Local Plan Committee
4th August 2009

Sustainable Urban Extensions: LDF Background Paper

SYNOPSIS
To report to Members the results of the Urban Extensions Background Paper, and request that Members endorse the background paper to form part of the Local Development Framework evidence base

1. Relevant Background Details
1.1 The Site Specific Allocations Development Plan Document (DPD) will contain a chapter outlining policies in relation to the Western Sustainable Urban Extension. The public consultation on this paper is anticipated for August/September 2009.

1.2 The attached Background Paper provides information on additional work undertaken since the Preferred Options consultation on the Site Specific Allocations DPD in May 2006. The paper outlines the process undertaken to delineate boundaries for both the north-east and western sustainable urban extensions which are to be included on the draft Proposals Map.

2. Report
2.1 The Core Spatial Strategy outlines the requirements for Sustainable Urban Extensions to accommodate a shortfall of around 21,500 homes across North Northamptonshire. The ‘Key Diagram’ of the Core Strategy (Figure 1 of the background paper) identified two directions for Sustainable Urban Extensions in Corby, the first to the north-east followed by an additional extension to the west.

2.2 This approach was included in the ‘Preferred Options’ consultation for the Corby Site Specific Proposals DPD, where two arrows showing indicative directions of growth to the north-east and the west were shown on the draft Proposals Map. Consultation responses suggested that there were no major concerns with this approach.

2.3 In order for the Site Allocations DPD to conform to the adopted Core Strategy there is now a requirement for the DPD to identify precise boundaries for each of these urban extensions.

2.4 Since 2006, the proposed housing land supply position has been updated and therefore the requirements of each urban extension have been amended. Table 1 of the background paper demonstrates these requirements.

2.5 The site at Priors Hall has been granted planning permission for 4,360 dwellings within the administrative boundary of Corby, it has been estimated that approximately 4,106 will be built up to 2021, and 254 after 2021. A planning application has been submitted for land East of Weldon, which is proposed to provide 1000 dwellings. Figure 2 of the background paper demonstrates the application boundary for Priors Hall and Land East of Weldon. The north east extension could supply above the 5100 homes required in the Core Strategy therefore expansion beyond these boundaries has not been explored.

2.6 Currently there is no boundary allocation associated with the western Sustainable urban Extension; therefore the background paper explains the process undertaken to delineate a boundary inline with the requirements of the Core Strategy.

2.7 Based on figure 13 of the Core Strategy and the Council’s housing land supply position, 4000 units was used as a starting point for calculating out the amount of land required for the western extension. Section 5 of the background paper outlines the proposed land budget and looks at factors such as housing density requirements, education, employment land,
retail and open space. Using a number of calculations from documents such as the Core Strategy and the Milton Keynes and South Midlands Study, a notional figure of 256 hectares is required for the western Sustainable Urban Extension and this figure was used as a basis to define the boundary.

2.8 Proposed western extension Land Budget:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Target No. of Units</th>
<th>Approximate Areas (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>4,000 based on 35 dph</td>
<td>143</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Primary (2x420 pupil)</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Primary (1x630 pupil)</td>
<td>2.65</td>
</tr>
<tr>
<td></td>
<td>Secondary (1x1400 pupil)</td>
<td>10</td>
</tr>
<tr>
<td>Employment</td>
<td></td>
<td>13.8</td>
</tr>
<tr>
<td>Local Centres and Retail Facilities</td>
<td></td>
<td>5.6</td>
</tr>
<tr>
<td>Public Realm and Open Space</td>
<td></td>
<td>77.0</td>
</tr>
<tr>
<td>Total Development Area</td>
<td></td>
<td>256</td>
</tr>
</tbody>
</table>

2.9 Section 6 of the background paper outlines the approach taken to translate the requirement of 256 hectares into a boundary line on the proposals map. Key to this approach was the North Northamptonshire Urban Extensions study. This study evaluated sectors of land around the Corby Borough for their suitability to contain an urban extension. Sector C9 (paragraph 6.5 of the background paper) was identified in the North Northamptonshire Urban Extensions Study as the most suitable for a further urban extension in Corby.

2.10 A report submitted to the Council in 2008 by the landowners to the west of the town contains an evaluation of the constraints and opportunities of sector ‘C9’. This is shown as figure 4 in the background paper. Consideration of this diagram alongside figures 5 to 8 of the background paper provided key site considerations for the definition of a boundary.

2.11 In light of the information provided throughout the background paper, it is proposed to take the boundary outlined in appendix 2 forward on the draft Proposals Map and to apply chapter 14 of the Site Allocations DPD to this area.

2.12 The reasoning behind this boundary is as follows:

- The boundary has taken a ‘square’ form over a linear development adjacent to the A6003 as this provides more sustainable opportunities on site (i.e. local centre) and aligns with the potential access points;
- Danesholme Road is accessible from this boundary and will form a key access point to the SUE and link to the existing town;
- The site is accessible from the north from the A427, therefore improving accessibility around the entire site;
- The location of the site includes mostly ‘medium sensitivity’ areas as outlined in the appendices of the Urban Extension Study;
- Boundary includes the existing ancient semi natural woodland to the north of the site as this has the potential to provide a visual barrier to the Welland Valley and prevent coalescence;
The location of this boundary within the sector aims to prevent coalescence and retains the existing village’s visual integrity and sense of community;

- The site allows for future expansion;
- The entire site lies within the Corby administrative boundary as to encourage speed of delivery; and
- The land defined is available and deliverable with supportive landowners.

2.13 The proposed boundary for the western urban expansion is similar to the boundary that was subject to public consultation last year, with local groups, Parish Councils and Borough Council Members as part of Great Oakley Estate and Rockingham Castle Estate proposals.

3. Issues to be taken into account:-

Policy Priorities
The adoption of the Corby LDF and constituent Local Development Documents is and will remain a Corby Borough Council priority. This background paper is essential baseline work for that purpose.

Financial
None directly from this report

Legal
The Urban Extensions Background Paper has been produced to contribute to a robust evidence base for the LDF that must undergo public examination in the future.

Performance Information/ Best Value/ Human Rights/ Equalities/ Sustainability/ Community Safety
None directly related to this report but all are key considerations during the LDF preparation process.

4. Recommendation
That Members endorse the proposed boundaries for the north-east and western urban extensions and to allow the Sustainable Urban Extensions: LDF Background Paper to contribute to the Local Development Framework evidence base.

Appendices
1. Sustainable Urban Extensions: LDF Background Paper

External Consultations
Great Oakley Estate & Rockingham Castle Estate

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