
	GP Planning	Tranquillity Areas	No additional policy required	No support for additional locally specific policy on tranquillity areas is noted.
	GP Planning	Water and Flood Risk Management	No additional policy required	No support for additional locally specific policy on water environment, resources and flood risk management is noted.
	GP Planning	Heritage Assets	The Council could consider the provision of the local list in an accessible form, as suggested, but then include a policy in the control of development section of the plan that requires a developer to demonstrate that the proposed development has taken account of any relevant non-designated heritage assets.	Comments noted. Policy 2 of the JCS requires development to protect, preserve and, where appropriate, enhance applies to all heritage assets, including designated and non-designated assets.
	GP Planning	Ensuring High Quality Design	No additional policy required on design, however in the section on Development Control policies, there should be a requirement that developers demonstrate compliance with the various national and JCS policies and in their supporting documents.	Paragraph 4.2 of the JCS sets out the expectation that developers will address the national and JCS policies in their supporting documents and discussions between local communities, the local planning authority and stakeholders. It is not necessary to repeat policies in the JCS within the P2LP.
	GP Planning	Transport	No additional policy required but there must be a cross-reference in a Development Control policy to the various existing policies and plans.	Paragraph 4.2 of the JCS sets out the expectation that developers will address the national and JCS policies in their supporting documents and discussions between local communities, the local planning authority and stakeholders. It is not necessary to repeat policies in the JCS within the P2LP.

	GP Planning	Education and Training	As there is a requirement for new schools within the plan period, suitable sites should be allocated, or at the very least indicated, so that developers and local residents know where these are likely to be sited.	Comment that suitable sites should be identified for new schools is noted. The Council has not received any evidence that specific sites are available to accommodate new schools.
	GP Planning	Social and Cultural	As there is a requirement for a sports hall and indoor bowls rink, suitable sites should be allocated, or at least indicated.	Comment that suitable sites should be allocated for sports hall and indoor bowls rink is noted. The Council has not received any evidence that specific sites are available to accommodate sports hall and indoor bowls rink
	GP Planning	Emergency Services	No additional policy required	No support for additional locally specific policy on emergency services is noted.
	GP Planning	Health and Wellbeing	Once the need for additional health infrastructure has been identified, suitable sites should be allocated or at least indicated.	Further evidence based work is required to explore this issue.
	GP Planning	Utility Services	All of the known requirements for additional land should be shown as allocations on the Proposals Map.	Comment noted.
	GP Planning	Utility Services	It is agreed that policy requirements from the original 1997 Local Plan can be deleted	Support for the deletion of infrastructure requirements from the original 1997 Local Plan is noted.
	GP Planning	Employment Land Provision	It is likely that some of the identified employment land supply will not come forward. The number of jobs estimated for the Rockingham Motor Racing Circuit Enterprise Centre is now looking very ambitious, due to the land contamination problems within the area and the development of other competing sites within or adjacent to Northamptonshire, particularly Silverstone.	Comment on the job estimates for the Rockingham Motor Racing Circuit Enterprise Centre is noted.
	GP Planning	Rockingham Enterprise Area	No additional policy required for Rockingham Motor Racing Circuit Enterprise Area	No support for additional locally specific policy for Rockingham Motor Racing Circuit Enterprise Area is noted.
	GP Planning	Other	There is an absence of a section relating to Development Control Policies, which could cover a number of the issues raised by the questions in the different sections. Therefore, such a section could usefully be included in the next stage of plan	Comment noted. Policy 8 of the JCS provides a detailed development control policy. It is not necessary to repeat policies in the JCS within the P2LP.

			preparation.	
040	The Woodland Trust	Nature Conservation	We support the option to have locally designated sites shown on the policies map.	Support for the identification of locally designated nature conservation sites on the Policies Map is noted.
040	The Woodland Trust	Nature Conservation	We would like to see ancient woodland and ancient and veteran trees given the strongest possible level of protection in your plan. A suitable wording would be to say that these assets should only be lost or damaged by development in wholly exceptional circumstances. This is to reflect the fact that they are highly complex and long established habitats and once they are damaged or lost they cannot be replaced.	Further work and evidence required.
040	The Woodland Trust	Open Space, Sport and Recreation	Support the designation and protection of sites based on updated evidence. This should protect areas of open space that have been identified in the updated audit and in particular irreplaceable ones such as ancient woodland.	Support for the designation and protection of open spaces, sports and recreational facilities based on updated evidence is noted.
040	The Woodland Trust	Open Space, Sport and Recreation	It is important to seek to add new environmental assets where opportunities arise, for example in association with housing or other development. Trees and woodland in particular can give a range of benefits to local communities including improving air quality, helping alleviate surface water flooding and providing shade in the summer months. We would like to see the Open Space, Sport and Recreational Facilities audit extended to include an accessibility audit for each of the categories of open space, using appropriate standards. Natural England has an Access to Natural Greenspace Standard and the Woodland Trust has a standard for accessible woodland: this aspires that everyone should have a two hectare wood within 500 metres of their home and a wood of at least 20ha within 4km of their home. Measuring performance against the standard can be used to derive targets for the amount of	Comment noted. Updates to the Open Space, Sport and Recreational Facilities Assessment will allow consideration of accessibility.

			woodland which may be needed in your area.	
040	The Woodland Trust	Water and Flood Risk Management	We would like to see the P2LP outline how natural assets can assist with flood defence and improvement of water quality. For example trees planted in the right place can improve water quality by up to 90% and can help slow down run off into drains from hard surfaces, thus helping to reduce the likelihood of surface water flooding in times of heavy rainfall.	Comment noted. The potential role for natural assets in managing water is acknowledged by the Council. Policy 5 of the JCS supports a range of measures to manage flood risk and improve the quality of the environment. Paragraph 3.64 specifically mentions tree planting. The P2LP could usefully cross reference to this.
040	The Woodland Trust	Other	You could consider having a separate policy on trees and woodland within your plan....or having a tree and woodland SPD or a tree and woodland strategy to sit alongside the Local Plan.	Support for the creation of a separate policy on trees and woodland or SPD is noted. Further work and evidence required in the context of the emerging Place Shaping SPD.
045	BPA Pipelines		No BPA Pipelines apparatus falls within the vicinity of the plan area.	Comment noted.
044	Joint Planning Committee		The North Northamptonshire Joint Committee confirmed that the P2LP (Regulation 18 scoping consultation) is in conformity with the JCS and takes forward the relevant issues where local guidance is required.	Comment noted and welcomed.
046	Mather Jamie	Call for Sites	Extension to Weldon Park.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
007	Gateley Plc on behalf of JME Civils Ltd.	Rural Housing	There is a third option namely to allocate additional land west of Stanion – between the Little Stanion Community Core and the A43 – for additional rural housing. This would potentially provide a further 125 units (in addition to the 165 units in the Little Stanion Community Core) and thereby relieve all legitimate pressure for additional rural housing in the Borough for the remainder of the plan period.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
006	Marrons Planning on		Land to the South East of Corby is promoted for approximately 1,000 dwellings alongside the	Promotion of the land to the south east of Corby is noted. This is clearly a strategic site above the

	behalf of Buccleuch Property		provision of a mixture of B1, B2 and small scale B8 employment land and infrastructure including a local centre and primary school. It is acknowledged that the P2LP seeks to provide more detail on how the JCS will be implemented and it is not the plan's role to reconsider strategic sites which were previously promoted, as this would be undertaken through a review of the JCS at the appropriate time. Notwithstanding this, and in accordance with paragraph 9.18 of the JCS, should the delivery of the allocated strategic sites not take place at the rate envisaged within the JCS's housing trajectory, local authorities, including Corby Borough Council will be required to identify additional sources of housing.	threshold of 500 dwellings. The JCS allocates and distributes strategic sites in a sustainable manner. Any other strategic sites are a matter for the review of the JCS.
007	Gateley Plc on behalf of JME Civils Ltd.	Other	Land west of Stanion should be identified for sustainable housing development.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
008	Insight Town Planning Ltd. on behalf of owners of land off Kirby Road, Gretton	Call for Sites	Land off Kirby Road, Gretton is promoted for residential development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
014	Melvyn Chambers	Call for Sites	Land at Corby Road, Gretton is promoted for residential development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
016	HCA	Call for Sites	Land at Station Road, Corby is promoted for residential development and ancillary retail and commercial uses	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
019	HCA	Call for Sites	Land at Pen Green, Corby is promoted for	Sites submitted through the 'Call for Sites' will be

			residential development	technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
020	Cheffins on behalf of Great Oakley Farms Ltd.	Call for Sites	Land south of Harper's Brook, off Mill Hill, Great Oakley is promoted for residential development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
025	GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros	Key Development Opportunity	It is considered that Hamilton House could be included as a development site if it is to remain within the Primary Shopping Area	Comment noted. Hamilton House will be technically assessed for suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
026	Insight Town Planning Ltd.	Call for Sites	Land off Windmill Close, Cottingham is promoted for residential development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
	GP Planning Ltd.	Call for Sites	Land at Brookfield Plantation, adjacent Gretton Brook Industrial Estate is promoted for commercial and industrial development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
029	Harris Lamb	Call for Sites	Glebe Farm, Church Street, Weldon is promoted for residential development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
029	Harris Lamb	Call for Sites	Long Croft Road, Stanion is promoted for residential development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
029	Harris Lamb	Call for Sites	Land to the North of Brigstock Road, Stanion is promoted for residential development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability

				and achievability (including viability) for development to meet the needs identified for the Borough.
030	Savills	Call for Sites	Land to the East of Corby Water Recycling Centre is promoted for commercial and industrial development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
032	HCA	Call for Sites	Magistrate Court, Elizabeth Street, Corby is promoted for mixed residential and commercial re-development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
034	Orbit Homes	Call for Sites	Former Our Lady and Pope John RC Secondary School is promoted for residential development	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
035	Gladman Developments Ltd.	Identification of Sites	It is requested that land at Southfield Road, Gretton is considered for allocation through the P2LP.	The site will be technically assessed for suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
	GP Planning	Non Strategic Allocations	Land adjacent to the Gretton Brook Industrial Estate is promoted for industrial and commercial development.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.
043	Andrew Granger	Call for Sites	Land at Church Street, Weldon is promoted for residential development.	Sites submitted through the 'Call for Sites' will be technically assessed for their suitability, availability and achievability (including viability) for development to meet the needs identified for the Borough.

Appendix B – List of organisations and individuals invited to make representations on the Part 2 Local Plan for Corby.

SPECIFIC CONSULTATION BODIES

- a) Coal Authority
- b) The Environment Agency
- c) English Heritage
- d) Marine Management Organisation
- e) Natural England
- f) Network Rail Infrastructure Limited
- g) Highways Agency
- h) Relevant authorities any part of whose area is in or adjoins the Borough

Local Planning Authorities (adjacent authorities)

East Northamptonshire Council  
Kettering Borough Council  
Harborough District Council  
Rutland County Council

Other local planning authorities invited

Borough Council of Wellingborough  
Leicestershire County Council  
Northamptonshire County Council  
North Northamptonshire Joint Planning Unit

Parish Councils within Corby Borough

Cottingham Parish Council  
Gretton Parish Council  
Middleton Parish Council  
Rockingham Parish Meeting  
Stanion Parish Council  
Weldon Parish Council  
East Carlton Council

Parish Councils adjoining Corby Borough

Ashley Parish Council  
Benefield Parish Council  
Brighthurst Drayton & Nevill Holt Parish Meeting  
Caldecott Parish Council  
Deene & Deenethorpe Parish Council  
Geddington, Newton & Little Oakley Parish Council  
Great Easton Parish Council  
Harringworth Parish Council  
Lyddington Parish Council  
Rushton Parish Council  
Thorpe by Water Parish Meeting  
Wilbarston Parish Council

Local Policing Body

Northamptonshire Police

- i) Electric Communications bodies  
British Telecommunications  
Cable and Wireless Ltd

Central Networks PLC  
Mobile Operators Association

- j) (i) Primary Care Trust
  - NHS Cambridge and Peterborough Clinical Commissioning Group
  - NHS Corby Clinical Commissioning Group
  - NHS England Hertfordshire and South Midlands
  - NHS Milton Keynes Clinical Commissioning Group
  - NHS Nene Clinical Commissioning Group
  - NHS Northamptonshire
  - NHS Property Services
- (ii) Electricity and Gas Companies
  - National Grid
  - Association for Decentralised Energy
  - British Pipeline Agency Ltd
  - Ecotricity
  - Electric Corby
  - Energylink Ltd
  - Western Power Distribution
- (iii) Sewerage and Water Undertakers
  - Anglian Water
  - Bedford Group of Drainage Boards
  - Independent Water Networks

k) The Homes and Communities Agency

#### GENERAL CONSULTATION BODIES

- a) Voluntary bodies
  - BTCV
  - Citizens Advice Bureau
  - Corby Village Community Association
  - CPRE
  - Cultural Community Partnerships
  - Desborough Civic Society
  - Fields in Trust
  - Groundwork
  - Home-Start
  - Kettering Civic Society
  - Kettering Environmental Forum
  - Kettering Ramblers' Association
  - Nene Valley Community Action
  - New Pastures Community and Youthwork Group
  - ACRE
  - Northamptonshire Archaeological Society
  - Northamptonshire Association of Youth Clubs
  - Northamptonshire Environmental Forum
  - Northamptonshire Gardens Trust
  - Northamptonshire Local Nature Partnership
  - Northants Bat Group
  - Oundle Planning Working Party
  - RSPB
  - The Burghley House Preservation Trust

The Campaign For Real Ale  
Welfare Rights  
Wildlife Trust

- b) Bodies representing different racial, ethnic or national groups
  - Indian Hindu Welfare Association (Northampton) Ltd
  - Northamptonshire Black History Association
  - Northamptonshire Somali Forum
  - Racial Equality Council
  
- c) Bodies representing different religious groups
  - Church of England
  - Northamptonshire Churches Together
  - Diocese of Peterborough
  - Nagarjuna Buddhist Centre
  - Northamptonshire Churches
  - Salvation Army
  - The Synagogue
  
- d) Bodies representing the interests of disabled persons
  - Disabled Persons Transport Advisory Committee
  - Mencap
  - Northampton Disabled Peoples Forum
  - Northamptonshire Association for the Blind
  - Northamptonshire Carers
  - Phab
  - Scope Northamptonshire
  
- e) Bodies representing business interests
  - Business Link Northamptonshire
  - Chamber of Commerce
  - Chamber of Trade
  - Chamber of Trade & Commerce
  - Country Land and Business Association
  - East Northamptonshire Business Partnership
  - Irthlingborough and District Chamber of Trade
  - Kettering and District Chamber of Trade
  - Kettering Chamber of Trade and Commerce
  - Kettering Trades Council
  - National Farmers Union
  - Northampton Chamber of Trade
  - Northampton Town Centre Partnership
  - Northamptonshire Chamber of Commerce
  - Oundle Association Chamber of Trade
  - Oundle Association of Trade and Commerce
  - South East Midlands Local Enterprise Partnership
  
- f) Bodies representing the interests of the elderly
  - Age Concern Northampton & County
  - Northamptonshire Age UK
  - Housing and Care 21
  
- g) Education, learning and skills
  - Beanfield Junior School
  - Brooke City Technology College

Corby Business Academy  
Corby Old Village Primary School  
Corby Technical School  
Cottingham C of E Primary School  
Danesholme Infant School  
Exeter Primary School  
Gretton Primary School  
Hazel Leys School  
Kingswood Primary Academy  
Kingswood Secondary Academy  
Little Stanion Primary School  
Lodge Park Technology College  
Maplefields School  
Northamptonshire Skills and Learning Consortium  
Oakley Vale Primary  
Our Lady of Walsingham Catholic Primary School  
Rockingham Primary School  
St Brendan's Catholic Junior School  
St Patricks Catholic Primary School  
Stanion C of E Primary School  
Studfall Junior School  
Tresham Institute  
University of Cambridge  
Weldon C of E Primary School  
Woodnewton Infant School

- i) Gypsies, travellers and travelling show people in the Borough
  - Countywide Traveller Unit
  - The National Federation of Gypsy Liaison Groups
  - The Showmen's Guild of Great Britain
  - Traveller's Education Service
  
- J) Agents, landowners and developers with interest in the Borough
  - Abbey Developments Ltd
  - Abbott Associates
  - Aitchison Raffety Group
  - Alfred Underwood Limited
  - Andrew Granger & Co
  - Andrew Martin Associates
  - Aragon Land and Planning UK
  - Architectural and Surveying Services Ltd
  - Arcus Consultancy Services Ltd
  - ASRA
  - Astral Developments Ltd
  - Avant Homes
  - Axiom Housing Association Ltd
  - Barford & Co
  - Barratt Homes
  - Barry Howard Homes
  - Barton Willmore
  - BELA
  - Bellway Homes
  - Ben Bailey Homes
  - Berry Morris
  - Berrys

Bidwells  
Biggin and Benfield Estate  
Blenheim Realty  
Bletsoes  
Bloor Homes  
Blueboxland Ltd  
Boughton Estates Ltd  
Bovis Home  
Boyer Planning  
BPHA  
Brian Barber Associates  
Broadgate Homes Ltd  
Brooke Smith Planning  
Brown & Co Property & Business Consultants LLP  
Brudenell Estates  
BS Pension Fund Trustee Ltd  
Buccleuch Property/Boughton Estate Ltd  
Budworth Hardcastle  
Bullimores Ltd  
Bulwick Estates  
Camland Developments  
Carter Jonas  
Cemex UK Properties  
Chapman Taylor LLP  
Charles Planning Associates  
Chase & Partners  
Circle Anglia  
CJC Developments  
Cluttons  
Colin Moore Architects  
Colliers Cre  
Commercial Development Projects Ltd  
Compton Estates  
Connelly Homes Plc  
Corton Development Projects  
Corus  
Country and Metropolitan  
Countryside Properties  
Crystal Stream Technologies  
David Lock Associates  
David Wilkinson Architect  
David Wilson Homes  
Davies & Co  
De Pol Associates  
Deejak  
Deenethorpe Airfield  
Defence Infrastructure Organisation  
Define  
Derek Lovejoy Partnership  
Diamond Estate  
DLP Planning Ltd  
DPDS Consulting Group  
Drayton Estate  
DTZ  
Duchy of Lancaster Office

EDG Property  
Elton Estates Co. Ltd  
EMH Group  
Endurance Property  
Entec UK  
Evolution Planning  
Fah Swallow  
Fairhurst  
Federation Of Master Builders  
Ferguson Broadbent  
Fernbrook Builders Ltd  
Fisher German  
Foxley Tagg Planning Limited  
Framptons Planning  
Francis Jackson Homes  
GP Planning Ltd  
Gallaghers Estates Limited  
Galliford Try  
Gateley PLC  
Geoplan Consultants Ltd  
George Wimpey  
Gladman Developments  
Godfrey-Payton Chartered Surveyors  
Grace Homes  
Graham Court Design Associates  
Great Oakley Estates  
Greatline Developments Ltd  
GVA Grimley  
Hallam Land Management  
Hampton Brook  
Harris Lamb Chartered Surveyors  
Henry H Bletsoe & Son  
Holmes Antill Town Planning Consultants  
Home Builders Federation  
Howkins and Harrison  
IG Land & Planning  
Indigo Planning  
Insight Town Planning Ltd  
JB Planning Associates Ltd  
J S Bloor  
J Scott (Thrapston) Ltd  
Jelson Homes Ltd  
JME Civil Ltd  
Jennifer Lampert Associates Ltd  
John Drake And Co  
John Martin & Associates  
Keepmoat PLC  
Kember Loudon Williams  
Kier Homes  
Kier Land  
King West  
Kirkwells Town Planning and Sustainable Development Consultants  
Lagan Homes  
Lambert Smith Hampton  
Land Trust

Landplan Associates  
Langton Developments  
Larkfleet Homes  
Latham Architects  
LDA Design  
Linden Homes Ltd  
Lovell Partnerships Ltd  
Malcolm Scott Consultants  
Marcus Bates Ltd  
Marrons  
Martin Grant Homes (UK) Ltd and Harcourt Developments Ltd  
Martin Pendered & Co  
Martin Robeson Planning Practice  
Mather Jamie  
Matrix Planning  
McCarthy & Stone Retirement Lifestyles Ltd  
Midlands Rural Housing Association  
Metropolitan  
Montague Evans  
Morley Fund Management  
Muir Group  
Nathaniel Lichfield and Partners  
Northamptonshire Co-Operative Development Agency  
North Northamptonshire Landowners Group  
Nortoft  
OHL Ltd  
Old Road Securities Plc  
Orbit Homes  
ORS Plc  
Paul Bancroft Architects  
PC Howard  
Peacock and Smith  
Peel Holdings (Management) Ltd  
Pegasus Planning Group  
Pendimo Development Land & Property Consultants  
Persimmon Homes  
Peter Brett Associates  
Philips Planning Services Ltd  
Places for People  
PlanInfo  
Planware Ltd  
Prologis  
Quadrant Estates  
Rapleys LLP  
Redrow Homes Ltd  
RG+P Ltd  
Riverside HA  
Robert Doughty Consultancy  
Robinson and Hall  
Rockingham Castle Estates  
RPS Group Plc  
Samuel Rose Ltd  
Savills  
Seagrave Developments  
Smith Jenkins

Smiths Gore  
 Southams  
 Sovereign Centros  
 Spire Homes (Longhurst Group)  
 SSA Planning Limited  
 Stamford Homes Ltd  
 Staniforth Architects  
 Stansgate Planning Llp  
 Stephen Bowley Planning Consultancy  
 Stewart Ross Associates  
 Straus Environmental Ltd  
 Strutt & Parker  
 Sursham Tompkins and Partners  
 Swoders Agricultural  
 Taylor Wimpey  
 Tetlow King Planning  
 The Great Oakley Estate  
 The John Phillips Planning Consultancy  
 Thomas Eggar Solicitors  
 Thomas Roberts Estates Ltd  
 Thomas Vale Construction  
 Trustees of Desborough Settlement  
 Town Planning Services  
 TTSP  
 Turley Associates  
 Twigden Homes East Anglia Ltd  
 Vincent and Goring  
 Waterland Associates  
 Waterloo Housing  
 Watford Estate  
 Wellingborough Landowners Association  
 Westleigh Partnerships  
 Wilbraham Associates  
 William Davis Ltd  
 Willmott Dixon  
 Wilson Bowden  
 Wilson Browne Solicitors  
 Woods Hardwick Planning Ltd  
 WYG Planning & Environment  
 Wythe Holland Partnership  
 Yates Walker

- k) Residents Groups
- l) Neighbourhood Planning Group
- m) Other organisations registered on the consultee database who were invited to comment
  - Campaign for Real Ale
  - Corby Library
  - Council for British Archaeology
  - Courteenhall Farms
  - DA Bird Ltd
  - D.K.Symes Associates
  - Design Council

East Midlands Councils  
East Northamptonshire Local Strategic Partnership  
Forestry Commission  
Freight Transport Association  
G Webb Haulage Ltd  
General Aviation Awareness Council  
Grantscape  
HM Prison Service  
Head Mann Associates Ltd  
Historic England  
Improvement and Development Agency  
Inland Waterways Association  
Institute of Energy and Sustainable Development  
Intellect  
Irchester Country Park  
Jeakins Weir Ltd  
Kettering and District Art Society  
Kettering Community Leisure Ltd  
Kettering General Hospital  
Kettering Leisure Village  
Kirkby and Diamond  
KTI Energy Limited  
Land Access and Recreation Association  
Lidl  
Live/Work Network  
Lockhart Garratt Ltd  
Mick George (Haulage) Ltd  
Midland Fox Ltd  
Museum and Art Gallery  
National Trust  
Nene Valley Nature Improvement Area  
NNDC  
Northampton Fire and Rescue  
Northampton Rail Users Group  
Northamptonshire Central Library  
Outreach Community Transport & Shopmobility  
River Nene Regional Park  
Road Haulage Association Southern & Eastern Region  
Rockingham Forest Trust  
Rockingham Motor Speedway  
Rothwell & Desborough Futures Ltd  
Seatons  
Service 6 - Northamptonshire Youth Advisory Service  
Silverstone Circuits Ltd  
Sita UK Ltd  
SJ Technologies Ltd  
Sport England  
Stagecoach  
Stodec Products Ltd  
Strategic Lead Local Relationships Central (East)  
Sustrans  
Swansgate Centre  
Swanspool Allotment Association  
The Arts Barn Theatre Company  
The Living Landscape Trust

The Planning Inspectorate  
The Prince's Foundation for the Built Environment  
The Theatres Trust  
Thomas (Haulage) Ltd  
Tingdene Holdings Ltd  
Tom Pursglove MP  
Walker Plant (Earthmoving) Ltd  
Waste Services Division – Shanks  
Weetabix Ltd  
Welland Transport Initiative  
Wellingborough Town Centre Partnership  
Woodland Pytchley Hunt  
Youth Offending Services

- n) Individuals registered on the consultee database who were invited  
100 persons (names not published for data protection reasons)