Revised track-changes version showing proposed changes

Please note that this track changes version of the Part 2 Local Plan doesn't show revisions to existing policy numbers or paragraph numbers or to any of the existing policy number cross-references currently included. This is because of the likelihood of these changing further as policies and supporting text are subject to detailed discussions as part of the examination hearings. These will all be revised accordingly where required at the post examination stage.
Consultation Information

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 the following provides information about the consultation arrangements.

Subject Matter

This document is the Publication Draft (Pre-Submission) version of the Part 2 Local Plan for Corby. It is known as the Regulation 19, and it is the version that the Council proposes to submit to the Secretary of State for examination in public by an independent planning inspector following consultation.

The Part 2 Local Plan for Corby follows on from and supports the adopted North Northamptonshire Joint Core Strategy (JCS), which is the strategic Part 1 Local Plan for North Northamptonshire, providing the big picture for development across North Northamptonshire in the period 2011 to 2031. The Part 2 Local Plan for Corby takes this forward in more detail with non-strategic development allocations and a number of detailed policies to manage development in line with the vision, strategy and strategic policies of the JCS.

Sustainability Appraisal and Habitats Regulations Assessment

The Local Plan preparation has been informed by a Sustainability Appraisal and Habitats Regulations Assessment. You can view and comment on these documents at www.corby.gov.uk

Preparing the Part 2 Local Plan

Consultation on the Publication Draft follows on from the Issues and Options consultation that took place from November to December 2016 and the Emerging Draft Options consultation that took place between July and August 2018. Each of these consultations accorded with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The responses to the previous consultations have helped inform the content of this Plan along with technical evidence and ongoing liaison with neighbouring authorities, statutory bodies and infrastructure providers.

Preparation of the Plan has followed a number of stages to ensure that the community and other stakeholders are fully engaged in the process and that its contents are based on robust evidence, testing of alternatives and then external examination by an Inspector. These stages are summarised overleaf with the current stage shaded.
Consultation Period

The consultation period starts on Monday 5 August 2019 and will run until 5pm on Monday 16 September 2019.

Anonymous comments or comments received outside these dates may not be accepted.

Inspection of Documents

If you are able to access the internet, you will find our consultation portal (https://consult.corby.gov.uk) or the planning policy pages of the Council’s website (www.corby.gov.uk) offer the easiest and quickest way to inspect the documents.

Alternatively, hard copies of the statutory documents are available for inspection at the following locations:

- Corby Cube, George Street, Corby NN17 1QG, during normal office hours
- Corby and Danesholme libraries. Please see www.northamptonshire.gov.uk for addresses and opening times of the libraries.

If you require this information in an alternative format or language please contact the Local Plans team on 01536 464165 or email LocalPlans.Consultation@corby.gov.uk. Requests are considered on an individual basis.
Public ‘drop in’ events, where you can find out more about the Local Plan and how to submit representations are being held at the following venues:

- Saturday 10 August at Corby Cube, Reception Area, from 11am to 3pm
- Wednesday 14 August at Oakley Vale Community Centre, from 1pm to 5pm
- Friday 16 August at Gretton Village Hall, from 3pm to 8pm
- Monday 19 August at Corby Cube Reception Area, from 1pm to 5pm
- Tuesday 20 August at Weldon Village Hall, from 3pm to 8pm
- Thursday 22 August at Cottingham and Middleton Village Hall Annex, from 3pm to 8pm

Making your representations

The Council strongly encourages responses to be submitted using the online representation form via the interactive consultation system at https://consult.corby.gov.uk. However, digital copies of the form can be downloaded from the Council’s website at www.corby.gov.uk or there are some printed forms available from the Corby Cube and local libraries.

Representation forms can be sent by email or post using the following details:

- **Email to** Localplans.consultation@corby.gov.uk
- **By post to** Local Plan Team, Corby Borough Council, Deene House, New Post Office Square, Corby, Northamptonshire NN17 1GD

The representation form is based upon a model form published by the Planning Inspectorate in July 2019 and will help present your comments in the best way for the Inspector to consider them. It is designed to help the Council meet with Regulation 19. One form should be completed for each policy or site you wish to comment on.

**Soundness**

Regulations state that a local planning authority should submit a plan for examination which it considers to be “sound” — namely that it is

- **Positively prepared** — providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** — an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** — deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** — enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.
**Legal Requirements**

When considering if the plan meets its legal requirements, the Inspector will consider a number of issues including:

- **Local Development Scheme**: has the plan been prepared in accordance with the Local Development Scheme
- **Statement of Community Involvement**: has consultation of the plan been in accordance with the Statement of Community Involvement and have the appropriate bodies been consulted
- **Duty to Cooperate**: has the plan been prepared in cooperation with other local planning authorities and prescribed bodies, such as the Environment Agency and Local Enterprise Partnership, to identify and address any issues which will have a significant impact on at least two planning areas
- **Sustainability Appraisal**: has an adequate Sustainability Appraisal been carried out
- **Appropriate Assessment**: has an Appropriate Assessment under the Habitats Regulations Assessment been carried out
- **National Policy and Legislation**: does the Plan comply with national policy and legislation

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**As the Publication Draft Stage is a statutory stage, we will not be able to accept representations beyond the six weeks response period – i.e. no further representations after 5pm on Monday 16 September 2019**

**What will happen next?**

All duly made representations will be summarised and considered. The Council may suggest minor modifications to the Local Plan be made at this stage, for instance to update, improve accuracy or correct typographical errors. If there is a need to make major changes, these will be dealt with in accordance with guidance from the Planning Inspectorate.

The Local Plan, together with all duly made representations and summary of the key issues raised and supporting evidence, will then be submitted for independent examination by a planning inspector, who will examine the ‘soundness’ of the plan on behalf of the Secretary of State for Ministry of Housing, Communities and Local Government.

Whilst there will be public notification of the submission of the Local Plan in accordance with the Regulations, there is no further consultation period as such. Your representations will be submitted to the independent planning inspector for consideration as part of the examination process.

During the examination, the inspector will assess whether the Local Plan meets the relevant legal requirements, complies with the Duty to Cooperate, and is sound. The examination will include hearing sessions on matters identified by the appointed inspector at which attendance is at the invitation of the inspector.

After the hearing, the inspector may recommend major modifications to the Local Plan. The council will consult on these and the inspector will take the responses to the consultation into account before finalising their report, setting out findings and recommendations.

If the inspector finds the plan to be sound and legally compliant, with or without modifications, the Council may proceed to adopt the plan.
**Local Development Scheme**

The Local Development Scheme is the timetable for preparing the Local Plan. The substantive Local Development Scheme for North Northamptonshire (September 2009) indicates that an individual Local Plan will be prepared for Corby. Various updates to the Local Development Scheme were published in August 2016, April 2017, June 2018 and January 2019.

The table below sets out the current timetable for the next stages in the process based on the Council’s most up to date Local Development Scheme. Following submission of the Plan, alterations to the timetable may be needed as we will be dependent upon the Planning Inspectorate and the length of time taken to carry out the examination process.

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**Privacy Notice**

Please note that all comments will be made public and will be submitted to the Secretary of State along with this plan and other relevant supporting evidence following this consultation. We cannot accept confidential or anonymous responses. Your comments and name will be published, but other personal information will remain confidential.

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

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

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

The ongoing regeneration and growth of Corby represents a remarkable opportunity to build attractive and better-designed homes in areas where they are needed and will create opportunities to drive economic development and a complementary increase in jobs, prosperity and public services that rank with the very best. But like other growing areas, we also face some challenges.

Providing a framework for much of our important work and big decisions is the Local Plan that comprises two main planning documents which help the community and the Council to shape our area and guide its growth until 2030 and beyond.

With local government re-organisation currently taking place, the Local Plan provides Corby Borough Council’s vision and strategy for how Corby will contribute to a more sustainable, self-reliant North Northamptonshire in a way that maintains the area’s distinctive character.

The Local Plan is key to ensuring high quality development, a more prosperous and diverse economy, timely provision of infrastructure, services and facilities, supporting new sustainable homes and jobs and also protecting and enhancing the natural environment.

These priorities are already identified in the Part 1 Local Plan, the North Northamptonshire Joint Core Strategy, which was adopted in July 2016 and sets out strategic policies to be developed in more detail through Part 2 Local Plans or Neighbourhood Plans in response to local issues.

The Part 2 Local Plan for Corby supports the Joint Core Strategy by setting out additional, more detailed planning policies that the Council will use when considering planning applications.

If you would like any further information or advice on this Plan or on the direction of planning policy in the Borough, please contact a member of the Local Plan team on 01536 464165 or email planning.services@corby.gov.uk. I know they will be pleased to help.

This Publication Plan is the plan that the Council intends to submit to the Government for examination and is the Plan that the Council would like to adopt subject to that examination. The six week publication period gives you the opportunity to make any representations on the soundness of the Plan. This is not a consultation looking for changes to the document to be considered, but rather an assessment of whether the Plan has followed guidance and evidence and is therefore ‘sound’.

The Council really appreciates your participation.

Councillor Dady, Chair of the Local Plan Committee
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1. **Introduction**

**Background**

1.1 A local plan sets out a long-term framework to guide future development of a place to improve the lives of its existing and future residents. It provides the planning tools to deliver the Council’s ambitions for securing regeneration and growth, investment, sustainable development and improving the environment.

1.2 The Local Plan for Corby is made up of two main documents:
   - North Northamptonshire Joint Core Strategy (JCS)
   - Part 2 Local Plan for Corby

   **A separate Gypsy and Traveller Site Allocations Plan is also proposed to meet the identified need for Gypsy and Traveller pitches.**

1.3 The Local Plan forms part of the overall development plan for the Borough together with the Northamptonshire Minerals and Waste Local Plan and any ‘made’ or adopted Neighbourhood Development Plans.

1.4 Decisions on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise.

1.5 Supplementary Planning Documents will be produced where necessary to support, or provide more detailed guidance on policies in the development plan. Some Supplementary Planning Documents have already been adopted; these are detailed on the local planning authority’s website.

1.6 The planning system uses a number of technical words and jargon. A glossary of terms is provided at Appendix 2 to assist the reader.

**What is the Part 2 Local Plan for Corby?**

1.7 The Part 2 Local Plan for Corby follows on from and supports the adopted North Northamptonshire Joint Core Strategy (JCS), which is the strategic Part 1 Local Plan for North Northamptonshire, providing the big picture for development across North Northamptonshire in the period 2011 to 2031. The Part 2 Local Plan for Corby takes this forward in more detail with non-strategic development allocations and a number of detailed policies to manage development in line with the vision, strategy and strategic policies of the JCS. It does not seek to review the strategic policies within the JCS.

1.8 The Plan relates to the entire area of Corby as shown in Figure 1.1 and covers the same plan period 2011 to 2031 as the JCS.
1.9 The Plan replaces all of the existing saved policies and allocations in the 1997 Corby Borough Local Plan.

Evidence

1.10 The Plan is supported by a wide ranging evidence base. This information is available on the Council’s website (www.corby.gov.uk) or the North Northamptonshire Joint Planning and Delivery Unit website (www.nnjpdu.org.uk). As the policies and allocations contained in this plan flow from the spatial strategy and strategic policies of the JCS, they will have the same time horizon and largely the same evidence base. The information will be updated prior to Submission, to inform any potential modifications to the plan. The cut-off date for a complete and up to date evidence base to be in place is the point of Submission to the Secretary of State.

Viability

1.11 It is important that the Plan is prepared positively, in way that is aspirational but deliverable. An assessment of the viability of the Plan has been carried out independently on behalf of the Council by BNP Paribas.

Sustainability Appraisal

1.12 The Plan is accompanied by a Sustainability Appraisal, incorporating a Strategic Environmental Assessment, which assesses the potential impacts of the Plan against a range of environmental, social and economic considerations and ultimately establish how the Plan will contribute towards sustainable development.
1.13 The Sustainability Appraisal which has been carried out continuously throughout the plan-
making process and published at each stage of consultation has been an essential part of how the Plan has evolved and in the determination of the proposals set out in this document. Where necessary the Plan has been modified and shaped in response to the appraisal to ensure that harmful impacts are avoided or mitigated. A further Sustainability Appraisal has been prepared for the Regulation 19 iteration of the Part 2 Local Plan and is published alongside this document.

Habitats Regulations Assessment

1.14 The Plan is accompanied by a Habitats Regulations Assessment which assesses the potential impacts of the Plan on European habitat sites. These include Rutland Water Special Protection Area (SPA) and Ramsar site, Barnack Hills and Holes Special Area of Conservation (SAC), Orton Pit SAC and Upper Nene Valley Gravel Pits SPA/Ramsar site and/or Nene Washes SPA/SAC/Ramsar.

1.15 The Habitats Regulations Assessment process has been carried out continuously through the plan-making process and in support of the Plan. The Habitats Regulations Assessment is a staged process, essentially iterative, and the Plan has been revisited as necessary in response to more detailed information, and advises on appropriate mitigation strategies where adverse effects are identified. The report accompanies the Part 2 Local Plan Regulation 19 consultation process.

Equality Impact Questionnaire

1.16 The Plan is accompanied by an Equality Impact Questionnaire which assesses the risk of discrimination before introducing new policies. Sometimes certain groups, such as Gypsies and Travellers or older people, will be treated differently to ensure that they are not unfairly impacted or that their needs such as in respect of housing can be met.

Policies Map

1.17 The Policies Map identifies the location of land use allocations, such as sites allocated for housing or employment uses, and shows designated areas, such as town centres and nature reserves.

1.18 The Policies Map and the maps throughout the Plan use Ordnance Survey base maps which are Crown Copyright protected (Ordnance Survey 100018791 (2019)).

National Planning Context

1.19 The Plan has been prepared taking account of Government’s National Planning Policy Framework (NPPF), National Planning Policy for Waste and Planning Policy for Traveller Sites together with the National Planning Practice Guidance.

1.20 At the heart of national planning policy is a presumption in favour of sustainable development. This presumption guides local planning authorities when they are writing Local Plans and making decisions on planning applications.
The NPPF sets out detailed guidance in relation to key planning principles including delivering a sufficient supply of homes; building a strong, competitive economy; ensuring the vitality of town centres; promoting healthy and safe communities, promoting sustainable transport; supporting high quality communications; making effective use of land; achieving well-designed places, meeting the challenge of climate change and flooding, conserving and enhancing the natural and historic environment.

North Northamptonshire Joint Core Strategy

The framework for the Plan is set by the JCS which was adopted on 14 July 2016. This outlines the big picture for North Northamptonshire and establishes the overall spatial strategy for growth including key strategic issues such as the amount of new housing and jobs, infrastructure priorities, proposals for enhancing the environment and the policy framework for development management. The JCS also contains strategic site allocations including the West Corby Sustainable Urban Extension and Rockingham Motor Racing Circuit Enterprise Area.

The JCS policies are arranged under the themes of:

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

The Plan follows on from, supports and is intrinsically linked to the JCS and must be read alongside it. It is reiterated that the Part 2 Local Plan does not seek to undermine, review or supersede any parts of the JCS.

In accordance with national planning legislation, the strategic policies of the JCS will be subject to regular monitoring and will be reviewed no more than 5 years after its date of adoption.

Strategic Cooperation

The Plan must also satisfy the Duty to Co-operate which means taking into account relevant cross-boundary issues with neighbouring local authorities and other public bodies. In order to demonstrate effective and ongoing joint working, the North Northamptonshire Joint Planning and Delivery Unit will prepare and maintain statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.

Working at the North Northamptonshire level to prepare the JCS and associated infrastructure assessments has helped to identify what is going on beyond the boundaries of Corby and what other public bodies are proposing in their plans.

There are some important cross boundary issues that may affect the Plan area which are addressed in the JCS, including:
• Improvements to the A14
• Improvements to the Midland Main Line
• Development of Priors Hall and Rockingham Enterprise Area
• Creation of a Garden Village at Deenethorpe Airfield

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

1.30 Additionally:

• Economic visioning and strategy work is underway within the Oxford-Cambridge Arc, an area of nationally significant growth potential incorporating the ceremonial county areas of Oxfordshire, Buckinghamshire, Northamptonshire, Bedfordshire and Cambridgeshire. Further details at https://www.gov.uk/government/uploads.
• The South East Midlands Local Enterprise Partnership work to build a strong economy by tackling barriers to sustainable growth and supporting job creation. A Strategic Economic Plan was published in November 2017 and work is underway on the development of a Local Industrial Strategy. Further information is available at www.semlep.com
• England’s Economic Heartland is an Strategic Alliance of local authorities that will set out strategic infrastructure needs covering the Oxford-Cambridge Arc plus Hertfordshire and Swindon. Further information is available at www.englandeconomicheartland.com
• In May 2019 the Government announced that two new unitary authorities will be established in Northamptonshire on 1 April 2021. The Northamptonshire Structural Changes Order 2019 confirms the names of the new unitary authorities will be North Northamptonshire Council (covering Corby, East Northants, Kettering and Wellingborough) and West Northamptonshire Council (covering Northampton, Daventry and South Northants). The vision for the new unitary authorities has been set out in a prospectus for change published in June 2019.

Corporate Plan

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

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

1.32 The Corporate Plan contains a series of priorities ordered around five corporate themes:

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

Neighbourhood Planning

1 Prospectus for Change, June 2019
1.33 Neighbourhood planning was introduced through the Localism Act in 2011 to give communities more of a say in the development of their area. A fundamental principle of neighbourhood planning is that it is community-led, with the local community establishing planning policies for development and use of land within its neighbourhood. Neighbourhood planning enables local people to play a leading role in responding to the needs and priorities of the local community.

1.34 There are currently five neighbourhood areas designated for the purpose of preparing a Neighbourhood Plan within Corby. Table 1 highlights the current stage each Neighbourhood Plan has reached in the process although the position on progress will change across the lifetime of the Plan and details of the up-to-date position can be found on the Council’s website.

**Different Stages of Neighbourhood Planning**

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

| Table 1 – Neighbourhood Planning in Corby Borough at 1 July December 2019 |
|---------------------------------|---|---|---|---|---|---|---|
| Stage 1  | Stage 2  | Stage 3  | Stage 4  | Stage 5  | Stage 6  | Stage 7  |
| Central Corby – CENTARA Neighbourhood Association | ● | ● | | | | |
| Cottingham – Cottingham Parish Council | ● | ● | | | | |
| Gretton – Gretton Parish Council | ● | ● | ● | | | |
| Stanion – Stanion Parish Council | ● | ● | | | | |
| Weldon – Weldon Parish Council | ● | ● | | | | |

1.35 The scope of neighbourhood plans is determined by the local community. Neighbourhood Plans may cover a wide range of topic areas and include land allocations or they may be limited to selective topics or sites. If Neighbourhood Plans are adopted in the future and include policies such as site allocations or alterations to the settlement boundaries, these neighbourhood plans will supersede this Plan for their respective designated area.

1.36 The Local Plan has a key role in supporting neighbourhood planning. Neighbourhood Plans need to conform to national planning policies and the strategic policies contained in the development plan. In the case of Corby this comprises the JCS which is the strategic Part 1 Local Plan.
2. **Spatial Portrait**

2.1 The spatial portrait provides a summary of the key characteristics of Corby as it is now and summarises the key issues facing Corby over the next decade and beyond.

**Spatial context**

2.2 Corby is centrally located within England, with strong links to neighbouring major urban areas, particularly Leicester and Northampton, as well as near-by towns of Kettering and Market Harborough and further afield Peterborough, Stamford, Wellingborough and Rushden.

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

2.4 The above factors mean that the area is in a strong position to both contribute and benefit from the Cambridge-Oxford Arc which is recognised by the Government as a strategically important area to stimulate economic growth in the national interest.

**Figure 3 – Corby in the South East Midlands Context**
The network of settlements

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

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

2.7 Corby contains a total of 9 Conservation Areas, 214 statutory listed buildings, 6 scheduled monuments and 2 registered parks and gardens, which include the Grade I listed Rockingham Castle. All designated heritage assets within Corby, excluding Listed Buildings, are shown on the Policies Map and listed within Appendix 2, with further detail of Listed Buildings available from Historic England’s website. Corby also includes a wealth of non-designated heritage assets and archaeology. Further detail is included within the Conservation Area Appraisals and Management Plans, some of which are Supplementary Planning Documents, and on the heritage resources is given in the Corby Heritage Strategy.

The countryside

2.8 The countryside makes a significant contribution towards the area’s identity and is characterised by the landscape of Rockingham Forest and the Welland Valley escarpment and several biodiversity assets, including internationally important wildlife sites. It is part of the green infrastructure network that comprises green spaces, landscapes and natural elements that intersperse and connect the settlements and surrounding countryside. The significant growth being planned over the next decades means that the green infrastructure network, including the countryside is increasingly valued but also under great pressure.

Population and demographics

2.9 Corby has seen a phenomenal growth in its population in recent years. At the 2011 Census, the population of the Borough was 61,100, representing an increase of 14.4% from the previous Census in 2001. The population stands presently at an estimated 70,800, and is projected to increase further in the near future.

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

2.11 Like the rest of Northamptonshire, the area is facing significant demographic change through increased growth in the number of older households; which will continue to be a key driver throughout the plan period.

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2 https://www.academyofurbanism.org.uk/
3 A Heritage Strategy for Corby Borough, September 2018
4 www.nomisweb.co.uk
5 Study of Housing and Support Needs of Older People Across Northamptonshire, Three Dragons and Associates, March 2017
2.12 Corby has higher than average levels of deprivation and poor health issues, with high rates of smoking related deaths, early cancer deaths, alcohol abuse and low life expectancy for men and women. 20% of children in the area live in low income families and 20.6% of children in Year 6 are classified as obese.

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

Housing

2.14 Corby is currently experiencing large amounts of new housing development being built in several locations surrounding the main urban area, at Priors Hall Park, Weldon Park and Little Stanion. Another major development scheme, West Corby, is currently at the was granted planning approval in October 2019 application stage. These major housing schemes are to be supported by high quality public spaces, employment opportunities, retail provision and new community facilities.

2.15 The patterns of housing delivery over the past few years have been extremely healthy, mostly because of delivery at the sustainable urban extensions but also partly attributable to a Council-led programme of interventions in the market to deliver affordable housing. In total, 631-632 dwellings were completed in 2018/19, well above the annual requirement set by the JCS for the second year running.

Economy

2.16 The local economy is growing, characterised by a strong manufacturing and logistics sector which has experienced significant growth over the past two decades. There are a number of globally recognised companies based in Corby including Weetabix, Tata Steel, Avon and RS Components. In contrast, the office employment sector is very small7. The local labour market is relatively self-contained with the highest job to worker balance in North Northamptonshire, indicating that Corby is a key centre for employment.

2.17 Corby is in a fortunate position of having a large supply of available employment land combined with well-established industrial estates that offer opportunities to further embrace growth. It is also fortunate for having relatively affordable land values in comparison to neighbouring areas and is one of the places furthest south to have these low values. High Performance Technology is a key opportunity sector linked to Rockingham Motor Racing Circuit Enterprise AreaLogistics Hub.

2.18 Corby offers an excellent business environment with business survival rates outperforming the national average. One of the strongest assets is its readily available, flexible workforce which complements the 24/7 working patterns that a lot of modern businesses demand.

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

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6 State of the Nation 2017: Social Mobility in Great Britain, November 2017
7 Corby Employment Land Review, March-May 2018
Infrastructure

2.20 Corby has excellent strategic connections, including the A43, A427, A6003, A6116 and the Midland Main Line, that provide ease of movement to surrounding towns and to the rest of the country. The A43 in particular connects to the A14 which provides a strategic east-west corridor of national importance and provides access to the Haven Ports. Planning approval and funding from the Growing Places Fund for the Corby Northern Orbital Road will further improve the road network. The Borough also has good rail links to London St Pancras, following the re-opening of Corby Train Station in 2009, though northbound services and evening services are limited at present. The new East Midlands rail franchise commenced in August 2019, operated by Abellio. A dedicated Corby - St Pancras express service will be introduced from December 2020 with 12-car trains in the peaks and the Corby-London service will double to 2 trains per hour all day. There will also be an enhanced Sunday service throughout the route with regular direct Sunday services between London and Corby. This will result in a significant step-change in rail connectivity for Corby, creating greater opportunities to attract inward investment and reduce reliance on the private car. Further investment is expected beyond 2019 in the form of more frequent and faster train services to London St Pancras as a result of the new eight year East Midlands rail franchise.

2.21 Northamptonshire County Council has the statutory responsibility of ensuring that there are sufficient school places across the County. Demand for secondary school places is high in Corby and the County Council advises that there is a clear, immediate and urgent need for a new secondary school to serve Corby.

2.22 Corby is home to some key energy assets including Corby Power Station; however the capacity of the electricity network to accommodate growth is constrained. The Council and partners are proactive in promoting renewable energy and low-carbon living through the Electric Corby initiative, a non-profit community interest group set up in 2011. Its projects have included building a number of ‘zero energy bill’ homes at Priors Hall Park and establishing a network of electric vehicle charging points across the Borough, to improve viability of electric vehicles as means of transportation.

Issues to be addressed in the Plan

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

2.24 Corby has a number of key advantages that should enable sustainable growth, which can be summarised as:

- Its central location within England with good regional, national and international road and rail links.
- Its diverse urban and natural character, with the main town of Corby and its attractive satellite villages and communities, surrounded by open countryside.
- Its landscape character of the Welland Valley escarpment and the expansive ancient woodland of Rockingham Forest.

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8 South East Midlands Energy Strategy, December 2018
- Its relatively affordable housing market in comparison to neighbouring areas within the same proximity to London and the southeast.
- Its relatively large supply of good quality, well located and low cost employment sites available to develop.
- Its substantial commitments for housing and employment growth, to meet its ambitious growth targets.

However, the area faces a number of challenges and issues to address, which can be summarised as:

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

Climate Change is the greatest challenge facing our society. It is a strategic issue to be addressed in the North Northamptonshire Strategic Plan which will consider the potential for a local carbon target framework and trajectory alongside other policy approaches to meet the National 2025 zero carbon commitment, together with strategic policies and a monitoring framework in support.
3. Vision and Outcomes

3.1 The JCS provides a vision statement for North Northamptonshire as a whole and a set of strategic outcomes that the Part 2 Local Plans and Neighbourhood Plans must support in order to achieve that vision.

**Joint Core Strategy Vision**

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

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

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

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

**Contributing to this overall vision – Corby**

Corby will be well on the way to doubling its population and will offer international class culture and sport facilities. Enterprise areas will have promoted the town as a base for businesses leading the way in high performance technologies, creative industries and the green economy. Smart and innovative regeneration and growth will have delivered a transformed, vibrant and growing town centre and Sustainable Urban Extensions;

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9 Nene Valley Nature Improvement Area
together with a network of accessible natural green spaces forming the urban gateway to the wider Rockingham Forest.

3.2 Achieving the Vision by 2031 in North Northamptonshire depends upon the successful delivery of the following strategic outcomes:

1. Empowered and proactive communities
2. Adaptability to future climate change
3. Distinctive environments that enhance and respect local character and enhance biodiversity
4. Excellent services and facilities easily accessed by local communities and businesses
5. A sustainable balance between local jobs and workers and a more diverse economy
6. Transformed connectivity
7. More walkable places and an excellent choice of ways to travel
8. Vibrant, well connected towns and a productive countryside
9. Stronger, more self-reliant towns with thriving centres
10. Enhanced quality of life for all residents

Local Outcomes for Corby

3.3 To ensure this Vision can be achieved and complement the Strategic Outcomes, the following Local Outcomes have been identified. These are vital in guiding how the planning policies are written (what they aim to achieve) and in monitoring whether the policies are working, after the Plan is adopted.

Table 2 – Local Outcomes for Corby

<table>
<thead>
<tr>
<th>Strategic Outcomes</th>
<th>Local Outcomes for the Part 2 Local Plan</th>
<th>Delivered by Part 2 Local Plan Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Empowered and Proactive Communities</td>
<td>1. To support the JCS in protecting the character and identity of the settlements and protect them from unnecessary expansion into open countryside. 2. To support the JCS in the timely delivery of infrastructure, services and facilities necessary to meet the needs of local communities, both existing and planned for. 3. To support, when appropriate, the development of the neighbourhood plans being produced by local communities.</td>
<td>1, 2, 3, 4, 6, 7, 8, 9, 10, 11, H1, H2, H3, H4, H5, H6, H7, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4</td>
</tr>
<tr>
<td>Adaptability to Future Climate Change</td>
<td>4. To protect new and existing communities from risks of flooding and support the JCS on flood risk management and improvement of the quality of the water environment. 5. To support the JCS in protecting and enhancing the network of green infrastructure corridors and identify their scope for expansion. 6. To assist the JCS in the provision of amenities and town centre uses within the committed</td>
<td>1, 2, 5, 6, 8, 11, H1, H2, H3, H4, H5, H6, H7, 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3</td>
</tr>
</tbody>
</table>
| Distinctive Environments that Enhance and Respect Local Character and Enhance Biodiversity | 8. To support the JCS agenda for place-shaping by ensuring new development is well designed, of high quality and creates a strong sense of place.  
9. To support the JCS in ensuring that development protects or enhances the Borough’s identified heritage assets and their settings.  
10. To reinforce the JCS in protecting areas of biodiversity and providing a net gain in biodiversity on new developments.  
11. To support the JCS in improving the quality of open space, encouraging provision in areas of deficiency and within any new developments. | 1, 2, 6, 7, 8, 10, 11, H1, H2, H3, H4, H5, H6, H7, 12, 14, 16, 17, 18, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4 |
| Excellent Services and Facilities Easily Accessed by Local Communities and Businesses | 12. To collaborate with service providers in the delivery of new infrastructure and facilities.  
13. To support the JCS through the allocation of new or improved community amenities within the Borough’s defined centres.  
14. To support the JCS in improving pedestrian and cycle connectivity between Corby and the surrounding villages. | 1, 2, 3, 4, 6, 8, 9, 11, H1, H2, H3, H4, H5, H6, H7, 12, 13, 14, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4 |
| A Sustainable Balance between Jobs and Workers and a More Diverse Economy | 15. To continue supporting Corby’s strong manufacturing sector.  
16. To support the JCS by allocating sites in the Rockingham MRC Enterprise Area and encouraging the development of new employment opportunities.  
17. To identify a supply of non-strategic employment sites in the Borough and safeguard the existing industrial estates for employment uses.  
18. To maintain and enhance the strong, sub-regional retail draw of Corby Town Centre and encourage new employment opportunities within the town centres. | 8, 9, 10, 19, 22, 23, 24, TC1, TC2, TC3, TC4 |
| Transformed Connectivity | 19. To support opportunities to develop sustainable transport connections between Corby Town Centre and Corby Train Station.  
20. To support opportunities that build upon the proposed enhancements to the Midland Mainline improving Corby’s connectivity to the national rail network and rail connections to mainland Europe.  
21. To support the growing take-up of electric cars by providing sufficient charging infrastructure for homes, businesses and public places. | 11, H4, 23 |
22. To support the JCS by working with partners to improve public transport, walking and cycling infrastructure across the Borough.

23. To support maintaining and expanding the strategic Green Infrastructure network within the Borough, improving connectivity between communities and facilitating the development of shared pedestrian and cycleway linkages along green infrastructure corridors.

24. To ensure that pedestrian and cycle linkages from Sustainable Urban Extensions to existing urban areas and neighbouring villages are incorporated fully.

25. To support the JCS framework of sustainable urban-focused development, improving public transportation provision to outlying villages and diversifying the rural economy.

26. To support the JCS ambition for enhanced broadband provision to facilitate more sustainable working practice.

27. To maintain a network of accessible, diverse and active town centres across the Borough including new shopping facilities to serve the Sustainable Urban Extensions.

28. To maintain the momentum of regeneration and investment within Corby Town Centre, including further public realm improvements and strengthening connectivity.

29. To support the JCS in providing a net increase in comparison retail floorspace in Corby’s town centres by 2031.

30. To support a variety of different uses such as leisure, community uses and residential development within Corby Town Centre to ensure that it provides a unique range of uses serving the northern sub-area of North Northamptonshire.

31. To support the JCS by providing a mix of housing tenure in the Borough, including affordable housing, specialist accommodation and custom and self-build housing.

32. To support the JCS by encouraging new developments to contribute towards encouraging healthier lifestyles, prioritising ‘walkable’ streets, providing on-site open space and creating opportunities for active leisure.
4. **Securing Infrastructure and Services**

4.1 Infrastructure is fundamental to the delivery of sustainable development and in ensuring that adequate facilities and services are in place to accommodate new development without there being a negative impact on existing residents and communities.

4.2 Infrastructure is a term that covers a wide range of services and facilities provided by public and private organisations. It is possible to identify three broad categories of infrastructure, as outlined below. The examples are not exhaustive; they simply illustrate what might be included under each category.

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

4.3 The concern that the infrastructure cannot cope with new development is often raised. The Infrastructure Delivery Plan (IDP) is a document that outlines the key infrastructure requirements, including physical, social and green infrastructure, needed to deliver the overall development set out in the Local Plan, and how it is to be delivered in a timely, coordinated, efficient and sustainable manner. The production of the IDP involves collaborative work between the Council and a range of key partners responsible for delivering the infrastructure needed to cope with the impact created by future development. It is a ‘living’ document that will be reviewed and updated on a regular basis during the plan period. The latest update was published in September 2017.\(^\text{10}\)

4.4 The North Northamptonshire Investment Framework\(^\text{11}\) builds on information in the IDP to identify and prioritise future infrastructure investments. Key infrastructure that is expected to be delivered within the plan period is noted as follows:

- A6003 improvements
- Little Stanion Highway Improvements
- Corby Northern Orbital Road Phase 2
- Primary and Secondary Schools
- Corby Culvert
- Improvements to the A43 to north of the A14
- Public transport improvements

4.5 At the County level, the Northamptonshire Arc\(^\text{12}\) provides a strategic framework to ensure a co-ordinated approach to economic development, the environment and connectivity across Northamptonshire. A review of the document is underway looking ahead to 2050.

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\(^\text{10}\) North Northamptonshire Infrastructure Delivery Plan, September 2017

\(^\text{11}\) North Northamptonshire Investment Framework, June 2019

\(^\text{12}\) Northamptonshire Arc, October 2011
4.6 The strategic context for supporting and enhancing infrastructure and services is largely established by Policy 7 (community services and facilities) and Policy 10 (Provision of Infrastructure) of the JCS which means that many of the core infrastructure and services principles for Corby are already established. A clear message is that development is dependent upon the necessary supporting infrastructure coming forward in a timely manner. The JCS is supported by Planning Obligations Supplementary Planning Document\textsuperscript{13} and Northamptonshire County Council Planning Obligations Framework and Guidance\textsuperscript{14} that provide clarity on what is expected of new developments.

4.7 The Plan supplements the JCS in providing further local detail on securing infrastructure and services, where necessary.

### Open Space, Sport and Recreation

4.8 Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Open spaces include all areas of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs. They offer opportunities for people to appreciate the natural environment and take part in sport and physical activity, including informal recreation and organised sports. The resulting benefits to human health and wellbeing are well documented. Furthermore, open spaces provide benefits such as food production, mitigating climate change, improving air quality, flood alleviation, and ecosystem services. Providing these facilities at a local level, in convenient locations, increases their accessibility for users and reduces the need to travel.

4.9 The JCS includes a policy for the retention and enhancement of public open spaces, allotments, playing fields and other sports and recreation buildings and land, identifying their role as a key community asset.

4.10 An open space, sport and recreational facilities assessment has been undertaken in order to plan effectively for open space, sports and recreation, and to meet the NPPF requirement that policies relating to such facilities and spaces should be based on robust and up to date assessments of needs and opportunities for new provision. The assessment consists of three interrelated documents including the Playing Pitch Strategy and Action Plan\textsuperscript{15}, the Open Spaces Study\textsuperscript{16} and Indoor and Built Facilities Strategy\textsuperscript{17} that make an evaluation of the quality, quantity and accessibility of existing provision and identify areas of deficiency and surplus. The assessment provides the evidence to support the open space policies and include locally derived standards for the retention and enhancement of open space across the plan area. All open space should be afforded protection unless it can be proven that it is not required in accordance with the JCS.

4.11 Open space provision varies across Corby, with some areas having identified deficiencies, whilst others having sufficient provision. The existing quantity and access to open space, as well as consideration of quality issues, will form the basis for assessing any proposed development or change of use of open space. The following local standards will be used when assessing existing provision of open space.

\textsuperscript{13} Planning Obligations Supplementary Planning Document, April 2017
\textsuperscript{14} Planning Obligations Framework and Guidance, Northamptonshire County Council, January 2015
\textsuperscript{15} Playing Pitch Strategy and Action Plan, November 2017
\textsuperscript{16} Open Spaces Study, November 2017
\textsuperscript{17} Indoor and Built Facilities Strategy, November 2017
Table 3 – Standards for Open Space Provision

<table>
<thead>
<tr>
<th>Typology</th>
<th>Quantity Standard</th>
<th>Accessibility Standard</th>
<th>Quality Standard18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks and Gardens</td>
<td>2.13 hectares per 1,000 people</td>
<td>15 minute walk time or 710m</td>
<td>60% Green Flag Standard</td>
</tr>
<tr>
<td>Natural and Semi-Natural green space</td>
<td>1.59 hectares per 1,000 people</td>
<td>9 minute walk time or 720m</td>
<td>45% Green Flag Standard</td>
</tr>
<tr>
<td>Amenity Green Space</td>
<td>2.0 hectares per 1,000 people</td>
<td>6 minute walk time or 480m</td>
<td>40% Green Flag Standard</td>
</tr>
<tr>
<td>Provision for Children and Young People</td>
<td>0.07 hectares per 1,000 people</td>
<td>Local Areas for Play and Local Equipped Areas for Play – 400m Neighbourhood Equipped Areas for Play and other provision – 1,000m</td>
<td>50% Green Flag Standard</td>
</tr>
<tr>
<td>Allotments</td>
<td>0.12 hectares per 1,000 people</td>
<td>No standard set</td>
<td>40% Green Flag Standard</td>
</tr>
</tbody>
</table>

4.12 No standards are set for playing fields in accordance with Sport England’s advice. The Playing Pitch Strategy and Action Plan provides the needs and evidence base for playing fields, including recommending use of Sport England’s Playing Pitch Demand Calculator to determine the likely demand for playing pitches as a result of new development.

4.13 A development should make appropriate provision to meet its own needs. Where sufficient capacity does not exist, the development should contribute what is necessary either on-site or by making a financial contribution towards provision elsewhere. These requirements are identified in the Planning Obligations Supplementary Planning Document. It is recognised that the viability of small housing developments may be affected; therefore a threshold of 10 or more dwellings or 0.3 hectares or more for housing developments will be established for the requirement of developer contributions towards the provision and enhancement of open space, sport and recreational facilities.

4.14 The location and design of new areas of open space, sport and recreation is important. They should be easily accessible by those who are to use the site and be overlooked by housing, pedestrian routes or other well used public facilities. Active Design is a set of design guidelines developed by Sport England and Public Health England that can be used to inform the design and layout of development. Wherever possible, new sites should be located within or connected to the green infrastructure network, in particular the green infrastructure corridors set out in Policy 6. Sites should, wherever possible, be multi-functional for example areas set aside for Sustainable Drainage Schemes can also be natural and semi-natural open spaces and incorporate play areas. Further explanation on the operation of the policy may be provided in a Supplementary Planning Document.

18 The Green Flag Award is a national standard for parks and green spaces in England and Wales. Further information is available at [http://www.greenflagaward.org.uk/](http://www.greenflagaward.org.uk/).
Policy 1 - Open Space, Sport and Recreation

Open spaces, allotments, sports and recreational facilities will be protected, and where possible enhanced to deliver multiple benefits. Development that will result in a loss will only be permitted in the following exceptional circumstances:

a) The facility is surplus to requirements; or
b) A site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or
c) The development is for alternative sport and recreation provision, the need for which clearly outweighs the loss.

All development of 10 or more dwellings or 0.3 hectares or more will be required to provide new or improved open space, sport and recreational facilities in accordance with the latest Open Space, Sport and Recreational Facilities Assessment (or similar subsequent document) to meet the needs arising from the development.

New open spaces, sports and recreational facilities should be linked to the wider Green Infrastructure corridor network, where possible, as they play an important role in creating social cohesion, encouraging and promoting healthier and more active lifestyles.

Health and Wellbeing

4.15 The health of the population is a major challenge in Corby. It has a fast growing population with an above average level of social deprivation and a relatively high prevalence of smoking and obesity.

4.16 There are a number of ways that planning can contribute towards improving health and wellbeing. The detailed design of new development and how it links to existing environments is a major determinant of health and wellbeing. Developments that are well designed and provide for healthy streets which are safe and attractive places to meet, link to homes, local services and facilities and jobs and take into account the physical and social needs of all age groups, are likely to have a positive impact on physical and mental health. Policy 2 and other policies in the Local Plan reflect this important aspiration. Further information can be found in 'Active Design' prepared by Sport England and Public Health England, which is a key guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to lead active healthy lifestyles. The Government’s 25 Year Environment Plan highlights the importance of connecting people with the environment to improve both physical and mental well-being.

4.17 It is emphasised in the NPPF that the Local Plan has a key role in promoting healthy and safe communities. The JCS sets out a range of policies promoting health and wellbeing, in particular the spatial strategy seeks to improve access to housing and employment, promote the timely delivery of infrastructure, diversify the economy, encourage good design and improve accessibility and environmental quality. Furthermore, achieving healthier, safer and

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19 *A Green Future: Our 25 Year Plan to Improve the Environment*, January 2018
stronger communities is a key theme in the Corby Borough Council’s Corporate Plan 2015-2020.

4.18 The North Northamptonshire Health Study includes a number of recommendations on how planning can be most effective in the delivery of health provision. It suggests that health issues should contribute to core design principles for new developments, encouraging healthier lifestyles. This will be taken forward by the North Northamptonshire Joint Planning and Delivery Unit through the preparation of a Place Shaping Supplementary Planning Document, including a specific section on health and wellbeing that elaborates on the place shaping principles embedded within the JCS.

4.19 Monitoring air quality is a very important part of the objective to promote health and wellbeing as air pollution has significant impacts on quality of health, quality of life and life expectancy especially for those who are most vulnerable. Corby Borough Council passed a motion which declared a Climate Emergency in August 2019. The use of electric vehicles is an important measure in reducing carbon emissions and can have a significant impact on improving air quality. Growth in the uptake of electric vehicles is steadily growing and therefore it is important that new development seeks to encourage continued growth and respond to such change.

4.20 The recommendations of the North Northamptonshire Health Study and support for electric vehicles will be taken forward by the North Northamptonshire Joint Planning and Delivery Unit through the preparation of a Place Shaping Supplementary Planning Document, including a specific section on health and wellbeing that elaborates on the place shaping principles embedded within the JCS.

In preparing the Plan it was suggested that given the major health and wellbeing issues in Corby there should be reference within the Plan to addressing health and wellbeing, over and above the JCS. The Plan has therefore introduced an over-arching health and wellbeing policy to address this issue.

**Policy 2 – Health and Wellbeing**

The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.

Development proposals should promote, support and enhance health and wellbeing by:

- Contributing to high quality, attractive, walkable, **cycle friendly** and safe environment;
- Encouraging physical activity through the provision of green infrastructure to encourage cycling and walking;
- Ensuring that development will not have adverse environmental health impacts, such as noise, vibration, smell, light or other pollution, remediation of contaminated land and measures are taken to mitigate the risk associated with climate change;
- Monitoring to ensure that there is no further decline in air quality;
- Protecting, enhancing and increasing biodiversity and nature conservation assets;
- Supporting proposals which increase access to healthy foods; and

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20 Corporate Plan 2015-2020
21 North Northamptonshire Health Study, January 2018
4.21 National planning policy attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. The JCS is also clear that the growing population will need to be supported by improvements to infrastructure, including new school places. Furthermore it recognises the need to support programmes of skills development to assist the local workforce.

4.22 The Planning Obligations Supplementary Planning Document and Northamptonshire County Council Planning Obligations Framework and Guidance sit beneath and implement policies in the JCS setting out guidance for development to provide for school provision and local employment and skills training for local residents.

4.23 The IDP identifies a pressing need for a new secondary school in Corby. The Council is aware of a proposal for a new secondary school to the east of Weldon which offers a potential exceptional opportunity to meet the identified need. A background paper has been prepared by LocatED in consultation with the Council to demonstrate that the site offers the most suitable, available and deliverable option that best meets the school requirements. The planning and delivery of a new secondary school is complex, particularly where the proposal is outside the main built up area of the settlement and is not supported by detailed evidence. In these circumstances, it is considered important to take positive action to facilitate the delivery of a new secondary school and ensure that it is carefully planned by identifying the key issues for the development in this location to address. Support for new school places to meet a demonstrable need aligns with the local outcomes of the Plan to support the timely delivery of infrastructure, services and facilities necessary to meet the needs of local communities, both existing and planned for.

4.24 The boundary of the opportunity site is illustrated on the Policies Map. The precise details of the development, including the impacts and extent of development will be carefully evaluated through the planning application process. The provision of appropriate highway access to the site from Oundle Road and ensuring that traffic impacts are properly managed are fundamental considerations in this location. Further factors to be considered in assessing development in this location include the following:

- A layout and form of development that adheres to the place shaping principles and high standards of design set out in the JCS. The scale and massing of development should be appropriate, given the site’s location on the edge of the main built up area;
- Be planned to create a permeable and legible layout that integrates with neighbouring areas and connects well with the Weldon Park Sustainable Urban Extension and Tresham Garden Village;
- Be located, designed and managed to minimise the impacts of associated traffic and car parking on the surrounding area with the ability to be adequately and safely served by bus;
- Opportunities taken to improve access to the countryside and wider green infrastructure network; and

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22 Corby – A proposal for a new secondary school, June 2019
Wherever practicable and appropriate, provide for the community use of playing fields and other school facilities.

4.24 The development of the secondary school opportunity site will only be acceptable if applicants provide substantial evidence that confirms such development is both acceptable and required.

**Policy 3 – Secondary School Opportunity Site**

The area shown on the Policies Map will be developed to deliver a new secondary school, subject to a demonstration of specific outstanding need and agreement between the applicant and the Council not having any unacceptable impacts.

**Electronic Communications**

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

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

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

4.29 Many small scale telecommunication developments do not require planning permissions. Others, including smaller masts, are also permitted subject to ‘prior approval’ of their siting and appearance. In accordance with paragraph 115 of the NPPF, applications for electric communications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development.

4.30 NPPF requires local planning authorities to determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electric communications system, or set health safeguards different from the International Commission guidelines for public exposure.
Policy 4 – Electronic Communications

1) A proposal for electronic communications infrastructure which either requires planning permission or prior approval, including masts, boxes, satellite dishes and underground cables and services, will only be permitted where its meets the other relevant policies of the Local Plan, and in the case of overground equipment:

   a. It is located on an existing site, building, mast or other structure; or
   b. Where a new site is required, evidence is submitted which demonstrates that the applicant has explored the possibility of erecting on existing sites, buildings, masts and other structures.

2) Where justified under 1a) or b) above, the siting and appearance of the proposed infrastructure should minimise its impact on the visual amenity, character or appearance of the surrounding area and equipment should be camouflaged where appropriate; and

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

Bad Neighbours Uses

4.31 ‘Bad neighbour’ uses are those uses or industrial processes which may cause nuisance by reason of odour, noise, vibration, fumes, smoke, soot, ash, dust or grit.

4.32 The 1997 Local Plan included a ‘bad neighbour’ policy that recognised odour as a planning concern because of the effect on local amenity. Earlier stages of consultation on this Plan recognised the value in carrying forward the ‘bad neighbour’ policy, with minor amendments to reflect the number of Water Recycling Centres currently operating in the Borough as well as the views of the water and water recycling company, which have been taken into account.

4.33 Water Recycling Centres are ‘bad neighbours’. Proximity to existing Water Recycling Centres, and the potential odour and associated nuisance, will be a material consideration in dealing with planning applications for development within 400m of the boundaries of the Water Recycling Centre.

4.34 Where new development is proposed within 400m of a Water Recycling Centre that involves buildings which would normally be occupied, the proposal should be accompanied by an odour assessment report. The assessment must consider existing odour emissions from the treatment of waste water during different times of the year and in a range of weather conditions that are representative of when the risk is most commonly realised.

4.35 Proposals for development adjacent to, or in the vicinity of a Water Recycling Centre will need to demonstrate that both the continued use of the Water Recycling Centre site is not compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the Water Recycling Centre site.
Protective distances around existing intensive livestock units help minimise future conflict. Therefore, any sites that fall within 400m of an Intensive Livestock Unit will be assessed in terms of any potential adverse impacts.

**Policy 5 – “Bad Neighbour” Uses**

Water Recycling Centres are ‘bad neighbours’ and proposals for development within 400m (or such distance subsequently notified by the relevant water and water recycling company) of the boundaries of Water Recycling Centres should be accompanied by an odour assessment report. Applicants will also need to demonstrate that the proposal will not adversely affect the normal use of the Water Recycling Centre.

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

5.1 The protection and enhancement of natural assets demands an ecosystem approach that considers natural systems as a whole and fully recognise the value of Natural Capital (the stock of minerals, soils, air, water and species that exist around us) in terms of the benefits, often called ecosystem services, which it provides. These benefits include food production, pollination of crops, flood management, carbon storage and climate regulation, as well as habitats for biodiversity and recreational opportunities. Ecosystem services play a beneficial role in enhancing or maintaining aspects of health and wellbeing.

5.2 The JCS recognises the value of natural assets in supporting the ecological network, particularly as these assets are under increased pressure from new development, recreation, impacts of climate change and the introduction of non-native invasive species. It includes an extensive range of policies seeking to protect and enhance natural assets. Furthermore, it includes policies for delivering natural capital gains through the Green Infrastructure framework. The principles of natural capital and ecosystems will also be incorporated into the forthcoming Supplementary Planning Document on Place Shaping.

5.3 A breakdown of the different types of nature conservation designations found in Corby is presented below in Table 4. Full details can be found in Appendix 2. These sites form key nodes in the local ecological network and encompass many elements of the green infrastructure network. However, it is important to emphasize that the network of designated sites is not the entirety of the networks and it is vital to consider the corridors and linkages between the sites as well as the sites themselves. Such considerations must not be limited to Corby as the green infrastructure network and local ecological network feeds into a wider network beyond Corby’s boundaries.

<table>
<thead>
<tr>
<th>Table 4 – A breakdown of the different types of national and local nature conservation designations</th>
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</thead>
<tbody>
<tr>
<td>National</td>
</tr>
<tr>
<td>2 Sites of Special Scientific Interest</td>
</tr>
<tr>
<td>15 Ancient Woodland Sites</td>
</tr>
<tr>
<td>Local</td>
</tr>
<tr>
<td>2 Local Nature Reserves</td>
</tr>
<tr>
<td>36 Local Wildlife Sites ²⁴</td>
</tr>
<tr>
<td>34 Potential Wildlife Sites</td>
</tr>
<tr>
<td>6 Local Geological Sites, also referred to as Regionally Important Geological Sites</td>
</tr>
<tr>
<td>4 Pocket Parks</td>
</tr>
<tr>
<td>1 Local Green Space</td>
</tr>
</tbody>
</table>

5.4 Strategic principles for the protection and enhancement of biodiversity networks have been largely established through Policy 4 (Biodiversity and Geodiversity) of the JCS. It seeks to improve biodiversity networks and identifies that development should manage pressures on

²³ There is an ongoing process of additional survey and review of designated sites so that from time to time sites will be added or removed. Additionally further sites could be designated locally through neighbourhood planning.

²⁴ A current list of Local Wildlife Sites is available upon request from the Northamptonshire Biodiversity Records Centre. The list is updated periodically so should be referred to for the most up to date list of conservation assets.
habitats. The Northamptonshire Biodiversity Action Plan\textsuperscript{25} sets out the approach to biodiversity at county level, including the identification of important habitats and species. The Biodiversity Supplementary Planning Document for Northamptonshire\textsuperscript{26} sets out how biodiversity shall be integrated into the development process to ensure that policy requirements are met and best practice standards are achieved.

5.5 The green infrastructure network comprises all green and blue spaces within Corby. Green infrastructure operates at a variety of levels, at its highest the sub-region, down to plan wide, town and local scales. It contributes to the setting of settlements and enhances the character and distinctiveness of the local area. It is important that natural assets are maintained and enhanced, and could be better linked to provide a comprehensive green infrastructure network. Natural assets within the wider green infrastructure network are identified in Appendix 4.

5.6 Green infrastructure corridors are a network of multi-functional green spaces that provide opportunities for sustainable movement, whether for leisure purposes or travel. They may include river and canal banks, road and rail corridors, cycling routes, pedestrian paths and rights of way. Green spaces that have been connected together to form a network of green infrastructure corridors provide multi-functional benefits including opportunities for people to take part in sport and physical activities, biodiversity enhancements, flood protection and helping to improve the overall environment and meet the priorities for health and wellbeing of the population.

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

5.8 Policy 19 (The Delivery of Green Infrastructure) of the JCS provides the framework for the enhancement and ongoing management of the green infrastructure network. It states that priority of investment and enhancement of local corridors should be in areas where net gains can be made to the range of functions, particularly those that improve access between the towns and surrounding countryside and remedy local deficiencies in open space provision and quality.

5.9 In preparing the Plan, the network of green infrastructure corridors identified within the JCS has been tested and refined, particularly the local corridors with the addition of neighbourhood corridors, based on the Local Framework Study for Corby\textsuperscript{27}, mapping produced by Northamptonshire County Council, the detailed Master Plans for the Priors Hall, Weldon Park and West Corby Sustainable Urban Extensions, Habitat Opportunity Mapping, and the updated Open Space, Sports and Recreational Facilities Assessment. Cross boundary networks have also been strengthened based on the Green Infrastructure Feasibility Report

\textsuperscript{26}\textit{Biodiversity Supplementary Planning Document for Northamptonshire}, August 2015
\textsuperscript{27}Prepared as part of the RNRP Environmental Character and Green Infrastructure Suite (2006) \url{http://www.rnrpenvironmentalcharacter.org.uk/}
for the East Northamptonshire Greenway route between Oundle and Weldon\textsuperscript{28}, the Welland Valley Route Feasibility Study for a cycle route between Market Harborough and Peterborough\textsuperscript{29} and the Kettering Green Infrastructure Delivery Plan\textsuperscript{30}.

5.10 The extent of the green infrastructure corridors is drawn indicatively on the Policies Map to enable a degree of flexibility. They sit within the context of the wider green infrastructure network set out in Appendix 4.

5.11 Policy 6 aids decision-making and ensures that the integrity of the overall green infrastructure network is not compromised by inappropriate development and land management. The integrity of the green infrastructure corridors should be retained through positive place shaping considerations for both people and biodiversity to enhance and invest in the natural capital of the area. It is envisaged that this is achievable on all developments that may be within or near to corridors through a range of design features that are most relevant to that site and location and often act as drivers for the design of the place. Where development is planned within or in close proximity to a green infrastructure corridor, it should become an integral feature to the design and ‘identity’ of the development site to ensure that the connectivity of the network for both public benefit and biodiversity is retained and enhanced. There are various ways in which green infrastructure can be incorporated into proposals, for example, through the incorporation of open space and recreational areas, planting of new trees and landscaping, green walls, green roofs and Sustainable Urban Drainage systems. Green infrastructure corridors should be multifunctional spaces that reflect and enhance the character of the local environment and also operate at a landscape scale across the town as a whole.

5.12 In cases where there is an unavoidable need to trade off existing green infrastructure assets to meet social and economic needs, this should be offset by appropriate mitigation and compensation measures to enhance the functionality of other green infrastructure assets elsewhere within the green infrastructure network. However, some semi-natural habitats, such as ancient woodlands, are irreplaceable and need protection and appropriate connections between spaces need to be maintained.

<table>
<thead>
<tr>
<th>Policy 6 - Green Infrastructure Corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td>All development must be designed to protect and enhance the existing green infrastructure corridors, as identified on the Policies Map, and the connections between them where possible. These will be protected and enhanced by:</td>
</tr>
<tr>
<td>a) ensuring that new development will not compromise the integrity of the existing green infrastructure corridors;</td>
</tr>
<tr>
<td>b) ensuring that new development maintains and wherever possible provides appropriate connections to the existing green infrastructure corridors and wider green infrastructure network, as identified in Appendix 4;</td>
</tr>
<tr>
<td>c) ensuring that wherever possible new open space connects to or is provided within the green infrastructure corridors;</td>
</tr>
<tr>
<td>d) ensuring that wherever possible new tree and hedgerow planting connects to or is provided within the green infrastructure corridors;</td>
</tr>
</tbody>
</table>

\textsuperscript{28} Green Infrastructure Feasibility Report – East Northamptonshire Greenway Route Oundle – Weldon, Lockhart Garratt, November 2018

\textsuperscript{29} Welland Valley Route – Market Harborough to Peterborough Feasibility Study, Sustrans, March 2014

\textsuperscript{30} Kettering Borough Council Green Infrastructure Delivery Plan, RNRP, March 2018
prioritising investment in enhancement of open space, sport and recreation within the green infrastructure corridors; and

using developer contributions to facilitate improvements to their quality that are necessary and reasonably required to support the development and mitigate its impact to achieve a sustainable development.

Local Green Spaces

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

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

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

5.15 Middleton Parish Council expressed support during consultation on the Local Plan for the Community Orchard to be designated as a Local Green Space in accordance with the NPPF. The Council subsequently evaluated the site against the framework in the Local Green Space Background Paper. As a consequence of this evaluation the Community Orchard is considered to meet the criteria for Local Green Space designation.

5.16 Local Green Spaces, as designated on the Policies Map, will be protected and where possible enhanced. Development that will result in its loss will only be permitted in the following very special circumstances:

- The built form is minimal and essential to the operation of the Local Green Space
- The development represents a suitable extension to an existing structure
- The development is an acceptable or reuse of an existing building on the site
- The development is essential for public safety

Policy 7 - Local Green Space

Planning permission will not be granted except in very special circumstances for development which adversely affects a designated Local Green Space either within the Part 2 Local Plan or an approved Neighbourhood Plan, particularly regarding the...
characteristics underpinning its designation, such as beauty, historic importance, recreational value, tranquility or richness of wildlife.
6. Delivering Economic Prosperity

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

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

6.3 Corby is well placed to deliver against the ambitions of the JCS. The combination of rapidly growing population, central location within the country and good accessibility to major urban areas together with relatively lower land values and a range of opportunities for employment development all combine to make it an attractive location for sustainable economic growth and prosperity.

6.4 The Plan seeks to assist the JCS in improving employment opportunities and diversifying the economy and supports the strategic priorities of the SEMLEP Strategic Economic Plan\(^31\). This reflects the objectives of the Council’s Economic Development Strategy\(^32\) to create a prosperous and diverse economy.

### Employment Land Provision

6.5 The Council in association with Peter Brett Associates and Aspinall Verdi prepared an Employment Land Review\(^33\) to assess the employment and economic environment of Corby and the demand for and supply of employment land for the plan period. The report identifies the scale, location and types of sites that are needed to meet the future requirements; and identifies which employment sites should be retained and which can potentially be de-allocated for alternative uses to provide a balanced portfolio of land. Each site was assessed using a two stage selection process which assessed supply-side constraints and availability, followed by a market-facing, demand side assessment. Only sites between

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\(^{31}\) Strategic Economic Plan for the South East Midlands, November 2017


\(^{33}\) Employment Land Review, May 2018
0.25ha and 5ha are taken forward in the Plan. Larger sites are a matter for the JCS and its subsequent review.

6.6 The JCS net job growth target of 9,700 for Corby implies a requirement for 397,839m² of net additional employment floorspace over the plan period. Against this, outstanding planning permissions and strategic allocations together currently provide capacity for 868,050m² of employment floorspace, roughly twice the estimated need. Despite this over-supply the Employment Land Review recommends that a further 11.4 hectares of employment land be allocated in this Plan, which would provide an estimated additional 38,400m² of floorspace. As an area pursuing strong economic growth additional land provides for flexibility, choice and competition and strengthens Corby’s position to attract one-off large business requirements which are difficult to predict.

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

6.8 The Plan has a key role to play in supporting the JCS in planning for a more prosperous and diverse economy. To facilitate this additional non-strategic employment sites are identified to supplement the strategic offer.

### Policy 8 – Employment Land Provision

#### Non-Strategic Sites

The following non-strategic sites in Corby, as identified on the Policies Map, are allocated to enhance the local development offer for new employment development:

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site</th>
<th>Size (hectares)</th>
<th>Employment Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1</td>
<td>Land off Courier Road</td>
<td>0.7</td>
<td>B1, B2</td>
</tr>
<tr>
<td>E2</td>
<td>Land at Corby Innovation Hub</td>
<td>0.9</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>E3</td>
<td>Princewood Road</td>
<td>1.6</td>
<td>B2, B8</td>
</tr>
<tr>
<td>E4</td>
<td>St Luke’s Road, St James Industrial Estate</td>
<td>1.8</td>
<td>B1, B2, B8</td>
</tr>
</tbody>
</table>

Development should be in accordance with the specified use class(es). To ensure the Borough-wide development requirement can be met, these sites will normally be protected from alternative forms of development.

#### Long-term Land Reserve

The following sites have been assessed and safeguarded for employment as a long-term land reserve. Whilst these sites have no current evidence of demand, depending on how the market progresses they may have market potential during the plan period they have...
market potential or in the longer term and should not normally be released for non-employment uses. This long-term land reserve comprises:

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

*Includes two parcels of land

In some cases sites may be at risk from flooding, including surface water or ground water flood risk. A site specific Flood Risk Assessment would be required to accompany any future development proposals to ensure no significant negative effects arise from development in accordance with the National Planning Policy Framework. Where there are existing sewers within the boundary of the site the site layout should be designed to take these into account.

6.9 Sites E4, E5 and E6 include sewers or water mains in Anglian Water’s ownership within the site boundaries. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers or water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.

**Employment Uses in Established Industrial Estates**

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

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

6.11 The main characteristics of these estates are that they are fully established, serviced and offer wider choice to the market, including premises for small to medium sized businesses. The Employment Land Review for the Borough concludes that these estates are key to the local economy and remain attractive options for occupiers. The locations of the existing established industrial estates are shown on the Policies Map.

6.12 Whilst some of the estates are fairly modern with good accessibility and a wide range of good quality units, some estates will require refurbishment of older buildings and some general improvements to access. In general, the occupancy rates at the industrial estates are currently high. The Council will continue to monitor their performance in order to review their function and role as established industrial estates. Triggers for a review in the future will include: high levels of vacancies over a prolonged period of time; an increase in the
number of planning enquiries; planning applications for alternative uses and proportion of non-B uses; and signs of general deterioration in the physical environment.

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

6.14 Small scale development proposals of less than 1,000m² or with a site area of <1 hectare which modernise the industrial areas or enhance the physical environment and infrastructure within these areas will be supported subject to compliance with other development management policies. To enhance attractiveness and sustainability of these areas for future investment and to support existing and future occupiers, some 'walk-to' ancillary facilities such as children’s nurseries, crèches, financial services, meeting and conference facilities, small scale leisure/sports uses and café uses will also be permitted subject to compliance with other development management policies.

Policy 9 – Employment Uses in Established Industrial Estates

Within established industrial estates as defined on the Policies Map, proposals for employment use (B1; B2 and B8) and for modernising and/or enhancing the physical environment and infrastructure will be supported.

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

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

Non-Employment Uses in Established Industrial Estates

6.15 The established industrial estates continue to offer good quality, popular employment sites that are considered the most sustainable locations for employment. The locational and environmental advantages of the established industrial estates subjects them to development pressures for non-employment uses (non-B uses), other than the small scale ancillary services considered under Policy 9. Encroachment by such uses could undermine the attractiveness and viability of the industrial areas, thereby undermining further investment.

6.16 Loss of these sites can also harm local businesses which may find it difficult to find suitable replacements. Therefore the Council will seek to retain the established estates for uses primarily falling within B use classes in order to ensure there are opportunities for both relocation and incoming businesses. However, it will not continue to seek to retain existing employment sites where there is no reasonable prospect that the sites will be used for that
purpose in the future. Policy 22 (Delivering Economic Prosperity) of the JCS allows for the flexibility to use the sites for alternative uses in such circumstances.

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

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

6.19 Policy 10 identifies the criteria against which proposals for the non-employment uses within the established industrial areas will be considered.

**Policy 10 - Non Employment Uses (non-B) in Established Industrial Estates**

Subject to compliance with other development management policies, proposals which involve non-employment uses (other than ancillary uses in accordance with Policy 9) within the established industrial estates as defined on the Policies Map will be permitted where they satisfy all of the following criteria:

a) they will not have a negative impact on the character of the industrial estate and its role as an industrial and business location by, in isolation or in combination with other completed or committed development, prejudicing the maintenance of the overall balance of B uses within the area;

b) they will not prejudice the current and future operations of adjoining businesses;

c) if the proposal involves vacant land or buildings, there is clear and robust evidence of prolonged marketing with registered commercial agents at a reasonable price to demonstrate that there is no realistic prospect for continued employment use; and

d) the land or premises is not capable of adaptation for business or industrial use.
7. Delivering Housing

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

7.2 The JCS confirms support for sustainable growth and regeneration to provide a continuing supply of housing in North Northamptonshire. Policy 28 (Housing Requirements) of the JCS identifies the overall housing requirements for the local planning authorities within the Housing Market Area of North Northamptonshire. It further states that they will each maintain a rolling supply of deliverable sites to provide 5 years’ worth of housing (plus a buffer as required by national policy) and will identify developable sites or broad locations of growth for the rest of the plan period, against the requirements set out in Table 5 below.

Table 5 – Housing Requirements 2011-2031

<table>
<thead>
<tr>
<th>Share of Objectively Assessed Need in the Housing Market Area</th>
<th>Annual Average Dwellings 2011-2031</th>
<th>Total 2011-2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corby Borough&lt;sup&gt;36&lt;/sup&gt; Requirement</td>
<td>460</td>
<td>9,200</td>
</tr>
<tr>
<td>Corby Borough&lt;sup&gt;36&lt;/sup&gt; Strategic Opportunity</td>
<td>(710)</td>
<td>(14,200)</td>
</tr>
<tr>
<td>East Northamptonshire District</td>
<td>420</td>
<td>8,400</td>
</tr>
<tr>
<td>Kettering Borough</td>
<td>520</td>
<td>10,400</td>
</tr>
<tr>
<td>Borough of Wellingborough</td>
<td>350</td>
<td>7,000</td>
</tr>
<tr>
<td>North Northamptonshire</td>
<td>1,750 (2,000)</td>
<td>35,000 (40,000)</td>
</tr>
</tbody>
</table>

7.3 The ‘Strategic Opportunity’ identified for Corby is based on an ambition for an additional level of housing that will contribute towards the local objective of doubling the population and support ongoing regeneration of the town. This is an additional level of growth above the objective assessment of need identified as required for Corby and attainment of it is dependent on the strength of the local housing market to support this, in particular successful implementation of the Sustainable Urban Extensions.

7.4 The JCS provides a strategic framework for focusing the majority of new development over the plan period on the Growth Town of Corby, with a significant emphasis on the Sustainable Urban Extensions. This ensures that development is concentrated on the most sustainable location in the Borough and that new housing development is accompanied by the necessary infrastructure including new schools, community facilities and transport links. The JCS divides the housing requirements according to the following spatial areas as set out in Table 6 below.

Table 6 – Housing Distribution 2011-2031

<table>
<thead>
<tr>
<th>Spatial Area</th>
<th>Settlement</th>
<th>Housing Requirement 2011-2031</th>
</tr>
</thead>
</table>

<sup>36</sup> The housing requirements include 700 dwellings from the Priors Hall Park Sustainable Urban Extension that extends into East Northamptonshire District
7.5 It is the role of the Part 2 Local Plan and/or Neighbourhood Plans to consider the identification of non-strategic sites to deliver the housing requirements set out in the JCS. These plans may assess higher levels of housing provision at individual settlements where this meets identified local needs and aspirations or, in the case of Corby would meet a shortfall in deliverable sites at another settlement within the Borough.

7.6 The current housing land supply relative to the requirements of the JCS and the strategic opportunity (as at 31 March 2019) is set out in Table 7 below. The information shows that a total of 3,643 dwellings were completed between 2011 and 2019. As a percentage this means that 39% of the JCS requirements have been attained over the first eight years of the plan. However the overall completions masks an imbalance in terms of where development has taken place compared to what is expected in the JCS. The primary Sustainable Urban Extensions of Priors Hall and Weldon Park have accommodated a significant proportion of the growth (34%) albeit proportionately, the rural area has accommodated a greater share of development (20%) than set out through the JCS.

Table 7 – Housing Land Supply 2011-2031

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions (net) 2011-2019</td>
<td>3,643</td>
</tr>
<tr>
<td>Sites of 10 or more dwellings with planning permission</td>
<td>5,211</td>
</tr>
<tr>
<td>Site of less than 10 dwellings with planning permission</td>
<td>82</td>
</tr>
<tr>
<td>Lapse rate</td>
<td>-3</td>
</tr>
<tr>
<td>Strategic Allocations in the JCS</td>
<td>2,251</td>
</tr>
<tr>
<td>Additional Sources of Supply</td>
<td>700</td>
</tr>
<tr>
<td>Windfall Sites</td>
<td>160</td>
</tr>
<tr>
<td>Total housing supply 2011-2031</td>
<td>12,044</td>
</tr>
<tr>
<td>JCS requirement 2011-2031</td>
<td>9,200</td>
</tr>
<tr>
<td>Borough-wide shortfall based on delivery since 2011</td>
<td>37</td>
</tr>
<tr>
<td>JCS requirement + shortfall to date</td>
<td>9,237</td>
</tr>
<tr>
<td>+ 20% buffer</td>
<td>1,847</td>
</tr>
<tr>
<td>Adjusted total requirement</td>
<td>11,084</td>
</tr>
<tr>
<td>Difference between supply and requirement</td>
<td>960</td>
</tr>
<tr>
<td>JCS strategic opportunity 2011-2031</td>
<td>14,200</td>
</tr>
<tr>
<td>Borough-wide shortfall based on delivery since 2011</td>
<td>37</td>
</tr>
<tr>
<td>Adjusted total requirement</td>
<td>14,237</td>
</tr>
<tr>
<td>Difference between supply and requirement</td>
<td>-2,193</td>
</tr>
</tbody>
</table>
### Additional Sources of Supply

<table>
<thead>
<tr>
<th>Source</th>
<th>Supply (2011-2031)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windfall Sites</td>
<td>160</td>
</tr>
<tr>
<td>Total housing supply</td>
<td>11,324</td>
</tr>
</tbody>
</table>

### JCS Requirement

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Quantity (2011-2031)</th>
</tr>
</thead>
<tbody>
<tr>
<td>JCS requirement 2011-2031</td>
<td>9,200</td>
</tr>
<tr>
<td>Borough wide shortfall based on delivery since 2011</td>
<td>36</td>
</tr>
<tr>
<td>JCS requirement + shortfall to date</td>
<td>9,236</td>
</tr>
<tr>
<td>+ 10% flexibility allowance</td>
<td>923</td>
</tr>
<tr>
<td>Adjusted total requirement</td>
<td>10,159</td>
</tr>
<tr>
<td>Difference between supply and requirement</td>
<td>1,165</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Quantity (2011-2031)</th>
</tr>
</thead>
<tbody>
<tr>
<td>JCS strategic opportunity 2011-2031</td>
<td>14,200</td>
</tr>
<tr>
<td>Borough wide shortfall based on delivery since 2011</td>
<td>36</td>
</tr>
<tr>
<td>Adjusted total requirement</td>
<td>14,236</td>
</tr>
<tr>
<td>Difference between supply and requirement</td>
<td>-2,912</td>
</tr>
</tbody>
</table>

#### 7.7
At any point in time the Council must identify five years supply of deliverable housing sites to meet the requirements of the JCS. A housing trajectory is set out in Appendix 1 to illustrate the expected rate of housing delivery over the plan period, including details of the five years supply of deliverable housing sites. The advice of developers and local agents has proved important in preparing the housing trajectory for Corby. The housing trajectory includes a mix of sites with planning permission and other identified sites that are considered appropriate for development. It shows a good variety of sites in terms of type and size spread across the borough and they offer the potential to deliver a range of homes to meet the needs of the borough, including small sites of one hectare or less that have been, and will continue to be, an important source of housing land supply. The housing trajectory will be kept under review as part of the Annual Monitoring Report to help ensure that a five year supply is maintained throughout the plan period and signalling any need for intervention and/or Plan review.

#### 7.8
Table 7 and the housing trajectory show that a total of 12,044 dwellings are expected to be delivered over the plan period. This is 2,844 dwellings or 30.23% above the JCS requirement of 9,200 dwellings over this period, which amounts to a considerable surplus. A shortfall against the Strategic Opportunity reflects the local housing market and the fact that conditions have not supported higher rates of delivery at the Sustainable Urban Extensions. However, as part of the plan preparation process, the Council has identified that it is necessary to provide for additional housing to allow for market choice and flexibility, and to contribute towards the Strategic Opportunity and ensure that the JCS requirements are delivered. In accordance with the focus on growth towns within the JCS strategy that additional housing ought to be focused on the main settlement of Corby.

#### 7.9
The following policies identify and allocate specific sites suitable for development and that help meet the JCS requirement and support its implementation. The site allocations have been determined based upon the consideration of extensive evidence including the Site Selection Methodology Background Paper which rigorously assessed all the housing sites that were put forward during the plan preparation. Factors such as suitability, availability and achievability were all material considerations to the sites that have been selected.

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37 Site Selection Methodology Background Paper, June 2019
Site design principles are identified for each of the site allocations. These should be read in conjunction with the JCS and other relevant policies of the Local Plan which will be relevant in specific cases, dependent on scale or location of development. These may include, for example, the requirement for an ecological survey if the site may be of biodiversity value or heritage assessment if the site relates to or impacts on the setting of any heritage asset. These may also include the requirement for a flood risk assessment, air quality assessment, odour assessment, or other technical assessment, where appropriate. Sites will be expected to make provision for affordable housing in accordance with Policy 30 (Housing Mix and Tenure) of the JCS.

The acceptability of any proposal will be judged at the planning application stage taking into account the site-specific requirements of these sites and the wider development plan as well as all other material considerations. The Council offers a high quality and cost-effective pre-application service. This provides a helpful and effective way to identify issues and constraints at an early stage and find solutions. It will make sure that the best possible scheme is ultimately submitted as a planning application and reduces the need to significantly refine schemes through the application process or withdraw applications.

Sites H2, H4, H5, H6 and H7 include sewers or water mains in Anglian Water’s ownership within the site boundaries. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers or water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.

The site allocations in this plan include some sites with current planning permission where development has not yet commenced. As there is no guarantee that sites with planning permission will be developed, particularly in the current uncertain political and economic climate, the general approach taken is that such sites are included in this plan as proposed allocations in order to establish the principle of development that will be acceptable on them, should consented schemes not proceed.

Table 8 – Summary table of sites allocated for residential development, or for mixed use development including residential

<table>
<thead>
<tr>
<th>Policy Ref</th>
<th>Location</th>
<th>Indicative Number of Units</th>
<th>Planning permission</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1</td>
<td>Builders Yard, Rockingham Road</td>
<td>31</td>
<td>No</td>
</tr>
<tr>
<td>H2</td>
<td>Maple House, Canada Square</td>
<td>14</td>
<td>No</td>
</tr>
<tr>
<td>H3</td>
<td>Former Our Lady Pope John School, Tower Hill Road</td>
<td>88</td>
<td>Yes</td>
</tr>
<tr>
<td>H4H3</td>
<td>Land at Station Road</td>
<td>150</td>
<td>Yes</td>
</tr>
<tr>
<td>H5H4</td>
<td>Land off Elizabeth Street</td>
<td>100</td>
<td>No</td>
</tr>
<tr>
<td>H6H5</td>
<td>Pluto, Gainsborough Road</td>
<td>30</td>
<td>No</td>
</tr>
<tr>
<td>H2H6</td>
<td>Cheltenham Road</td>
<td>18</td>
<td>Yes*</td>
</tr>
<tr>
<td>TC1</td>
<td>Parkland Gateway</td>
<td>100</td>
<td>No</td>
</tr>
<tr>
<td>TC2</td>
<td>Everest Lane</td>
<td>70</td>
<td>No</td>
</tr>
<tr>
<td>TC3</td>
<td>Former Co-Op, Alexandra Road</td>
<td>150</td>
<td>No</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>751663</strong></td>
<td></td>
</tr>
</tbody>
</table>

*38 Subject to conditions
Policy 11 – Delivering Housing

The sites listed in Table 8, and which are shown on the Policies Map, are allocated for residential development, or for mixed use development including residential.

Each allocation is supported by site-specific policies H1 to H7 and TC1 to TC3 that provide further detailed guidance on the development of these sites. These site specific policies also form part of this policy.

Site Specific Allocations

Builders Yard, Rockingham Road

7.14 The site comprises a builder’s yard to the rear of various retail uses accommodated within sheds and converted agricultural buildings accessed off Rockingham Road. Bordering the site to the west are residential dwellings and along the southern boundary is a green recreational area.

Figure 7.1 – Builders Yard, Rockingham Road

Policy H1 Builders Yard, Rockingham Road

A site of 0.98 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 31 dwellings.
In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Connectivity to the adjacent open space site is encouraged; more specifically a combined footway and cycleway within and beyond the site, to the adjacent open space site and neighbouring residential areas;

b) The main vehicular access off Rockingham Road must reach the southern boundary of the site where this meets the existing open space;

c) Active frontages onto Derwent Walk are encouraged;

d) Existing landscaping should be retained where possible;

e) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the identified neighbourhood green infrastructure corridor along Rockingham Road; and

f) Access and movement within the site should take account of proximity to a range of facilities at Princewood Court and Dalton Road.

Maple House, Canada Square

7.15 The site is bounded by residential to the east and north and Alberta Close that runs south-west along the perimeter of the site. Further to the north-east is a school playing field.

Figure 7.2 – Maple House, Canada Square
A site of 0.39 hectares is allocated for residential development to include about 14 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Continued protection of important on site and boundary trees, with particular regard to Tree Preservation Order 2017/12;

b) Pedestrian connections northwards should be enhanced;

c) Active frontages onto pedestrian routes will be encouraged;

d) Alterations to traffic calming measures on Alberta Close may need to be considered;

e) Consideration should be given to incorporating Sustainable Urban Drainage (SuDS) towards the south-west of the site;

f) Consideration must be given to bats due to the site’s proximity to the Kings Wood Local Nature Reserve; proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the Kings Wood Local Nature Reserve; and

g) There are existing sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account.

**Former Our Lady and Pope John School, Tower Hill Road**

7.16 The former school site is located off Tower Hill Road within 85 metres of the junction with Gainsborough Road. The A6003 is to the west and separated from the site by a playing field. Directly to the south of the site is the newly opened Kingswood School and along the northern boundary are residential dwellings.

7.17 Planning approval was granted in July 2018 for the erection of 88 dwellings. The development is intended to provide 100% affordable housing.

**Figure 7.3 — Former Our Lady and Pope John School, Tower Hill Road**
Policy H3 Former Our Lady and Pope John School, Tower Hill Road

A site of 2.37 hectares is allocated for residential development to include 88 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Vehicular access is from Tower Hill Road;
b) There are a number of trees along the eastern boundary which should be retained;
c) Development enhances the opportunity to improve connectivity within and beyond the site, in particular connections to the West Corby Sustainable Urban Extension;
d) Full details of the surface water drainage scheme, including maintenance and upkeep, should be agreed with the Local Planning Authority before development commences; and
e) In the event that unexpected contaminated land is discovered when carrying out the development further land contamination will be required and reported to the Local Planning Authority.

Land at Station Road

7.18 The site is located to the east of Corby railway station and is bordered by the station access road to the north, Station Road to the east, the railway station to the west with Railside Lane and residential dwellings located to the south. The site has been cleared, although it was previously developed. Most of the site is covered in concrete hard standing with a small area
of shrubs and bushes in the southwest corner and a small copse of self-set trees adjacent to the western boundary.

7.19 Planning approval was granted in May 2018 for the erection of 150 dwellings.

Figure 7.4 – Land at Station Road

Policy H4 Land at Station Road

A site of 0.77 hectares is allocated for residential development to include 150 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) A landmark building will be provided to reflect the gateway location next to the railway station;
b) The design should be of the highest quality, in particular the public realm should complement the existing public areas around the railway station;
c) Development should strengthen the street edge along Station Road whilst creating a vibrant street scene;
d) Careful consideration should be given to improving connectivity within and beyond the site, in particular pedestrian and cycle connections to the town centre;
e) Careful consideration should be given to neighbouring residents to avoid negative impacts on amenity, such as in relation to privacy, direct sunlight or daylight;
f) Before occupation of the development all garden and landscape areas must be subject to land contamination mitigation measures;
g) Full details of the surface water drainage scheme, including maintenance, should be agreed with the Local Planning Authority before development commences; and
h) There is an existing water main in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account.

Land off Elizabeth Street

7.20 The site currently comprises a number of vacant buildings, including the former Magistrates Court and Police Station. It is bounded by Elizabeth Street to the west, Stuart Road and the former Labour Club to the south, The Anglican Church of the Epiphany to the north and scrubland and car parking to the east.

Figure 7.5 – Land off Elizabeth Street
Policy H5 Land off Elizabeth Street

A site of 0.83 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 100 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) A development brief would be encouraged to ensure comprehensive and integrated development of the site;
b) The layout and density of any proposed scheme should aim to maximise the edge of town centre location and in doing so make the most efficient use of land;
c) Connectivity within and beyond the site is of key importance, particularly pedestrian links to the town centre. Proposals should consider the potential for open space and landscaping at the corner of Elizabeth Street and Stuart Road in order to improve accessibility to the town centre;
d) The layout of any proposed scheme should be sensitive to existing surrounding uses, in particular where the site meets Lorne Court. Proposals should consider design solutions such as green roofs and the provision of natural surveillance;
e) Consideration must be given to the potential traffic impacts of the proposed development along with any potential junction improvements on Elizabeth Street;
f) Noise attenuation measures to take account of Elizabeth Street; and
g) There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account.

Pluto, Gainsborough Road

7.21 The site is an irregular shaped area of land located on the southern side of Gainsborough Road at the junction with Blake Road. Holbein Walk and Hoppner Walk are located to the east of the site. An area of public open space frames the site to the south. The Pluto was named after the part played by Corby steel works during WWII. However, in 2008 the Public House was demolished and cleared apart from an electricity substation. Reptiles may be present within the site due to the past demolition.
Policy H6 Pluto, Gainsborough Road

A site of 0.39 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 30 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Proposals will be required to address the irregular shape of the site, incorporating frontages on to all site boundaries to provide natural surveillance;

b) Innovative parking solutions would be encouraged to make the best and most efficient use of land, given the unique shape of the site;

c) Sensitive design of up to 3 storeys is considered appropriate; however, there is potential to create a gateway feature at the Western corner of the site where Gainsborough Road meets Blake Road;

d) Enhancement of and connectivity to the surrounding open space is encouraged; with potential to open up the Eastern walkway at Hoppner Walk;

e) Noise attenuation measures to take account of Gainsborough Road;

f) Consideration must be given to reptiles due to past demolitions; and

f) There is an existing surface water sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account.
Cheltenham Road

7.22 The site is located between Aintree Road to the north, the railway line to the south-east and Chepstow Road to the west. It is comprised predominantly of poor semi-improved grassland, with patches of low bramble scrub around the margins and a patch of dense woody scrub in the south-west around an underpass under the adjacent train line. There are currently Newts on the site which are a protected species.

7.23 Planning approval was granted in January 2019 for 18 dwellings subject to conditions. The development is intended to provide 100% affordable housing for ex-military personnel and their families.

Figure 7.7 – Cheltenham Road

Policy H7 Cheltenham Road

A site of 0.49 hectares is allocated for residential development consisting of 18 dwellings.

Development must accord with relevant development plan policies and material considerations and the site design principles and full schedule of conditions set out in the approved planning permission (application ref:- 18/00365/REG3) which includes:

a) The layout and density of the scheme should consider proximity to adjacent properties, so as not to result in harm to amenity;
b) Some screening would be required to protect neighbouring amenity and amenity of future occupiers, particularly in relation to the railway line;
c) The layout of the scheme must take account of the sewer easement running the length of the site for the access point off Cheltenham Road; there is potential to design open space and/or car parking on the area affected;

d) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity due to the site being located within the designated Nene Valley Nature Improvement Area;

e) Noise attenuation measures to take account of the railway line; and

f) There are existing foul and surface water sewers in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take these into account.

Custom and Self Build

7.24 In an effort to stimulate the housing market, the Government introduced the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) which brought in the requirement for councils to keep a register of people who want to bring forward their own homes and to grant permissions for enough serviced plots of land to meet the demand on the register.

7.25 The Council’s Custom and Self-Build Housing Register has been in operation since March 2016 and provides evidence of the level of local demand for custom and self-build plots within Corby. The Council introduced eligibility criteria in July 2018 that required applicants to demonstrate a local connection and availability of finance to build their own home. As of June-December 2019 there were 5 applicants on the register. It is, however, recognised that the register does not necessarily provide a full picture about demand in Corby. Supplementary information provided by the Demand Assessment Framework indicates that the potential demand for custom and self-build development over the plan period is significantly greater than the register would suggest and recommends that positive action is required by the Council to promote such opportunities and enable faster rates of development.

7.26 National planning policy requires local planning authorities to assess the housing needs for different groups in the community, including people wishing to commission or build their own homes, and to make provision for this in their planning policies.

7.27 Policy 30 (Housing Mix and Tenure) in the JCS supports proposals for custom and self-build development. It further requires the Sustainable Urban Extensions and other strategic developments to make serviced plots available. Windfall sites in accordance with Policy 11 (The Network of Urban and Rural Areas) of the JCS are also likely to provide plots for custom and self-build housing within the built up area of settlements. In addition, Neighbourhood Plans may also provide local communities with opportunities to encourage custom and self-build housing by creating new planning policies or allocating new development sites in their designated area to meet local needs and enable community-led housing.

7.28 It is possible given the positive Government support for custom and self-build that the provisions within the JCS will not provide enough serviced plots to meet demand over the

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39 A serviced plot is defined as a plot of land that has access to a public highway and has connections for electricity, water, waste water, or can be provided with those things in specified circumstances or a specified period.

40 Demand Assessment Framework, December 2018

41 Strategic sites have been defined as 500+ dwellings
plan period. In order to build in flexibility and to respond to the potential for demand to grow, the Council will look to support applications for the delivery of serviced plots and seek a proportion of serviced building plots on sites of 20 or more dwellings to enable the delivery of custom and self-build housing, subject to appropriate demand being identified. It is imperative that the custom and self-build policy is flexible and realistic; otherwise it could act as a deterrent to housing delivery. Therefore the number of plots to be delivered on each site will be determined on a case by case basis taking account of need, viability and the characteristics and constraints of the site at the time of the application. Higher density residential sites for flatted developments and conversions are unsuitable for custom and self-build plots, they are therefore exempt from the requirement to provide plots.

7.29 A key element of custom and self-build housing is the flexibility to design and build homes to individual requirements however it is important that an element of coherence in the design and appearance of the overall site is maintained. As such, sites with multiple service plots of 5 or more in a single site location will be required to be supported by a design statement that provides the Council as well as potential custom and self-build builders with a clear set of design principles that future development will have to comply with.

7.30 To ensure the delivery of serviced plots to self and custom builders the Council will require appropriate agreements to cover issues including timescales and phasing of plots delivery, appropriate marketing of plots to self and custom builders and length of time after which unsold plots will be returned to the developer. Further explanation on the operation of the policy may be provided in a Supplementary Planning Document.

**Policy 12 – Custom and Self-Build**

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

On sites of 20 or more dwellings (excluding schemes for 100% flats or conversions), the local planning authority will seek the provision of serviced building plots to enable the delivery of custom and self-build to meet local demand demonstrated through the Custom and Self-Build Housing Register and Demand Assessment Framework. In determining the nature and scale of any provision, the Council will have regard to evidence of local need, the nature of the development proposed and the viability of the development.

Proposals for 5 or more custom or self-build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with any application and agreed by the Local Planning Authority.

Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for custom and self-build projects within their neighbourhood plan area.

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**Single Plot Exception Sites for Custom and Self Build**
Exception sites are in locations that would not normally obtain planning permission for new housing development. The exception is justified to meet locally identified needs for affordable housing for local people.

The NPPF and the JCS both set out provisions for the development of rural exception sites. Policy 13 (Rural Exceptions) of the JCS enables housing to meet identified local needs to be built on sites adjoining settlement boundaries; this could include self-build housing. As an exception to normal planning policies, proposals would need to be carefully managed. In order to qualify as a rural exception site, applicants would need to demonstrate to the satisfaction of the Council that they have strong genuine local connection to the village and be unable to afford to purchase a suitable dwelling on the open market. The new property would also need to be controlled to ensure that it remained affordable in perpetuity. This would be achieved by ensuring the dwellings are only built to a scale to meet identified need and that permitted development rights are removed so that express permission has to be sought for any future extensions. Future sale of the property would also be controlled through appropriate planning agreements to restrict the resale of the property to others with a local connection and an identified housing need and at a capped percentage of the full market value.

Applicants will normally be the prospective occupiers of the proposed single plot affordable dwelling. This policy does not apply to those wanting to build a house for sale on the open market; the planning application would need to be made by the prospective occupiers with the agreement of the landowners. Permission for a custom and self-build affordable dwelling will not set a precedent for the acceptability of an open market dwelling. Further explanation on the operation of the policy will be provided in a Supplementary Planning Document.

**Policy 13 – Single Plot Exception Sites for Custom and Self-Build**

Single plot affordable exceptions sites will be supported for custom and self-build in the rural area provided that the proposal is in accordance with Policy 13 of the Joint Core Strategy and:

A. the applicant is the prospective occupier of the proposed dwelling;
B. the applicant has a strong and evidenced local connection to the village; and
C. the applicant has an identified housing need which cannot be met on the open market.

Dwellings will have permitted development rights removed and future sale of the property will be controlled through a planning obligation to ensure that it remains as an affordable property for local people in perpetuity.

**Gypsies and Travellers**

Government’s planning policies and requirements for gypsy and traveller sites are set out in the ‘Planning policy for traveller sites’, which must be taken into consideration in preparing local plans and taking planning decisions. It requires local planning authorities to set pitch targets and meet this need through the identification of land, including the requirement to identify a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their local set targets.
7.35 Opinion Research Services were jointly commissioned in April 2018 by Corby Borough Council, Kettering Borough Council, East Northamptonshire Council and the Borough Council of Wellingborough to prepare a Gypsy and Traveller Accommodation Assessment covering North Northamptonshire. The assessment provides an up-to-date position with regard to the needs of travellers for the 15 year period from 2018 up to 2033 as set out in the table below.

Table 9: Corby Gypsy and Traveller Need 2018-2033

<table>
<thead>
<tr>
<th>Corby GTAGTA</th>
<th>HNA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meet Planning Definition (+25% Undetermined)</td>
<td>11 (10+1)</td>
<td>0</td>
</tr>
<tr>
<td>Do not meet Planning Definition (+75% Undetermined)</td>
<td>0</td>
<td>15 (12+3)</td>
</tr>
</tbody>
</table>

7.36 Importantly the assessment splits the overall requirements by five year bands to identify a minimum requirement of 7 pitches to be provided between 2018 and 2023 as illustrated in the table below.

Table 10: Additional need for Gypsy and Travellers that met the planning definition by year periods

<table>
<thead>
<tr>
<th>Years</th>
<th>0-5</th>
<th>6-10</th>
<th>11-13</th>
<th>14-15</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-23</td>
<td>7</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>10</td>
</tr>
</tbody>
</table>

7.37 Policy 31 (Gypsies and Travellers and Travelling Showpeople) of the JCS sets out detailed locational criteria for the consideration of planning applications, as well as seeking to protect existing lawful sites, pitches and plots for continuing use. In addition the JCS identifies a number of strategic sites and Sustainable Urban Extensions that provide a major opportunity for a mix of housing to meet the needs of different groups in the community. The planning consents for the North-East Sustainable Urban Extensions and the current planning application for Corby West Sustainable Urban Extension make no provision for gypsy and traveller accommodation. Provision of this type of accommodation will however be encouraged within the Sustainable Urban Extensions which are well placed to meet the needs of gypsies and travellers with supporting employment, open space, community facilities and transport infrastructure.

7.38 Provisions within the JCS mean that the Council will approach decision-taking in a positive way to meet the development needs of gypsies and travellers. However to comply with the Government’s ‘Planning Policy for Traveller Sites’, the Council should identify a supply of specific deliverable sites to meet needs within the next five year period that are suitably located, available now, viable to develop, and have a realistic prospect of delivery within five years.

7.39 The Part 2 Local Plan has limited scope to respond to the latest evidence due to the timing of the assessment in relation to the plan making process. A key issue is the lack of sites
identified to meet the needs of Corby’s travellers during the preparation of the Plan. Further work to identify, and assess, potential area(s) would significantly delay adoption of the Plan contrary to the Councils ambition to accelerate plan making in support of its growth and regeneration aspirations.

7.40 The Council intends to prepare a separate Gypsy and Traveller Allocation Plan identifying sites to meet the identified needs of gypsy and travellers in the Borough as identified in the North Northamptonshire Gypsy and Traveller Needs Assessment. The timescales for this work will be updated and documented within the Local Development Scheme. Most realistic source of deliverable sites for the next five years is for the Council to intensify (allowing more ‘pitches’ on a site without extending a site) or expand sites within its ownership for future provision of traveller accommodation. The Council intends to appoint specialist consultants to assess the suitability of sites within the Council’s ownership and other areas along transport corridors to meet identified needs, taking into account planning policy, the environment and local constraints and the extent to which they can be mitigated or addressed.

7.41 While the forthcoming Gypsy and Traveller Allocation Plan will look to identify sites to meet the identified need for pitches up to 2031, there is potential to meet some of this need from existing sites, in particular the identified need over the next five years. The Council has commenced the evidence gathering to inform the Gypsy and Traveller Allocation Plan, including the procurement of specialist consultants to assess the capacity of existing sites to meet requirements, taking into account planning policy, the environment and local constraints and the extent to which they can be mitigated or addressed. Policy 31 (Gypsies and Travellers and Travelling Showpeople) of the JCS will be used to determine applications on unallocated sites prior to the adoption of the Gypsy and Traveller Allocation Plan. Sites will be taken forward through planning permissions or inclusion within the review of the Local Plan as part of future housing mix and type within the context of the assessment of overall housing need in North Northamptonshire Housing Market Area under the new unitary authority.

**Policy 14 – Gypsies and Travellers**

The Council will seek to secure a supply of additional pitches to meet the accommodation needs of Gypsy and Travellers in the Borough, as indicated in the most recent North Northamptonshire Gypsy and Traveller Needs Assessment.

**Specialist and Older People’s Accommodation**

7.42 The updated North Northamptonshire Strategic Housing Market Assessment and the Study of Housing and Support Needs of Older People across Northamptonshire identify the need for specialist housing to meet local community needs. Both highlight the growth in older households as a pressing housing need facing North Northamptonshire. The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over. The evidence suggests that 39% of the total projected household growth

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43 North Northamptonshire Strategic Housing Market Assessment, 2015
44 Study of Housing and Support Needs of Older People across Northamptonshire, 2017
in Corby between 2011 and 2031 will be households where the head of the household is over the age of 65.

7.43 In addition to meeting the housing need of older people, there are other groups with specialist housing need. The Draft Northamptonshire Transforming Care Partnership Accommodation Plan 2018-2023 identifies the need for more specialist housing to be developed for people with learning disabilities and/or autism spectrum disorders.

7.44 There is a range of specialist housing for older people and other vulnerable groups of people that facilitate self-care, independence and provide a secure home for life, including sheltered housing, assisted living or extra care housing, and retirement villages or cluster accommodation. Both residential and nursing care homes also offer accommodation for people whose care or health needs mean that they cannot live independently but these are not recognised as specialist housing.

7.45 Policy 30 (Housing Mix and Tenure) of the JCS sets out the strategic approach to providing for a mix of dwelling sizes and tenures in order to meet the needs of the wider community, including the need to provide for specialist forms of housing, in particular housing to meet the needs of older people, as well as requiring new development to meet national space and accessibility standards. It also encourages Sustainable Urban Extensions and strategic developments to make specific provision towards meeting the needs of specialist housing requirements for older persons, including designated, sheltered and extra care accommodation.

7.46 The Study of Housing and Support Needs of Older People across Northamptonshire shows potential annual targets for retirement housing in Corby as 41 per annum, with the greatest demand for shared equity provision. In addition a shortfall in care home provision has been identified within Northamptonshire, along with the need for more specialist care to be provided to meet dementia patient requirements. The Transforming Care Partnership Accommodation Plan shows an indicative need in the period 2018-2023 for 13 units of specialist housing.

7.47 Given the scale of need identified the Council will require housing development proposals on other non-strategic sites to provide a proportion of provision of specialist housing to meet the needs of older people and others with a need for specialist housing within the overall housing mix on site. In determining the appropriate proportion the Council will have regard to evidence of local need, the scale and location of the site, including access to local facilities and the viability of development.

7.48 It is often the case that older people and other vulnerable people need a wider range of essential services and facilities that are accessible by public transport or walking. There may be instances where housing development at the edge of settlements may not be particularly accessible and therefore may not be suitable locations for all types of older person’s housing.

7.49 In 2009, the Housing our Ageing Population: Panel for Innovation published a report examining the design of housing for older people and made recommendations to improve it. This guidance includes key design principles, known as the ‘HAPPI principles’; and are

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45 Draft Northamptonshire Transforming Care Partnership Board Accommodation Plan, Northamptonshire Transforming Care Partnership Board Accommodation Plan, September 2018
considered best practice that should be adopted. North Northamptonshire HAPPI design criteria are expected to be set out in the forthcoming North Northamptonshire Place Shaping Supplementary Planning Document.

**Policy 15 - Specialist Housing and Older People’s Accommodation**

Residential developments of 50 or more dwellings, or 1.4 hectares or more site area, will be required to include a proportion of the housing designed specifically to meet the identified needs of older households and others with a need for specialist housing.

The precise proportion, type and tenure mix will take into account:

- evidence of local need;
- the scale and location of the site; and
- the viability of the development

Retirement housing, supported housing and care homes will be supported provided that retirement housing and supported housing schemes has embedded the HAPPI principles into the design.

Proposals for 'granny annexes' in the form of extensions, additions or separate buildings for occupation by elderly or disabled dependant relatives of the household occupying the existing dwelling, will be considered sympathetically provided that they are of a good quality design and do not cause significant adverse impacts on the living conditions of adjoining occupiers. Where planning permission for self-contained accommodation is granted an appropriate agreement restricting occupation will be sought.

**Residential Gardens**

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

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

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

**Policy 16 – Residential Gardens**

Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will only be permitted where:
a) the form, height and layout of the proposed development is appropriate to the
surrounding pattern of development and the character of the area; and
b) the amenity and privacy of neighbouring, existing and new properties is protected;
and
c) provision is made for safe and convenient access; and
d) adequate parking spaces and services can be provided for the proposed and
existing properties.

Proposals in the form of 'tandem' development will not be permitted.
8. Villages and Rural Areas

8.1 The rural areas of Corby are rich in environmental and landscape quality; they offer a diverse range of settlements which incorporate local character and heritage. The JCS sets out the overarching role that the rural areas will have in delivering the overall Local Plan vision that recognises the importance of our rural settlements and countryside in contributing to what makes North Northamptonshire distinctive.

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

8.3 The JCS seeks to deliver 120 new homes in the rural area of Corby between 2011 and 2031 to support sustainable development. As identified in the Regulation 18 Emerging Draft Options consultation, sufficient sites have been identified to meet the requirement for the rural area and these are expected to be supplemented by additional sites that continue to come forward under the provisions of the JCS to enhance or maintain the vitality of rural communities. Due to progress against the rural requirement, it is not considered necessary to make any allocations for development in the rural area within the Plan or to identify specific targets for individual settlements. However further allocations could come forward through neighbourhood plans or rural exception sites, in particular to meet local needs identified in Rural Housing Need Surveys or demand for self-build developments.

Settlement Boundaries

8.4 The Council has adopted the use of ‘settlement boundaries’ to distinguish between the main built up areas of settlements where, in principle, further development would be acceptable, and the open countryside (i.e. outside of settlement boundaries) where development would be acceptable only in certain circumstances. The purpose of the settlement boundaries is to recognise the intrinsic character and beauty of the countryside, in accordance with the NPPF and assist in retaining distinctive local features and preventing coalescence with respect to Policy 11 (The Network of Urban and Rural Areas) of the JCS.

8.5 It is important to note that the settlement boundary is a policy line applying Local Plan policies to a specific area, thereby giving a sound and consistent basis for the determination of planning applications. It does not attempt to define settlement limits in physical or social terms. The settlement boundaries have been carefully considered, taking into account a range of criteria including the form of the settlement and existing planning permissions.

8.6 Whilst land outside the settlement boundaries is regarded as open countryside for planning policy purposes, this does not represent an absolute restriction on development. The potential for new development outside of the settlement boundaries to support the vitality of rural communities is recognised. Specific policies are included in the Local Plan for development proposals that would help to develop and diversify the rural economy or meet recognised local needs for affordable housing, including self-build developments. Other uses, such as renewable and low carbon energy developments or essential infrastructure, may also be considered appropriate.
The extent of the main built up area of the Growth Town and all villages except those designated as Restraint Villages is shown on the Policies Map to assist the JCS in protecting the character and identity of the settlements and protect them from unnecessary expansion into the open countryside. It is the intention that, where applicable, settlement boundaries set out on the Policies Map will be superseded by Neighbourhood Plans once adopted.

**Policy 17 – Settlement Boundaries**

The settlement boundaries set out on the Policies Map will be used to interpret whether sites are within or adjoining the settlement boundary. Land outside the boundaries is defined as open countryside.

**Restraint Villages**

The JCS recognises the need for restraint in rural areas in North Northamptonshire. Policy 3 (Landscape Character) of the JCS states that development should be located in such a way that is sensitive to its landscape, to retain and if possible enhance distinctive character of the area. The JCS suggests that villages that have a sensitive character or conservation interest are to be identified, and new development will be strictly managed.

Future development is severely limited in a Restraint Village where conservation is a greater priority over development. In Restraint Villages, development would only be considered where it meets specific local needs, such as those identified through a Neighbourhood Plan. As such, no defined settlement boundary is identified.

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

**Policy 18 - Restraint Villages**

Development within the Restraint Villages of East Carlton and Rockingham will be strictly managed. Development will normally be restricted to the re-use or conversion of suitable buildings. Any locally arising needs from these settlements should be met through Neighbourhood Plans or the Community Right to Build.

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47 [Rural Strategy](#), April 2009

48 [Developing a settlement hierarchy for the North Northamptonshire Joint Core Strategy](#), July 2012
9. **Town Centres and Town Centre Uses**

9.1 National planning policy encourages local planning authorities to support the role town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. However the retail sector and town centres are facing significant challenges and are undergoing a period of structural change in response to recent trends, including a change in consumer behaviour and the rise in e-commerce, mobile technology and internet shopping. Although town centres are now not always the main focus for people’s shopping, they are still key drivers to the economy and play an important social role. Therefore it is important to ensure that town centres remain viable and reflect the needs and opportunities of the communities they serve.

9.2 The JCS sets out the overarching spatial approach to secure and maintain a mix of retail, leisure, tourism and business development (collectively known as main town centre uses), alongside supporting provision of residential on suitable sites including the re-use of vacant space above shops. As a location for major growth, it is important that Corby maintains a strong sub-regional retail draw for North Northamptonshire and continues the significant regeneration of Corby Town Centre that has occurred over the past decade. It is also important to ensure that the plan area has a strong network of centres serving local neighbourhoods and the rural settlements.

### Network and Hierarchy of Centres

9.3 The NPPF requires planning policies to define a network and hierarchy of town centres and to identify the extent of the town centres in order to ensure their long-term vitality and viability.

9.4 The JCS includes a settlement hierarchy that characterises the function of the larger higher order centres in North Northamptonshire. Corby is identified as a Growth Town that should provide the focus for major co-ordinated regeneration and growth in employment, housing, retail and higher order facilities serving one or more districts. In turn, Policy 12, dealing with retail and town centre uses, defines its function as the focus of higher order facilities and retail investment serving growing communities in the northern sub-area of North Northamptonshire.

9.5 Outside of Corby Town Centre, there are a range of centres that may benefit from inclusion in a structured hierarchy. These vary in size, ranging from small groups of shops and services serving a small catchment through to larger retail parks that attract visitors from beyond the borough. In each instance their function may be considered to complement the town centre and add to the vitality and viability of the retail offer in Corby.

9.6 The Assessment of Retail Network and Hierarchy Background Paper\(^49\) assessed the different retail locations across Corby and categorised the centres according to the amenities that they offer. In line with the JCS, Corby Town Centre is identified as the main town centre in the plan area and the focus of higher order facilities and retail investment. The main town centre is followed by district then local centres in the hierarchy, including proposed new centres at the SUEs and other strategic developments.

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\(^{49}\) Assessment of Retail Network and Hierarchy, June 2016
9.7 Phoenix Parkway is characterised by large-scale retail uses occupying warehouse units and functions as a retail park. As a result it is not classified as a town centre and any further expansion will be subject to an assessment of impact and sequential testing in accordance with the NPPF.

9.8 The boundaries of the existing town centres identified in the network and hierarchy of town centres are clearly defined on the Policies Map and will be used for the purposes of the sequential test set out in paragraph 86 of the NPPF. Over the plan period, new centres will be created in SUEs and other strategic developments. The precise location of each centre will be determined by planning application. Once built, these centres will be treated as defined centres within the network and hierarchy of town centres in the context of the Local Plan, and their exact location and boundaries subsequently incorporated into the next Local Plan review.

9.9 The scale of some retail and leisure development outside of town centres has the potential to affect the vitality and viability of defined centres, potentially diverting investment away from these important centres. National planning policy requires the preparation of an impact assessment for retail and leisure beyond the town centres, except where sites are allocated through an up-to-date plan. The NPPF sets a default threshold of 2,500m² for these main town centre uses before an ‘impact test’ is required but, where appropriate, allows for Local Plans to set a lower threshold. In considering appropriate local thresholds it is particularly relevant to take account of the scale of proposals relative to the identified centres, the vitality and viability of centres and the likely effects of new development on the town centre strategy, especially further out-of-centre retail developments.

9.10 In the context of retail evidence that recognises the challenges to town centres brought about by increased competition from out-of-centre developments, and due to the relatively small size of many units in the identified centres, it is suggested within the retail background paper that a threshold of 400m² is appropriate for Corby Town Centre and a threshold of 130m² is appropriate for the District and Local Centres. This ensures that town centre uses are not unnecessarily dispersed, maximising the overall growth potential of town centres and promoting investment in the primary shopping areas.

9.11 The appropriate retail impact threshold to apply will be determined based upon the catchment area of a specific proposal. The lower threshold of any identified centre located within the catchment area of a proposal will be applied. Where an application is likely to have significant adverse impact it should be refused.

Policy 19 – Network and Hierarchy of Centres

The defined centres will be the preferred location for the development of main town centre uses. Proposals must be appropriate to the size and function of the centre within which it is to be located. To guide this approach the following hierarchy is defined:

Corby Town Centre as defined on the Policies Map

50 17/00180/OUT – current planning application permission for the West Corby SUE sets out proposals for two new town centre allocations comprising of uses outlined in JCS Policy 32, including retail, leisure, social, cultural, community and health facilities, and that these two centres together will function as a district centre
51 North Northamptonshire Retail Capacity 2014 Update, October 2014
52 Threshold for Retail Impact Testing Background Paper, April 2018
53 Defined in the NPPF and the glossary of this plan
The **District Centres** as defined on the Policies Map:

- Danesholme
- Oakley Vale
- Priors Hall Park (proposed)
- Pytchley Court
- West Corby Sustainable Urban Extension (proposed)

The **Local Centres** as defined on the Policies Map:

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

This hierarchy should be used for the application of the sequential test, as set out in the NPPF, to assess planning applications for the assessment of main town centre uses that are proposed outside a defined centre and not in accordance with the Local Plan.

Applications for retail and leisure development outside of a centre, as defined on the Policies Map, which are not in accordance with the Local Plan, will require an impact assessment if the development exceeds the following thresholds:

- For Corby Town Centre – 400m² (gross floorspace)
- For District/Local Centre – 130m² (gross floorspace)

The sequential and impact tests will not be applied to small scale rural development and the creation of local centres to meet the day to day needs of residents in the Sustainable Urban Extensions.

### Change of Use of Shops Outside the Defined Centres

**9.12** Whilst not identified within the network and hierarchy of centres, there are numerous shops across the town and rural area that are of purely neighbourhood significance and therefore do not meet the definition of a centre. The Council recognises that these provide a valuable service to local communities in helping to meet their day-to-day needs, particularly for the elderly and other less mobile residents. It is therefore necessary for these to be protected in order to enhance the sustainability of communities and promote sustainable patterns of development.

**9.13** National planning policy requires local planning authorities to guard against the unnecessary loss of valued facilities and services such as local shops, particularly where this would reduce the community’s ability to meet its day-to-day needs. Policy 7 (Community Services and Facilities) of the JCS also supports the safeguarding of existing services and facilities unless it
can be demonstrated that they are no longer viable, needed, or needed for an alternative community use or the facility is being relocated and improved to meet the needs of a new and existing community.

9.14 Policy 20 seeks to support the sustainability of communities by ensuring that local shops are protected, especially where the loss would impact on the diversity of local services in local communities. When considering proposals to change from shops to other non-retail uses (i.e. financial and professional services, restaurants, pubs and hot food takeaways), particular consideration will be given to the contribution that individual units make to the locality; the composition and distribution of retail uses locally and evidence of active marketing. Marketing evidence will be required demonstrating an active marketing campaign for a continuous period of 12 months.

9.15 Policy 20 should be applied in the context of updated legislation, which came into force in May 2019 introducing a new permitted development right allowing shops (A1) to change to up to 500m² of office use (B1a), subject to prior approval by the local authority of certain planning impacts, including on the sustainability of the existing shopping area.

**Policy 20 – Change of Use of Shops Outside the Defined Centres**

Small scale retail development to serve the day-to-day needs of local neighbourhoods will normally be permitted.

Individual shops not within the defined centres will be safeguarded for A1 retail purposes, unless an applicant can demonstrate:

a) Adequate alternative facilities are already within walking distance, which are capable of meeting the needs currently being met by the existing facility without leading to a shortfall in provision;

b) A balance to the number and type of units within the settlement or neighbourhood area;

c) The property has been marketed for its current use for a sufficient period of time at a reasonable price and that there has been no interest in the property, and that the existing use is no longer economically and/or socially viable; and

d) The replacement use will result in no harm to the character or amenity of the immediate area.

**Primary Shopping Areas**

9.16 The NPPF defines the primary shopping area as the location where retail development is concentrated. Both the NPPF and JCS support the need to clearly define primary shopping areas and set out policies that make clear which uses will be permitted in such locations.

9.17 The JCS says that vitality and viability of town centres will be supported by securing and maintaining a vibrant mix of retail, employment, leisure and cultural facilities and supports the provision of additional residential uses on appropriate sites including the re-use of vacant space above shops. It adds that proposals for change of use or redevelopment within primary shopping areas will be permitted if the proposal adds to the attractiveness of the centre and does not lead to the predominance of A1 retail use being critically undermined.
Paragraph 5.36 of the JCS states that Part 2 Local Plans will identify primary shopping areas where retention of retail uses is most important.

9.18 The boundaries identified on the Policies Map for the primary shopping areas draw on the assessment and review of town centre boundaries, and represent the retail core of those centres. This Plan sets out additional direction, over and above Policy 12 (Town Centres and Town Centre Uses) of the JCS, with reference to managing development within the primary shopping areas.

9.19 As with Policy 20, updated permitted development rights allow change of use from shops (A1) to offices (B1a) up to 500m², subject to prior approval from the local planning authority; therefore Policy 21 should also be applied in the context of the most recent updates in legislation.

Policy 21 – Primary Shopping Areas

Development within the Primary Shopping Areas, as shown on the Policies Map will be supported where it will add to the attractiveness of the centre and not critically undermine the dominance of A1 retail use. In order to add to the attractiveness of the centre, development should:

- Complement the retail function and make a positive contribution to the vitality and viability of the town centre; and
- Avoid an over concentration of a particular non A1 use which risks undermining the vitality and viability of the town centre.

Change of use of upper floors to working space and/or residential will be encouraged, subject to compliance with other development management policies, and provided that the development does not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable, and that the development would not prevent off street servicing of any ground floor unit.

Corby Town Centre Regeneration Strategy

9.19 The visioning of the Corby Regeneration Strategy\textsuperscript{54} and subsequent Master Plan\textsuperscript{55} has successfully shaped and supported development in Corby Town Centre over the last decade, underpinned by a spatial framework plan and the identification of a series of key projects.

9.20 Considerable progress has been made towards the key objectives of the regeneration strategy and Master Plan. A series of high-profile regeneration projects accompanied the opening of the Corby railway station with the development of Willow Place Shopping Centre transforming the retail offer in the town centre and the Corby Cube, Corby International Pool and Savoy Cinema collectively creating a striking gateway to the town centre and significantly improving the offer of the town centre beyond traditional retailing uses. There are also encouraging signs for further regeneration including the redevelopment known as Market Walk which has planning consent to expand Willow Place Shopping Centre.

\textsuperscript{54} The Regeneration Framework, 2003
\textsuperscript{55} Corby Town Centre Master Plan, March 2006
Northamptonshire County Council has undertaken analysis of existing and future demand for car parking in the town centre to 2031\textsuperscript{56}. This estimates that car parking capacity within the town centre will be insufficient to meet future demand at the weekends but there will be considerable capacity available at other times and additional capacity from car parks on the fringe of the town centre which have the potential to meet demand. As dynamic changes are occurring in the retail sector and the role of town centres is uncertain, particularly over the long-term it will be important to keep car parking capacity and demand under review to ensure that the capacity remain at a level to assist the ongoing regeneration of the town centre. The council will therefore continue to undertake regular car parking surveys.

The following town centre policies seek to build on progress to date through the provision of an updated regeneration strategy and spatial framework for Corby Town Centre, continuing and building upon the original regeneration strategy for the town centre. The objectives have been refined during the process of plan preparation, taking into account representations made during the Local Plan Scoping and Emerging Draft Options consultations and updated evidence. Key issues identified in the original regeneration strategy, such as the need to improve pedestrian connectivity into the main shopping areas and improving the quality of the public realm, still remain and the Plan will seek to address these through the updated regeneration strategy with objectives, principles and development opportunities set out in the town centre policies.

### Policy 22 - Regeneration Strategy for Corby Town Centre

Corby Town Centre will continue to succeed as a sustainable centre for retail, business, recreation, \textit{residential accommodation}, leisure and culture for the sub-region of North Northamptonshire and will support its high projected population growth. This will be delivered via a regeneration strategy for the town centre covering the following objectives:

1. Encouraging new development in Corby Town Centre to accommodate a more diverse range of appropriate main town centre uses, including \textit{residential and those uses} which help develop the evening/night-time economy.
2. Ensuring that retail uses are maintained within Corby Town Centre so that it remains a competitive shopping destination, particularly for comparison retail, to support the planned growth for the town.
3. Encouraging the use of innovative and contemporary design solutions where it would complement the existing town centre.
4. Encouraging new buildings and spaces in proximity to the neighbouring woodland at Hazelwood to establish a stronger relationship between both the natural and built environments.
5. Where appropriate, identify and implement gateway features that provide attractive entrances to the Primary Shopping Area.
6. There should be no net loss of off-street car parking unless it can be demonstrated that there is no long term demand for parking at the site.
7. Encourage improvements to \textit{cycle and pedestrian} signage and \textit{cycling and walking} routes \textit{between public car parks and within} the town centre to enhance permeability.
8. Improving pedestrian connectivity across the main streets in the town centre such as George Street and Elizabeth Street.

\textsuperscript{56} Corby Town Centre Parking Study, May 2019
9. Improving the public realm to ensure it is more accessible to disabled people and increase the amount of available disabled parking spaces within the town centre.

9.23 The spatial framework set out in Policy 23 and Figure 9.1 is focused around identifying and supporting opportunities to improve connectivity in and around Corby Town Centre. It also identifies opportunities to strengthen the relationship between the built and natural form, particularly in regards to the western part of the town centre bordering the ancient woodland of Hazelwood. The spatial framework extends beyond the Corby Town Centre’s boundaries, identifying routes between the town centre and Corby railway station that provide opportunities to improve the quality of connections between these two key locations and ensure that Corby Town Centre is easy to reach by more sustainable modes of transport. It adds further weight to ensuring high quality developments and supports the Place Shaping agenda that underpins the JCS and reflects best practice such as Manual for Streets\textsuperscript{57} and the principles of ‘Healthy Streets’\textsuperscript{58}.

Policy 23 - Spatial Framework for Corby Town Centre

Development proposals that come forward within Corby Town Centre should seek to make a positive contribution to the implementation of the Spatial Framework for Corby Town Centre as set out in Figure 9.1. In particular:

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

9.24 The spatial framework is illustrated in Figure 9.1 to help deliver the opportunities identified in Policy 23. This is not intended as an allocation map but instead allows the spatial framework to be displayed on a map for the purposes of legibility and to highlight particular design issues and aspirations for developers and designers, to guide and encourage them to fully grasp the opportunities available.

\textsuperscript{57} Manual for Streets, 2007
\textsuperscript{58} https://healthystreets.com/
9.25 Paragraph 85 of the NPPF states that planning policies should allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead, and that meeting needs for retail, leisure, office and other main town centre uses should not be compromised by site availability.

9.26 Retail requirements are typically split into two categories: non-food (comparison goods) and food (convenience goods). The JCS established a need for a minimum increase of 12,500m² comparison floorspace within Corby town centres by 2031, which directly correlates with the recommendations of the North Northamptonshire Retail Capacity Study. This study recommended that Corby's need for new comparison floorspace is likely to come forward later on in the plan period. Since that study, planning permission has been given for 4,700m² of new retail floorspace in the town centre at the Market Walk redevelopment and planning applications have been submitted for Priors Hall Park and the West Corby SUE that include additional retail provision.

9.27 In accordance with the ‘town centre first’ principles in the NPPF, Corby Town Centre should be the preferred location (subject to any sequential sites being available and suitable) for any further comparison goods floorspace in order to enhance its vitality and viability and ensure that it remains the dominant location for comparison goods. Corby Town Centre benefits from a number of opportunity sites which offer scope for the town centre to grow and further meet local retail needs, as well as continuing the positive transformation and regeneration of the town centre. The Plan identifies these opportunity sites on the Policies Map.

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59 North Northamptonshire Retail Capacity 2014 Update, October 2014
Site specific principles are identified for each of the opportunity sites in the town centre to complement the place shaping principles in the JCS and encourage high quality design that takes into account the distinctive characteristics of the site. The detailed site specific principles should be read in conjunction with the JCS and other relevant policies of the Local Plan which will be relevant in specific cases, dependent on scale or location of development. These may include, for example, the requirement for a heritage assessment if the site relates to or impacts on the setting of any heritage asset. They may also include the requirement for a flood risk assessment, air quality assessment, odour assessment, or other technical assessments, where appropriate. Further information will be outlined in the forthcoming Place Shaping SPD.

Policy 9 (Sustainable Buildings) of the JCS requires all developments to assess the feasibility of connecting to a district heating network or the installation of an on-site Combined Heat and Power system as part of their energy strategies. Encraft were commissioned by the Council to explore the opportunity to provide sustainable energy and district heating schemes for existing and new developments centred on Corby. Technical analysis identified connectable buildings (e.g. they have wet heating systems that are directly compatible with heat networks) within the town centre. Therefore proposals for development sites within the town centre may be required to provide a site-wide energy strategy that makes provision for connection to the heat network. Sites within the town centre should aim to be “connection ready” where possible.

Applicants should consider design from the outset to ensure that development complements and enhances the characteristics of the area in which it is located. The Council encourages applicants to seek pre-application advice prior to the submission of a formal planning application.

### Policy 24 – Corby Town Centre Redevelopment Opportunities

The following sites have been identified as the main locations for new development growth within Corby Town Centre and are allocated for mixed use redevelopment. Schemes coming forward on these sites must also contribute towards the provision of comparison shopping floorspace requirements set out in Policy 12 of the North Northamptonshire Joint Core Strategy.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>TC1</td>
<td>Parkland Gateway</td>
</tr>
<tr>
<td>TC2</td>
<td>Everest Lane</td>
</tr>
<tr>
<td>TC3</td>
<td>Former Co-Op, Alexandra Road</td>
</tr>
<tr>
<td>TC4</td>
<td>Oasis Retail Park</td>
</tr>
</tbody>
</table>

The allocations are supported by site-specific policies TC1 to TC4 below to provide further detailed guidance on the development of these sites. These site specific policies also form part of this policy.
Site Specific Allocations

Parkland Gateway

9.31 The site is vacant land within a key town centre location. The site is bounded by the job centre to the north; a bingo hall, shops, offices, cafes and hot food takeaways to the east across George Street; the Savoy cinema and Corby East Midlands International Swimming Pool to the south; and Hazel wood protected woodland to the west.

Figure 9.2 – Parkland Gateway

Policy TC1 Parkland Gateway

A site of 0.98 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 100 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Innovative and contemporary proposals that include a range of appropriate main town centre uses will be encouraged where these are consistent with other policies in the Plan;

b) Proposals should consider incorporating a higher density residential scheme to make the most efficient use of land;

c) Active frontages that create an urban edge onto George Street are encouraged;

d) High quality architectural design that complements the neighbouring modern buildings will be encouraged. In particular proposals should create a strong physical presence towards the
south-east corner of the site featuring non-residential uses, wherever possible, on the ground floor to complement the commercial uses opposite and ensure an active frontage;

e) The modern character of the area should also be reflected; connections to the existing high quality public realm should follow a similar theme;

f) Careful consideration of Hazel wood protected woodland to the west of the site (TPO 50/4); proposals should provide natural surveillance to the woodland and provide links in the forms of paths to connect the development with the woodland where possible;

g) Where possible, proposals should include landscape buffering to the neighbouring woodland, in the form of houses facing the woods with paths or a road between them and a multi-layered landscaping buffer on the wood-side, to soften the edge and minimise the impact of development;

h) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the neighbouring Ancient Woodland; and

i) Consideration should also be given to the impact of development on bats at the woodland edge; more specifically, the lighting scheme should be carefully designed with these considerations in mind.

Everest Lane

9.32 The site currently comprises the former TA centre, which is now in community use, a parade of shops with flats above, a public house, offices and leisure uses. The site is bounded by a mix of uses including, shops, Council offices, a gym and residential properties.

Figure 9.3 – Everest Lane
Policy TC2 Everest Lane

A site of 0.89 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 70 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Innovative and contemporary proposals that include a range of appropriate town centre uses will be encouraged where these are consistent with other policies in the Plan, including the requirement to support and enhance existing community facilities;

b) Proposals should consider incorporating a higher density residential scheme to make the most efficient use of land;

c) Consideration should be given to providing flats or apartments with varying heights that complements the surrounding mix of uses. Proposals should maximise the opportunity to provide a key feature building towards the north-eastern corner of the site to create a gateway into the town centre;

d) High quality architectural design that continues the regeneration and complements other modern buildings within the town centre will be encouraged;

e) Proposals should seek to open up the site to improve the physical landscape and public realm and encourage natural surveillance within the site; consideration should be given to providing vehicular access from the north of the site off Alexandra Road;

f) Connectivity within and beyond the site is of key importance, particularly links to the town centre and other town centre redevelopment opportunity sites; and

g) Noise attenuation measures due to proximity to neighbouring commercial uses and Elizabeth Street.

Former Co-Op, Alexandra Road

9.33 The prominent site on Alexandra Road currently comprises the former Co-operative supermarket building and associated car park. The supermarket ceased trading in January 2016. The site is bounded by a mix of uses including, shops, cafes and hot food takeaways, a bingo hall, a former community centre and residential properties.
A site of 0.84 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 150 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Innovative and contemporary proposals that include a range of appropriate town centre uses will be encouraged where these are consistent with other policies in the Plan;
b) The layout and density of any proposed scheme should aim to maximise the town centre location and in doing so make the most efficient use of land;
c) Consideration should be given to providing flats or apartments with varying heights that complements the surrounding mix of uses. A scheme involving the stepping down of building blocks from the south-western corner towards the eastern boundary would be welcomed in design terms to minimise the impact on neighbouring residential properties;
d) High quality architectural design that continues the regeneration and complements other modern buildings within the town centre will be encouraged;
e) Proposals should improve the overall appearance of the site, in particular fronting Alexandra Road;
f) Connectivity within and beyond the site is of key importance, particularly links to the town centre with connections from this site to the Cube. Proposals should take advantage of the clear visibility between the front of the site and the Cube;
g) Proposals should consider incorporating innovative solutions such as basement parking to utilise the gradient of the site and make the most efficient use of land, or deck parking with
green walls to improve the quality of the public realm, taking into consideration the security and safety of all site users;
h) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the nearby Hazel and Thoroughsale woodland and providing bat/bird boxes within the fabric of the building; and
i) Noise attenuation measures due to proximity to neighbouring commercial uses and Alexandra Road.

Oasis Retail Park

9.34 The site currently comprises car parking and retail units. The site is bounded by Alexandra Road, George Street, Everest Lane and the Old TA Building with pedestrian access directly into Corporation Street and New Post Office Square.

Figure 9.5 – Oasis Retail Park

Policy TC4 Oasis Retail Park

A site of 1.15 hectares is allocated for mixed use development.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) Creation of a landmark building at the corner of Alexandra Road and George Street;
b) Development massing along Alexandra Street frontage;
c) Improve connections to Everest Lane and New Post Office Square; and
d) Create commercial frontage onto George Street to complement the character on the opposite side of the street.
10. Monitoring

10.1 The monitoring of policies within the Plan is necessary to determine the extent of which they are, or are not, effective. This is important to highlight potential areas for review of the Local Plan in the future.

10.2 There is a formal requirement for the Council to produce an Authorities Monitoring Report. Copies are available on the North Northamptonshire Joint Planning and Delivery Unit website.

10.3 Table 9 of the JCS sets out a framework of indicators that monitor the implementation of the local planning policies that are reported annually in the North Northamptonshire Authorities Monitoring Report. The monitoring framework in the JCS establishes indicators to reflect the strategic outlook and policy approach, therefore it is necessary to build on this and identify localised non-strategic indicators specific to Corby and the policies in the Plan.

10.4 The monitoring framework in the Plan should be read alongside the monitoring framework in the JCS. The indicators will be monitored and reported in the Authorities Monitoring Report, to capture the implementation of both local and strategic policies.

10.5 The Council will consider the outcomes of the monitoring report and whether this indicates the need to review existing plans, or to produce any additional ones. Any such changes have to be set out in the Local Development Scheme, which will be reported annually through the monitoring report, in order to keep communities informed of plan making activity. The monitoring report will also provide up-to-date information on Neighbourhood Plans. It can help inform if there is a need to undertake a partial or full update of the Local Plan, when carrying out a review at least every 5 years from the adoption date. Should monitoring find that progress is insufficient to meet targets it does not automatically mean that a review of a Plan should take place. Where targets are not being met the Council will identify the relevant issues, analyse the problem and propose remedial action if necessary.

10.5 The monitoring target(s), indicators and linkages to SA objectives for each policy are outlined below:

<table>
<thead>
<tr>
<th>Policy</th>
<th>Target(s)</th>
<th>Indicator(s)</th>
<th>Which SA objective this policy meets</th>
</tr>
</thead>
</table>
| Policy 1 Open Space, Sport and Recreation | Net gain in open-space, sports or recreational facilities | - Total amount of parks and gardens  
- Total amount of natural and semi-natural green space  
- Total amount of amenity green space  
- Total amount of provision for children and young people  
- Total amount of allotments  
- Projects providing open space, sports and recreation | To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities |
<table>
<thead>
<tr>
<th>Policy</th>
<th>Objective</th>
<th>Application monitoring</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy 2</strong>&lt;br&gt;Health and Wellbeing</td>
<td>Promote health and wellbeing and reduce health inequalities</td>
<td>Application monitoring</td>
<td>Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas. To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.</td>
</tr>
<tr>
<td><strong>Policy 3</strong>&lt;br&gt;Secondary School Opportunity Site</td>
<td>Facilitate the provision of a new secondary school by 2031</td>
<td>Application monitoring</td>
<td>To improve overall levels of education and skills.</td>
</tr>
<tr>
<td><strong>Policy 4</strong>&lt;br&gt;Electronic Communications</td>
<td>Delivery of appropriate electric communications infrastructure</td>
<td>Application monitoring</td>
<td>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors.</td>
</tr>
<tr>
<td><strong>Policy 5</strong>&lt;br&gt;‘Bad Neighbour’ Uses</td>
<td>Development that falls within 400m of a ‘bad neighbour’ will be assessed in terms of any potential adverse impacts</td>
<td>Application monitoring</td>
<td>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all. To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.</td>
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<td>Policy 6</td>
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<tr>
<td><strong>Green Infrastructure Corridors</strong></td>
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<tr>
<td>Protect and enhance the green infrastructure corridors</td>
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<tr>
<td>Net increase in green infrastructure</td>
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<tr>
<td>To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation</td>
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<tr>
<td>Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas</td>
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<tr>
<th>Policy 7</th>
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<tr>
<td><strong>Local Green Space</strong></td>
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<tr>
<td>Safeguard Local Green Space</td>
</tr>
<tr>
<td>Application monitoring</td>
</tr>
<tr>
<td>To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities</td>
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<th>Policy 8</th>
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<tr>
<td><strong>Employment Land Provision</strong></td>
</tr>
<tr>
<td>Permit sufficient new employment development to meet requirement of 387,839m² of net additional employment floorspace over the plan period.</td>
</tr>
<tr>
<td>Employment land-analysis</td>
</tr>
<tr>
<td>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</td>
</tr>
<tr>
<td>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</td>
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<th>Policy 9</th>
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<tr>
<td><strong>Employment Uses in Established Industrial Estates</strong></td>
</tr>
<tr>
<td>Ensure that existing established industrial estates are protected for employment use</td>
</tr>
<tr>
<td>Employment land-analysis</td>
</tr>
<tr>
<td>Maintain and enhance employment opportunities and to reduce the disparities</td>
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<tr>
<td>Policy 10</td>
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<td>Policy 11</td>
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<td>Policy 13</td>
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<td>Policy 17</td>
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<td>Policy 18</td>
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<tr>
<td>Restrict all but the re-use or conversion of suitable buildings in the restraint villages, unless promoted through Neighbourhood Plans or rural exceptions</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy 19</th>
<th>Network and Hierarchy of Centres</th>
<th>Provision of town centre uses approved in the defined Town Centre, District Centres and Local Centres. Development proposals for retail and leisure use outside the defined centres.</th>
<th>Protect and enhance the vitality and viability of town centres and market towns</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% coverage of impact assessments</td>
<td></td>
<td></td>
<td>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>To improve accessibility and transport links from</td>
</tr>
<tr>
<td>Policy 20</td>
<td>Change of Use of Shops Outside the Defined Centres</td>
<td>Limit the net loss of A1 retail use outside the defined centres, unless it can be demonstrated that the current use is no longer needed after 12 months demonstrable marketing, viable or needed for an alternative use</td>
<td>Development proposals for the change of use from A1 retail outside the defined centres</td>
</tr>
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</tr>
<tr>
<td>Policy 21</td>
<td>Primary Shopping Areas</td>
<td>No specific target</td>
<td>Development proposals within the Primary Shopping Areas</td>
</tr>
<tr>
<td>Policy 22</td>
<td>Regeneration Strategy for Corby Town Centre</td>
<td>Regeneration of the town centre</td>
<td>Development proposals within the town centre that accord with all of the relevant policy criteria</td>
</tr>
<tr>
<td>Policy 23</td>
<td>Spatial Framework for Corby Town Centre</td>
<td>Regeneration of the town centre</td>
<td>Development proposals within the town centre that accord with all of the relevant policy criteria</td>
</tr>
<tr>
<td>Policy 24</td>
<td>Corby Town Centre Redevelopment Opportunities</td>
<td>By 2031, the following sites are identified to come forward for mixed-use development, to meet the minimum of 12,500m² gain in comparison floorspace and provide residential units;</td>
<td>Development proposals for comparison floorspace within Corby Town Centre, including the identified redevelopment opportunity sites.</td>
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</table>
Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.

To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.

<table>
<thead>
<tr>
<th>Policy TC1</th>
<th>Parkland Gateway</th>
<th>Redevelopment of site in accordance with all the relevant policy criteria</th>
<th>Development permitted on the Parkland Gateway site</th>
<th>Protect and enhance the vitality and viability of town centres and market towns. Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy TC2</td>
<td>Everest Lane</td>
<td>Redevelopment of site in accordance with all the relevant policy criteria</td>
<td>Development permitted on the Everest Lane site</td>
<td>Protect and enhance the vitality and viability of town centres and market towns. Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.</td>
</tr>
<tr>
<td>Policy TC3</td>
<td>Former Co-Op, Alexandra Road</td>
<td>Redevelopment of site in accordance with all the relevant policy criteria</td>
<td>Development permitted on the Former Co-Op, Alexandra Road site</td>
<td>Protect and enhance the vitality and viability of town centres and market towns. Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.</td>
</tr>
<tr>
<td>Policy</td>
<td>Indicator(s)</td>
<td>Target(s)</td>
<td>Which SA objective this policy meets</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------------------------------------------------------------</td>
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<td></td>
</tr>
</tbody>
</table>
| Policy TC4 Oasis Retail Park | Redevelopment of site in accordance with all the relevant policy criteria | Development permitted on the Oasis Retail Park site | Protect and enhance the vitality and viability of town centres and market towns  
Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs |
| Policy 1 Open Space, Sport and Recreation | Net gain/loss in open spaces, allotments, sports and recreational facilities  
Projects providing open space, sports and recreation facilities through S106 agreements. | Net gain in open space, sports or recreational facilities | To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities  
To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity |
| Policy 2 Health and Wellbeing | Application monitoring and projects through S106 agreements including open space, sports and recreation facilities provision and air quality | Development should promote and support health and wellbeing and reduce health inequalities  
100% of applications to provide relevant reports | Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas  
To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity |
<table>
<thead>
<tr>
<th>Policy</th>
<th>Description</th>
<th>Details</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 3</td>
<td>Secondary School Opportunity Site</td>
<td>New secondary school provided</td>
<td>Facilitate the provision of a new secondary school by 2031</td>
</tr>
<tr>
<td>Policy 4</td>
<td>Electronic Communications</td>
<td>Provision of electronic communications infrastructure</td>
<td>Delivery of appropriate electric communications infrastructure should meet specific criteria set out in Policy 4</td>
</tr>
<tr>
<td>Policy 5</td>
<td>‘Bad Neighbour’ Uses</td>
<td>Development proposals within 400m of ‘bad neighbour’ use</td>
<td>No development falling within 400m of a ‘bad neighbour’ giving rise to any adverse impacts</td>
</tr>
<tr>
<td>Policy 6</td>
<td>Green Infrastructure Corridors</td>
<td>Net loss or gain in green infrastructure</td>
<td>A net gain in green infrastructure</td>
</tr>
<tr>
<td>Policy 7</td>
<td>Local Green Space</td>
<td>Losses in Local Green Space</td>
<td>No loss of Local Green Space</td>
</tr>
<tr>
<td>Policy</td>
<td>Description</td>
<td>Target</td>
<td>Objectives</td>
</tr>
<tr>
<td>--------</td>
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</tr>
<tr>
<td>8</td>
<td>Employment Land Provision</td>
<td>Permit sufficient employment use at identified site allocations in Corby.</td>
<td>397,839m² of net additional employment floorspace provided over the plan period.</td>
</tr>
<tr>
<td>9</td>
<td>Employment Uses in Established Industrial Estates</td>
<td>The amount of additional B use floorspace provided within established industrial estates. Projects enhancing the physical environment and infrastructure of established industrial estates.</td>
<td>No specific target</td>
</tr>
<tr>
<td>10</td>
<td>Non Employment Uses in Established Industrial Estates</td>
<td>Amount of non B uses floorspace in established industrial estates. Projects enhancing the physical environment and infrastructure of established industrial estates.</td>
<td>No loss of B uses floorspace in Established Industrial Estates, unless it can be demonstrated that the site is no longer suitable for employment uses.</td>
</tr>
<tr>
<td>Policy 11</td>
<td>Delivering Housing</td>
<td>Delivery of housing to meet housing need. Net completions reported in the annual Authorities Monitoring Report and 5 year housing land supply assessment</td>
<td>Delivery of 460 dwellings per annum.</td>
</tr>
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</tr>
<tr>
<td>Policy H1</td>
<td>Builders Yard, Rockingham Road</td>
<td>Development permitted on the Builders Yard, Rockingham Road site</td>
<td>Redevelopment of site for around 31 dwellings in accordance with all the relevant policy criteria by 2031</td>
</tr>
<tr>
<td>Policy H2</td>
<td>Maple House, Canada Square</td>
<td>Development permitted on the Maple House, Canada Square site</td>
<td>Redevelopment of site for around 14 dwellings in accordance with all the relevant policy criteria by 2031</td>
</tr>
<tr>
<td>Policy H4</td>
<td>Land at Station Road</td>
<td>Development permitted on the Land at Station Road site</td>
<td>Redevelopment of site for around 150 dwellings in accordance with all the relevant policy criteria by 2031</td>
</tr>
<tr>
<td>Policy H5</td>
<td>Land off Elizabeth Street</td>
<td>Development permitted on the Land off Elizabeth Street site</td>
<td>Redevelopment of site for around 100 dwellings in accordance with all the relevant policy criteria by 2031</td>
</tr>
<tr>
<td>Policy H6</td>
<td>Pluto, Gainsborough Road</td>
<td>Development permitted on the Cheltenham Road site</td>
<td>Redevelopment of site for around 30 dwellings in accordance with all the</td>
</tr>
<tr>
<td>Policy</td>
<td>Description</td>
<td>Target</td>
<td>Additional Information</td>
</tr>
<tr>
<td>--------</td>
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</tr>
<tr>
<td>H7 Cheltenham Road</td>
<td>Development permitted on the Pluto, Gainsborough Road site</td>
<td>Redevelopment of site for around 18 dwellings in accordance with all the relevant policy criteria by 2031</td>
<td>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</td>
</tr>
<tr>
<td>12 Custom and Self-Build</td>
<td>Number of approved planning permissions that include the provision of custom or self-build housing.</td>
<td>To grant sufficient land suitable to meet the demand for self-build and custom housing identified on the register within three years.</td>
<td>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</td>
</tr>
<tr>
<td>13 Single Plot Exception Sites for Custom and Self-Build</td>
<td>Number of new custom and self-build houses build adjoining designated settlement boundaries</td>
<td>No specific target</td>
<td>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</td>
</tr>
<tr>
<td>14 Gypsy and Travellers</td>
<td>Approval of new pitches to meet the accommodation needs of gypsies and travellers</td>
<td>Delivery of gypsy and traveller pitches to meet identified needs as set out in the latest North Northamptonshire Gypsy and Traveller Accommodation Assessment or future assessments</td>
<td>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</td>
</tr>
<tr>
<td>15 Specialist Housing and Older People’s Accommodation</td>
<td>Number of units of specialist housing and older people’s accommodation achieved on qualifying sites</td>
<td>Delivery of specialist housing and older people’s accommodation to meet identified needs.</td>
<td>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</td>
</tr>
<tr>
<td>16 Residential Gardens</td>
<td>Development permitted in residential gardens in built-up areas</td>
<td>No new dwellings in residential gardens</td>
<td>To create healthy, clean and pleasant environments for people to enjoy living.</td>
</tr>
<tr>
<td>Policy 17 Settlement Boundaries</td>
<td>Development permitted outside the defined settlement boundaries, as illustrated on the Policies Map</td>
<td>Restrict inappropriate development outside settlement boundaries in the open countryside</td>
<td>To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment to protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation to create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</td>
</tr>
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</tr>
<tr>
<td>Policy 18 Restraint Villages</td>
<td>Number of dwellings permitted within the restraint villages</td>
<td>Restrict all but the re-use or conversion of suitable buildings in the restraint villages, unless promoted through Neighbourhood Plans or Community Right to Build</td>
<td>Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings to protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment</td>
</tr>
<tr>
<td>Policy 19 Network and Hierarchy of Centres</td>
<td>Provision of town centre uses approved in the defined Town Centre, District Centres and Local Centres. Development proposals for retail and leisure</td>
<td>New retail provision should be focussed on Town Centre and defined District and Local Centres. 100% coverage of impact assessments</td>
<td>Protect and enhance the vitality and viability of town centres and market towns reduce the emissions of greenhouse gases and</td>
</tr>
<tr>
<td>Policy 20</td>
<td>Change of Use of Shops Outside the Defined Centres</td>
<td>Loss or gain of retail use outside the defined centres</td>
<td>Limit the net loss of A1 retail use outside the defined centres</td>
</tr>
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</tr>
<tr>
<td>Policy 21</td>
<td>Primary Shopping Areas</td>
<td>Development proposals within the Primary Shopping Areas</td>
<td>No specific target</td>
</tr>
<tr>
<td>Policy 22</td>
<td>Regeneration Strategy for Corby Town Centre</td>
<td>Development proposals within the town centre</td>
<td>No specific target</td>
</tr>
<tr>
<td>Policy 23</td>
<td>Spatial Framework for Corby Town Centre</td>
<td>Development proposals within the town centre</td>
<td>No specific target</td>
</tr>
<tr>
<td>Policy 24</td>
<td>Corby Town Centre Redevelopment Opportunities</td>
<td>Development proposals for comparison floorspace within Corby Town Centre, including the identified redevelopment opportunity sites.</td>
<td>Minimum of $12,500m^2$ gain in comparison floorspace and provide residential units by 2031</td>
</tr>
</tbody>
</table>

Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors.
| Policy TC1  | Parkland Gateway | Redevelopment of site for mixed use including around 100 dwellings in accordance with all the relevant policy criteria | Protect and enhance the vitality and viability of town centres and market towns | Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all |
|------------|------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------
| Policy TC2 | Everest Lane     | Redevelopment of site for mixed use including around 70 dwellings in accordance with all the relevant policy criteria | Protect and enhance the vitality and viability of town centres and market towns | Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all |
| Policy TC3 | Former Co-Op, Alexandra Road | Redevelopment of site for mixed use including around 150 dwellings in accordance with all the relevant policy criteria | Protect and enhance the vitality and viability of town centres and market towns | Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all |
| Policy TC4 | Oasis Retail Park | Redevelopment of site for mixed use in accordance with all the relevant policy criteria | Protect and enhance the vitality and viability of town centres and market towns | Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all |
|   |   | Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs |