Dear Sir/Madam,

PART 2 LOCAL PLAN FOR CORBY: PUBLICATION DRAFT (PRE-SUBMISSION) REGULATION 19 CONSULTATION

This letter of representations on the Corby Local Plan Part 2 Publication Draft (pre-submission) consultation document has been prepared by David Lock Associates on behalf of Urban and Civic Corby Ltd (‘U&C’). U&C are the landowners, promoters and master-developers of the Priors Hall Park sustainable urban extension to the north-east of Corby. U&C are currently engaged in discussions with Corby Borough Council to complete Zone 1 of the development, and in July this year have submitted an Outline Planning Application to refresh the vision for Zones 2 and 3, comprising some 3,500 homes. The majority of future reserved matters applications pursuant to the new Outline will be judged against the new Local Plan Part 2, when adopted, and so U&C have a vested interest in this emerging policy framework. In general U&C are supportive of the publication draft, however representations on specific aspects are set out below.

Policy 6 – Green Infrastructure Corridors

The draft policy wording states that all development must be designed to protect and enhance existing green infrastructure corridors as identified on the Policies Map. U&C have no objection to this in principle, however the Policies Map for the Urban Area (Appendix 5.2) only identifies ‘indicative’ green infrastructure corridors, with none of these shown to be ‘existing’.

At Priors Hall specifically, the policies map demarcates the Zone 1 (as-built) and Zone 2 (as proposed) primary street networks as being ‘indicative neighbourhood GI corridors.’ It is noted, in paragraph 5.6, that green infrastructure corridors may include road corridors, cycling routes and pedestrian paths. However, while the Priors Hall primary street network will provide for sustainable movement (both for leisure and travel purposes), it is fundamentally a part of the grey infrastructure network and is not considered to merit policy protection. Furthermore, Zone 2 does not yet exist, nor does it have a design fix, and so the identification of any corridors here is somewhat premature, as is the awarding of policy protection.

Policy 6 would be therefore more effective if the accompanying Policies Map was more definitive in setting out ‘existing’ and ‘proposed/indicative’ green infrastructure corridors, each with a different level of policy-applicability.

16th September 2019

UAC047/DA/JC

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Appendix 4 – Green Infrastructure Network

U&C are concerned to see that Priors Hall Park as a whole is identified as a ‘potential wildlife site’ in Appendix 4. Clearly, this potential land use designation is wholly at odds with a site that is allocated for a sustainable urban extension, notwithstanding the extensive natural and semi-natural open space offering in the live outline planning application. Instead, only the Gullet (between Zones 1 and 2) and the Old Quarry Ponds (to the east of Zone 2) should be identified as (local) wildlife sites.

Policy 12 – Custom and Self Build

U&C welcome the removal of the blanket 5% custom-build plots on new developments, which featured in the issues and options document last year. This accords with our previous representations, in which it was requested that the policy wording leaned more towards individual circumstances. We would take this opportunity to re-iterate that within a strategic development where the viable delivery of physical and social infrastructure is dependent on S106 funding, the loss of contributions from numerous self-build plots may undermine the success of the scheme, and so we would ask CBC to be aware of this during the future application of the policy.

We trust that the above is helpful and that these representations are received within the 5pm 16th September deadline. Please do not hesitate to contact me or my colleague Dave Akam (DAkam@davidlock.com) with any queries.

Yours faithfully,

PARTNER