

# **STATEMENT OF CONSULTATION**

Corby Borough Council

Part 2 Local Plan

June 2018

## 1.0 Introduction

- 1.1 It was agreed at Local Plan Committee on 24<sup>th</sup> August 2016 that the Council would produce a Part 2 Local Plan for Corby (P2LP). It will be a second tier document to assist in the delivery of the North Northamptonshire Joint Core Strategy up to the year 2031.
- 1.2 The Local Plan plays an essential role in shaping the places where we all live, work and play. The planning framework set by the Local Plan has an effect on everyone and for this reason everyone should have the opportunity to get involved in the process of preparing Local Plans.
- 1.3 The National Planning Policy Framework emphasises that *“early and meaningful engagement and collaboration with neighbours, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.”*
- 1.4 This statement describes how the Council has undertaken community participation and stakeholder involvement in the preparation of the P2LP.

### Statement of Community Involvement

- 1.5 The [North Northamptonshire Statement of Community Involvement](#) was adopted by Corby Borough Council in January 2014. It sets out how, when and where the Council will consult with local and statutory stakeholders in the process of planning for the local authority area. Consultation on the P2LP has been steered by the approach set out in the Statement of Community Involvement, in particular to:
- Targeted consultation to reach ‘hard to reach’ groups
  - Consultation for a minimum of six weeks
  - Making consultation material available in hard copies as well as electronic format

### Consultation before Regulation 18

- 1.6 Prior to work commencing on the P2LP the Council held a workshop with Elected Members during summer 2013 to identify some of the key priorities for the Borough. Fourteen Members attended the workshop. Based on the discussions during the workshop, a broad range of key priorities was identified:
- Promotion of community led planning
  - Continued transformation of the town centre
  - Accelerate economic growth including the protection of existing employment land and support for manufacturing
  - Transportation and parking
  - Provision of community facilities such as burial land and community centres
  - Support for renewable energy projects
  - Detailed design guidance

- Guidance for Conservation Areas
- Boosting housing land supply
- Delivery of affordable housing
- Protection of locally important landscapes
- Identification of blue and green infrastructure
- Improved local connections to broadband
- Securing developer contributions
- Revitalising areas of poorer housing

1.7 The outputs from this Members workshop were used to inform work on developing the Regulation 18 documents.

1.8 Early preparation of the Regulation 18 documents was informed by internal briefings with the Head of Planning and Environmental Services and Principal Planners held on the following dates:

- 5<sup>th</sup> April 2016
- 14<sup>th</sup> April 2016
- 3<sup>rd</sup> May 2016
- 10<sup>th</sup> May 2016

1.9 It was also informed by regular project meetings with the Head of Planning and relevant officers between 6<sup>th</sup> September and 1<sup>st</sup> November 2016.

1.10 Initial consultation was held informally with the Environment Agency on 11<sup>th</sup> May 2016 and Northamptonshire County Council (Highways) on the 8<sup>th</sup> June 2016. A meeting with representatives of the North Northamptonshire Joint Planning Unit was held on 8<sup>th</sup> June 2016 and discussions were held with GL Hearn and Sovereign Centros on 19<sup>th</sup> September 2016.

1.11 Early internal consultation was held with other Council departments and services, including finance officers, planners and housing officers on 20<sup>th</sup> September 2016. A briefing to the Council's Senior Management Team was held on 6<sup>th</sup> October 2016.

1.12 A Council Member's briefing on the Local Plan was held on 2<sup>nd</sup> November 2016. Members received a briefing on the context for the Regulation 18 consultation stage, before Local Plan Committee formally considered it.

## **2.0 Regulation 18**

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

### Regulation 18

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

(2) The bodies or persons referred to in paragraph (1) are—  
(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;  
(b) such of the general consultation bodies as the local planning authority consider appropriate; and  
(c) such residents or other persons carrying on business in the local planning authority's area from which the local planning authority consider it appropriate to invite representations.  
(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

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

2.3 To publicise the consultation the following exercises were undertaken:

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

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

2.5 The following engagement events were undertaken:

- Six public exhibitions were held at a number of locations throughout the Borough. These were staffed by planning officers and included a display of relevant information. These exhibitions provided an opportunity for members of the public and other stakeholders to view the documents and discuss matters of concern. In most cases, the public exhibitions were not particularly well attended. The Corby Cube exhibition had the most visitors, but the Weldon exhibition was less popular. However, the low number of visitors did enable some quite in-depth and valuable discussions.

- Officer briefing to the Rural Area Forum on 17<sup>th</sup> November 2016
- The Council engages with local planning authorities within South East Midlands, including Aylesbury Vale, Bedford, Central Bedfordshire, Cherwell, Daventry, East Northamptonshire, Kettering, Luton, Milton Keynes, Northampton, South Northamptonshire and Wellingborough through its participation in the SEMLEP Planners Forum which meets regularly. These meetings provide an opportunity to discuss the progress of respective Local Plans, in this context, updates on the Part 2 Local Plan for Corby are provided on an ongoing basis.
- The Council is also collaborating with neighbouring local planning authorities in North Northamptonshire. Chief Planners and officers meet on a regular basis and updates of respective Local Plans are provided on a routine basis.
- Members briefing on 12<sup>th</sup> December outlined the initial responses
- Ongoing project meetings with the Head of Planning and relevant planning officers

#### Sustainability Appraisal Scoping Report

- 2.6 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals in a Local Plan during its preparation. The Sustainability Appraisal involves
- 2.7 The Council consulted on the Sustainability Appraisal report at the same time as consulting on the Regulation 18 consultation
- 2.8 On 4<sup>th</sup> November 2016 the Council sent the Sustainability Appraisal Scoping Report to the North Northamptonshire Joint Planning Unit and the following authorities with environmental responsibilities
- Natural England
  - Historic England
  - Environmental Agency
- 2.9 Comments were incorporated into the Scoping Report published on 7<sup>th</sup> November 2016.

**Table 1 – Summary of Representations and Council Response**

| Respondent   | Ref | Summary of Representations  | Council Response  |
|--|-----|---|---|
| National Farmers Union   |     | The Local Plan should have policies which positively encourage: New farm buildings needed by the business; Farm and rural diversification; On farm renewable energy; and Conversion of vernacular buildings on farms into new business use or residential use.  | Policy 25 of the Joint Core Strategy (JCS) provides a positive context for rural economic development and diversification which covers the conversion of buildings and development of agricultural and other land based businesses. Policy 26 of the JCS provides a positive framework for renewable energy. It is not necessary to repeat policies in the JCS within the Part 2 Local Plan (P2LP).   |
| Northamptonshire County Council, Flood and Water                                   |     | Agree that additional local policy is not required to cover flood risk management and that the Strategic Flood Risk Assessment is outdated. It is requested that reference is made to the ‘Local Standards and Guidance for Surface Water Drainage in Northamptonshire’.  | Updates to the Strategic Flood Risk Assessment were published in June 2018. The updated study confirms that the existing policy within the JCS is robust and fully up-to-date. Therefore no additional policies are required as part of the development of the P2LP, unless attached to specific land allocations. Cross reference to relevant documents will be made in the P2LP, where appropriate. |
| The Planning Bureau Ltd. on behalf of McCarthy and Stone Retirement Lifestyles Ltd |     | The provision of adequate support and accommodation for the older people is a significant challenge. Whilst Policy 30 of the JCS encourages the provision of specialist older persons’ housing it is considered that the P2LP for Corby should similarly look to facilitate greater delivery of these forms of accommodation. It is suggested that specific targets for specialist accommodation would be useful as would the identification of suitable sites. | Local policy on specialist housing and older people’s accommodation to complement Policy 30 of the JCS and respond to the evidence base has been included in the emerging draft P2LP.   |

|                        |                          |  |  |
|------------------------|--------------------------|--|--|
| Highways England       |                          | Highways England's principal interest is safeguarding the operation of the A14 which routes approximately 5 miles to the south of the plan area. It is acknowledged that improvements to the A14 are considered as a cross boundary issue which may affect the Borough and that these will be considered through the review of the JCS as opposed to the P2LP. | Agreed.  |
| Highways England       |                          | Highways England do not feel it is their role to respond directly to this question but would state that any additional identified sites which have potential to impact upon the operation of the A14 should be subject to a Transport Assessment to better understand their impacts on the Strategic Road Network  | Strategic transport implications of growth considered during the preparation of the JCS. Major development proposals are required to submit transport assessments as part of the application process, in order to properly assess impacts on surrounding highway network, including the network outside the boundaries of the local authority.   |
| Highways England       | Sustainability Appraisal | A high level review of the Sustainability Appraisal has been conducted and Highways England has no comments.   | Comments noted and welcomed.   |
| Gretton Parish Council | Vision and Objectives    | The JCS vision appears to cover the aspects required with local focus provided by Neighbourhood Plans which are being prepared.  | Multiple options for visioning have been appraised for the P2LP and it is felt that a separate vision to inform the P2LP would be unnecessary and runs the risk of being merely a duplication of the JCS vision. Therefore, the preferred option is to develop a set of Plan outcomes that are locally distinct, addressing the challenges facing the Borough currently and promoting emerging opportunities for growth. |

|                        |                                  |   |  |
|------------------------|----------------------------------|---|--|
| Gretton Parish Council | Nature Conservation              | Locally designated sites should be included on the Policies Map although this should not be finite and scope should be allowed for further sites to be designated according to merit  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans. |
| Gretton Parish Council | Additional Areas of Land         | As an area of ancient woodland Rockingham Forest covers many hundreds of acres so to what extent does it affect the JCS? Does it include Harringworth Woods and the escarpment along the Welland Valley between Gretton and Rockingham? The Brookfield Plantation has previously been given a local wildlife conservation designation which was supported by CBC. | Rockingham Forest is designated as a special policy area in the JCS. It covers the entire area of the Borough.   |
| Gretton Parish Council | Strategic Gaps                   | The Gretton Neighbourhood Plan will be producing areas for consideration. It is clear that maintaining the separation between the village of Gretton and the development along Gretton Brook Road and Rockingham Speedway is a sensitive issue and this landscape might be considered as an area of strategically important countryside                           | The intention of the Parish Council to identify Strategic Gaps as part of the Neighbourhood Plan process is noted.   |
| Gretton Parish Council | Open Space, Sport and Recreation | Are the ancient local footpaths dotted throughout the Borough included in this Section?   | Green infrastructure network can include footpaths, cycleway and rights of way.  |
| Gretton Parish Council | Local Green Spaces               | The Neighbourhood Plan will produce areas for consideration as Local Green Spaces.  | The intention of the Parish Council to identify Local Green Spaces as part of the Neighbourhood Plan process is noted.   |

|                        |  |  |  |
|------------------------|--|--|--|
| Gretton Parish Council | Green Infrastructure Corridors             | Figure 3 on Page 21 is not very clear and it does not delineate the ancient footpaths and bridleways.  | Mapping has been updated. The purpose of the updated mapping is to show the extent of the Green Infrastructure Corridor Network, not the ancient footpaths and bridleways although some of these may form elements of the Green Infrastructure Corridor Network. |
| Gretton Parish Council | Tranquillity Area                          | The Rockingham Speedway Circuit is often noisy and does on occasions disturb the peace and tranquillity in Gretton and must certainly be very disturbing to those living in Priors Hall. Development and other areas should be protected in the north-east of Corby. | This is dealt with through environmental health and planning conditions.   |
| Gretton Parish Council | Water Environment Resources and Flood Risk | Since the water and sewage provision was installed in Gretton during the late 1940's, the population has increased from 350 to nearly 1,300 – as a consequence there have been recurring problems with these facilities.   | Issues with water and sewage provision noted. Anglian Water advises that the water mains within Gretton have been renewed. Also a scheme was completed to improve the available water pressure to a number of properties within the village.                     |
| Gretton Parish Council | Other                                      | The P2LP should cover air quality plus the effects of increased traffic flows  | Policy 8 of the JCS offers protection from the effects of air pollution and requires appropriate measures to minimise impacts on traffic generation. It is not necessary to repeat policies in the JCS within the P2LP.  |
| Gretton Parish Council | Heritage Assets                            | The Conservation Areas in some of the villages need to be reviewed as they appear quite dated and should include the ancient churches plus Kirby Hall.   | The Council has undertaken an appraisal of Gretton and Great Oakley conservation areas and management plans which are due to report in the near future.  |
| Gretton Parish Council | Further Local Guidance                     | The Conservation Areas in some of the villages need to be reviewed as they appear quite dated and should include the ancient churches plus Kirby Hall.   | The Council has undertaken an appraisal of Gretton and Great Oakley conservation areas and management plans which are due to report in the near future.  |

|                        |                              |   |  |
|------------------------|------------------------------|---|--|
| Gretton Parish Council | Ensuring High Quality Design | The Rockingham Forest Countryside Design Summary will need to be followed very closely.   | It is anticipated that the Rockingham Forest Countryside Design Summary will be updated and incorporated into the North Northamptonshire Place Shaping SPD. It will not have the same status as Development Plan policies. However SPD's are material considerations in the determination of planning applications.  |
| Gretton Parish Council | Transport                    | Provision of good public transport system is essential for those living in rural areas and improvements for cycling and walking are equally important if the Borough is to abide by its commitment to the vision as outlined in the JCS.  | Existing policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport Strategy provide comprehensive policy coverage. Additional local policy is considered unnecessary, unless attached to specific land allocation or in light of updates to existing local evidence.  |
| Gretton Parish Council | Education and Training       | The Sustainability Appraisal Scoping Report, Section 3.6.3 on pages 27-28 and Section 3.19 on pages 64-66 shows there are problems in the field of education and training. If there is no locally specific policy for this sector, many of the local residents will continue to work in low skilled jobs and the Borough ought to aim for much wider choice of posts to enhance the diversity of the community. | The JCS provides for the sites, jobs and skills to help build a more diverse economy. Higher skilled jobs will be facilitated through existing policy support for improved opportunities for education and training, including the requirement for the West SUE to incorporate new primary and secondary educational facilities. It is not considered necessary to repeat policies in the JCS within the P2LP although this is subject to change depending upon the chance of more evidence coming forward in the future |
| Gretton Parish Council | Social and Cultural          | Agree with the infrastructure identified in paragraph 6.18 and support a flexible approach to delivering social and cultural infrastructure requirements  | The preferred option is to allow flexibility in supporting social and cultural infrastructure based on negotiations for new or enhanced facilities in accordance with Policy 7 of the JCS and latest evidence.   |

|                        |                      |   |   |
|------------------------|----------------------|---|---|
| Gretton Parish Council | Emergency Services   | As the intention is to increase the population of Corby from 48,750 to 100,000 by 2031 it will be very necessary to include a specific policy to cover the emergency services   | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provisions of emergency services to meet the needs of the growing population. No additional local policy is required although this position will be subject to review in light of Northamptonshire Fire and Rescue Services review.  |
| Gretton Parish Council | Health and Wellbeing | The increase in population will not necessitate a new hospital but to increase the services of Lakeside and build up to Polyclinic with greater investigation facilities, the ability to undertake a variety of day surgical procedures and have a 24 hour minor injuries unit. | Support for improvements to Lakeside is noted. However Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group have not raised this as an issue.  |
| Gretton Parish Council | Health and Wellbeing | There is also a need to review the requirements for the elderly and mentally ill in order to maintain both groups in their own homes.   | The 'Study of Housing and Support Needs for Older People Across Northamptonshire' was prepared by Three Dragons Associates and was published in March 2017. It forms part of the evidence base going forward with the P2LP and review of the JCS.   |
| Gretton Parish Council | Utility Services     | The policies in this section cannot be deleted until the problems with both water and sewage have been properly addressed particularly in Gretton.  | Opposition to the deletion of policies from the original Local Plan is noted. However Anglian Water advises of improvements to water and sewage infrastructure. Moreover Policy 10 of the JCS provides a positive context for improvements to utility provision needed to assist in the delivery of new developments. For that reason it is considered appropriate to delete the existing policies. |

|                        |   |  |  |
|------------------------|---|--|--|
| Gretton Parish Council | Other   | The policies in this section cannot be deleted until the problems with both water and sewage have been properly addressed particularly in Gretton.   | Opposition to the deletion of policies from the original Local Plan is noted. Anglian Water advises of improvements to water and sewage infrastructure. For that reason it is considered appropriate to delete the existing policies.  |
| Gretton Parish Council | Rockingham Motor Racing Circuit Enterprise Area | A map of the Enterprise Zone particularly for the Rockingham Motor Racing Circuit would be useful in order to comment more fully on these issues. However in view of the projected population for 2031 in Corby it is very necessary for all sites to be utilised as the additional employment needs will be considerable. Consideration must be given for the effects of building heights, amount of traffic and the potential problems with noise and air pollution. | A map of the Rockingham Motor Racing Circuit Enterprise Area is included in the JCS. Policy 8 of the JCS ensures that consideration is given to the effects of building heights, amount of traffic and the potential problems with noise and air pollution. It is not necessary to repeat within the P2LP. |
| Gretton Parish Council | Rural Housing                                   | The Gretton Neighbourhood Planning group see this as part of its remit and will be looking closely at this issue.  | The intention of the Parish Council to consider rural housing as part of the Neighbourhood Plan process is noted.  |
| Gretton Parish Council | Sustainable Buildings                           | The justification for the higher local standards for on-site energy need to be clarified.  | The Council accepts that policies must be justified by evidence as required by the NPPF.   |
| Gretton Parish Council | Self and Custom Build House Building            | More clarification is required to understand how Policy 30 works in relation to support for self build and custom build  | Further information is provided within the P2LP  |
| Gretton Parish Council | Affordable Housing and                          | The Gretton Neighbourhood Planning group will be considering this issue at a later date.   | The intention of the Parish Council to consider affordable housing and Starter Homes as part of the Neighbourhood Plan process is noted.   |

|                        |                                 |  |  |
|------------------------|---------------------------------|--|--|
|                        | Starter Homes                   |  |  |
| Gretton Parish Council | Accessible Standards in Housing | When building social housing or accommodation for the elderly restrictions need to be applied to ensure these buildings are retained for future similar residents. | All social or affordable rented housing is allocated through an allocations policy and considers property type and size and any special requirements through that process. This also applies to future re-lets for all partner landlords through the Keyways process. For more detail see the Keyways policy that can be found via a link on the Councils website.   |
| Gretton Parish Council | Gypsies and Travellers          | Does this section include the New Age Travellers' site along the Gretton Brook Road?   | Section on gypsies and travellers will relate to gypsies and travellers as defined by the <u>Planning Policy for Travellers Sites</u> . This states that gypsies and travellers are persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group or travelling show people or circus people travelling together as such. |
| Gretton Parish Council | Restraint Villages              | All villages in the rural area of the Borough should be classified as Restraint Villages so as to meet the JCS vision for the future.                              | Villages in the rural area of the Borough vary in character, size and function. The JCS only expects villages that have a sensitive character or conservation interest to be designated as villages in which development will be strictly managed e.g. Restraint Villages. Earlier work on the Local Plan identified Rockingham and East Carlton as possible Restraint Villages due to particular scale, form and character of the settlements as confirmed by their Conservation Area status. The preferred option is to                  |

|                        |                       |  |   |
|------------------------|-----------------------|--|---|
|                        |                       |  | designate Rockingham and East Carlton within the Restraint Villages category, as it would allow for a consistent approach for identifying Restraint Villages.   |
| Gretton Parish Council | Settlement Boundaries | Identification of settlement boundaries is the best approach to distinguish where open countryside and settlement policies apply, if the village is not designated as a Restraint Village but this matter will be considered by the local Neighbourhood Planning group.                        | The intention to consider settlement boundaries through neighbourhood planning is noted. To ensure there are no gaps in policy coverage prior to Neighbourhood Plans being approved the Council will continue to work with those community groups preparing neighbourhood plans to make sure that our respective plans are aligned, as far as possible. Settlement boundaries for Gretton will continue to be taken forward within the P2LP as contingency in the event that the Neighbourhood Plan does not come forward as anticipated or fails the examination/referendum stage. |
| Gretton Parish Council | Settlement Boundaries | No comment on the criteria to define settlement boundaries at this stage before the matter has been considered within the Neighbourhood Plan   | The intention to consider settlement boundaries through neighbourhood planning is noted.  |
| Gretton Parish Council | Other                 | With the magnitude of the proposed development throughout the Borough it will be essential to have a full assessment of traffic movement. The number of vehicles will undoubtedly increase and the use of 'rat runs' will cause much havoc through the narrow roads and lanes of the villages. | Strategic transport implications of growth considered during the preparation of the JCS.  |

|  |                              |   |  |
|--|------------------------------|---|--|
| Gretton Parish Council                           | Retail Network and Hierarchy | The plans for the regeneration of the town centre have been well set out and will be of benefit to all people of the Borough.   | Support for the plans for the regeneration of the town centre is noted and welcomed.   |
| Gretton Parish Council                           | Other                        | Overall all the papers were well set out and easy to follow however a more detailed map of the whole Borough would have been very helpful   | A mapping booklet has been prepared to accompany the emerging draft P2LP. This includes a number of Borough wide maps.   |
| Marrons Planning on behalf of Buccleuch Property |                              | Land to the South East of Corby is promoted for approximately 1,000 dwellings alongside the provision of a mixture of B1, B2 and small scale B8 employment land and infrastructure including a local centre and primary school. It is acknowledged that the P2LP seeks to provide more detail on how the JCS will be implemented and it is not the plan's role to reconsider strategic sites which were previously promoted, as this would be undertaken through a review of the JCS at the appropriate time. Notwithstanding this, and in accordance with paragraph 9.18 of the JCS, should the delivery of the allocated strategic sites not take place at the rate envisaged within the JCS's housing trajectory, local authorities, including Corby Borough Council will be required to identify additional sources of housing. | Promotion of the land to the south east of Corby is noted. This is clearly a strategic site above the threshold of 500 dwellings. The JCS allocates and distributes strategic sites in a sustainable manner. Any other strategic sites are a matter for the review of the JCS. |
| Marrons Planning on behalf of Buccleuch Property | Strategic Cooperation        | Land to the south east of Corby is located in close proximity to Corby town centre, albeit within the administrative area of Kettering Borough. It is essential for Corby Borough, and the Joint Planning Unit, to consider cross boundary issues and the need to facilitate the delivery of these sites within the most sustainable locations. It is only by adopting this approach that growth for employment and housing will be   | Well established joint planning arrangements in North Northamptonshire ensure that cross boundary issues are addressed through the Duty to Cooperate.  |

|   |  |  |  |
|---|--|--|--|
|   |  | <p>effectively delivered. The construction of the Corby Link Road highlights the need for this issue to be given greater consideration as part of the preparation of the Local Plan, particularly as the road creates a permanent and physical boundary to the south east of Corby. As a result the land inside the link road, which is still within Kettering's administrative area, has become severed from land to the south and clearly now has a direct relationship with the town of Corby rather than the surrounding countryside. In view of the site's close proximity to the town centre, those living to the south east of Corby would look to the town for their services and facilities which would have significant economic and social benefits for the area. The P2LP should therefore recognise that cross boundary working between Corby and Kettering is required both now, and in the future, to ensure a joined up approach to local planning in the area. This will ensure that the strategic focus of the JCS to provide growth opportunities at the main settlements, which are most sustainable, can be maintained as part of the P2LP and future reviews of the JCS.</p> |  |
| <p>Marrons Planning on behalf of Buccleuch Property</p> | <p>Housing Delivery and Management</p> | <p>The housing land supply position is heavily reliant on the SUE's at Priors Hall, Weldon Park and Corby West delivering the number of dwellings envisaged. It is acknowledged that there are complex issues relating to the implementation and/or delivery of these sites, which could affect the timescales. Taking account of the rate of delivery for other SUEs in North Northamptonshire, many of which have been significantly delayed (such as Rothwell North and</p>   | <p>Additional non-strategic housing sites are included in the P2LP to provide greater flexibility.</p> |

|  |                                     |  |  |
|--|-------------------------------------|--|--|
|  |                                     | Wellingborough North and East), it is considered essential that additional sites are identified within the P2LP to provide greater flexibility over the plan period to ensure that the housing requirements set out in the JCS is met in full.   |  |
| Marrons Planning on behalf of Buccleuch Property | Identification of Sites for Housing | It is noted that the P2LP seeks to only identify urban sites of 500 dwellings or less (non strategic) to provide the additional housing to accommodate flexibility and contingency in the housing supply. The JCS makes clear at paragraph 9.18 that “additional sites should be capable of quick delivery, make appropriate contributions to infrastructure and help to deliver the place shaping principles” identified in the JCS. It is reasonable to assume that most sites within the urban area will be brownfield in nature and limited in scale. In many instances, these sites are more complicated to bring forward for development than green field sites. It may be the case that urban sites are contaminated and require remediation or are in control of multiple landowners, all of which means these types of site cannot be relied upon for quick delivery or to make appropriate infrastructure contributions. In this context, it is considered that the P2LP should take a flexible approach identifying the most sustainable locations for development to address any identified shortfall, rather than only considering a specific type or size of site. If this means considering larger sites previously assessed as part of the JCS, this should be explored in the interests of providing for sustainable development in accordance with the NPPF. | The JCS allocates and distributes strategic sites in a sustainable manner. Any other strategic sites are a matter for the review of the JCS. |

|  |                          |  |  |
|--|--------------------------|--|--|
| Gateley Plc on behalf of JME Civils Ltd. | Vision and Objectives    | In general it is considered that Corby Borough Council should not include an additional more locally distinctive vision (or any further outcomes to supplement those in the JCS) in the P2LP. The JCS vision is said to already reflect the Corporate Plan for Corby in any event. Locally distinctive features are all capable in principle of being material planning considerations and the weight to be accorded to them is best addressed by individual decision-takers determining planning applications with the benefit of the NPPF and the JCS. | Multiple options for visioning have been appraised for the P2LP and it is felt that a separate vision to inform the P2LP would be unnecessary and runs the risk of being merely a duplication of the JCS vision. Therefore, the preferred option is to develop a set of Plan outcomes that are locally distinct, addressing the challenges facing the Borough currently and promoting emerging opportunities for growth. |
| Gateley Plc on behalf of JME Civils Ltd. | Nature Conservation      | Locally designated sites should be included on the Policies Map. It is important that a coherent and measured approach is taken towards such sites, on a borough wide basis. If it is left to Neighbourhood Plans as and when they come forward, there is greater risk of inconsistency and a danger that excessive weight is ascribed to sites of very limited/very localised public value.   | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.   |
| Gateley Plc on behalf of JME Civils Ltd. | Additional Areas of Land | No additional areas of land should be identified as locally designated site for protection. It is a requirement of law that the P2LP must be in general accordance with the JCS. Introducing new categories of local designation would risk falling foul of that requirement and there is no evidence to suggest that it would assist decision takers trying to implement the NPPF as well.  | Designation of additional nature conservation area sites at local level, including Neighbourhood Plans, accords with Policy 4 of the JCS and there is no conflict with law.  |
| Gateley Plc on behalf of JME Civils Ltd. | Strategic Gaps           | There is no need to include a locally specific policy to prevent coalescence. Policy about this in the P2LP would not materially assist decision-takers and any concerns about   | Existing policies within the NPPF and JCS provide adequate policy coverage to protect the countryside and prevent  |

|  |                                  |   |  |
|--|----------------------------------|---|--|
|  |                                  | coalescence are best addressed on a case-by-case basis as planning applications come forward.   | coalescence of settlements. No further local policy option for strategic gaps is being considered for the P2LP.  |
| Gateley Plc on behalf of JME Civils Ltd. | Open Space, Sport and Recreation | No additional policy should be provided. Instead rely on the JCS and NPPF to determine planning applications.   | Additional policy is required for the provision of open space, sport and recreational facilities based on updated evidence to accord with national policy and the JCS.   |
| Gateley Plc on behalf of JME Civils Ltd. | Local Green Spaces               | Locally designated sites (if any) should be included on the Policies Map. It is important that a coherent and measured approach is taken towards such sites, on a borough wide basis. If it is left to Neighbourhood Plans as and when they come forward, there is greater risk of inconsistency and a danger that excessive weight is ascribed to sites of very limited/very localised public value. | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.   |
| Gateley Plc on behalf of JME Civils Ltd. | Green Infrastructure Corridors   | No additional policy is required. CBC could rightly rely on the JCS that supports the protection, delivery and enhancement of the Green Infrastructure network and sets out sub-regional and local networks across North Northamptonshire.  | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence.  |
| Gateley Plc on behalf of JME Civils Ltd. | Tranquillity Area                | No additional policy is required. There is no evidence that designation of tranquillity areas would assist decision-takers in achieving the objective of sustainable development.   | No evidence has come forward to robustly support the designation of additional tranquillity areas in the P2LP.   |
| Gateley Plc on behalf of JME Civils Ltd. | Water and Flood Risk             | The NPPF and JCS are more than sufficient against the legislative background of both the planning Acts and water resources law.   | Updates to the Strategic Flood Risk Assessment were published in June 2018. The updated study confirms that the existing policy within the JCS is robust and fully up-to-date. Therefore no additional policies are required as part of the development of the P2LP, unless attached to specific land allocations. |

|  |                              |   |   |
|--|------------------------------|---|---|
| Gateley Plc on behalf of JME Civils Ltd. | Heritage Assets              | It is considered better to embed the list of non-designated local heritage assets into the NPPF by adopting an SPD. The criteria for use in assessing whether a building is suitable for inclusion on such a list must address its "significance". For heritage policy purposes this is defined in the NPPF as: "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting....." | Support for non-designated assets being embedded into SPD is noted. It is recognised that the local list must reference the NPPF.   |
| Gateley Plc on behalf of JME Civils Ltd. | Further Local Guidance       | No additional policy is required on the historic environment. Applications could be determined in line with the JCS and associated SPD, with further detail from the NPPF and Planning Practice Guidance.   | Existing policies within the JCS provides adequate policy coverage. No further local policy is required in the P2LP.  |
| Gateley Plc on behalf of JME Civils Ltd. | Ensuring High Quality Design | No additional policy is required on design.   | The JCS provides comprehensive design policies. Further guidance is expected to be provided in the forthcoming North Northamptonshire Place Shaping SPD. No further local policy is required in the P2LP, unless attached to specific land allocations.   |
| Gateley Plc on behalf of JME Civils Ltd. | Transport                    | It is not considered that local policy regarding transport is required.   | Existing policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport Strategy provide comprehensive policy coverage. Additional local policy is considered unnecessary, unless attached to specific land allocation or in light of updates to existing local evidence. |

|  |                        |  |   |
|--|------------------------|--|---|
| Gateley Plc on behalf of JME Civils Ltd. | Education and Training | It is not considered that local policy regarding education and training infrastructure is required.  | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provision of education and training infrastructure to meet the needs of the growing population. Additional local policy is not considered necessary although this is subject to change depending upon the chance of more evidence coming forward in the future |
| Gateley Plc on behalf of JME Civils Ltd. | Social and Cultural    | A flexible approach should be taken to delivering social and cultural infrastructure requirements. It is acknowledged that this may include the negotiation of new or enhanced facilities as part of any relevant major planning application in accordance with Policy 7 of the JCS but the latest evidence including in respect of scheme viability must always be taken into account. The ability to deliver other public benefits may be undermined if excessive social and cultural infrastructure requirements are imposed. | The preferred option is to allow flexibility in supporting social and cultural infrastructure based on negotiations for new or enhanced facilities in accordance with Policy 7 of the JCS and latest evidence.  |
| Gateley Plc on behalf of JME Civils Ltd. | Emergency Services     | It is not considered that local policy regarding emergency services is required.   | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provisions of emergency services to meet the needs of the growing population. No additional local policy is required although this position will be subject to review in light of Northamptonshire Fire and Rescue Services review.                            |
| Gateley Plc on behalf of JME Civils Ltd. | Health and Wellbeing   | It is not considered that local policy regarding health and wellbeing is required  | The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the P2LP   |

|  |                                 |  |  |
|--|---------------------------------|--|--|
| Gateley Plc on behalf of JME Civils Ltd. | Utility Services                | It is not considered that local policy regarding utility infrastructure is required.   | The Council considers the strength of existing policies means that additional local policy is not necessary, unless attached to specific land allocations or identified through the heat mapping and master planning exercise. |
| Gateley Plc on behalf of JME Civils Ltd. | Other                           | Saved policy R8 (land west of Stanion) should be replaced with an up-to-date policy supporting the Little Stanion Community Core   | Planning permission approved for the erection of 66 dwellings, retail and community hall (17/00702/DPA). Planning application currently being considered for residential (17/00703/OUT) and public open space (17/00701/DPA)   |
| Gateley Plc on behalf of JME Civils Ltd. | Employment Land Provision       | The specific infrastructure deficit at Little Stanion should be addressed by new policy supporting the Little Stanion Community Core   | Planning permission approved for the erection of 66 dwellings, retail and community hall (17/00702/DPA). Planning application currently being considered for residential (17/00703/OUT) and public open space (17/00701/DPA)   |
| Gateley Plc on behalf of JME Civils Ltd. | Other                           | Land west of Stanion should be identified for sustainable housing development.   | Planning permission approved for the erection of 66 dwellings, retail and community hall (17/00702/DPA). Planning application currently being considered for residential (17/00703/OUT) and public open space (17/00701/DPA)   |
| Gateley Plc on behalf of JME Civils Ltd. | Housing Delivery and Management | Land west of Stanion should be identified for sustainable housing development with a capacity of circa 290 units. This would provide a surplus of sites that offer useful contingency, to help ensure that the Council can maintain a supply of housing land and not risk under-delivery and the associated problems with speculative planning applications. | Site assessed as part of the Site Selection Methodology Background Paper   |

|  |                                     |   |   |
|--|-------------------------------------|---|---|
| Gateley Plc on behalf of JME Civils Ltd. | Identification of Sites for Housing | There is available land west of Stanion capable of being sustainably developed in conjunction with the Little Stanion Community Core this land should also be considered for its housing potential.   | Site assessed as part of the Site Selection Methodology Background Paper  |
| Gateley Plc on behalf of JME Civils Ltd. | Rural Housing                       | There is a third option namely to allocate additional land west of Stanion – between the Little Stanion Community Core and the A43 – for additional rural housing. This would potentially provide a further 125 units (in addition to the 165 units in the Little Stanion Community Core) and thereby relieve all legitimate pressure for additional rural housing in the Borough for the remainder of the plan period. | Planning permission approved for the erection of 66 dwellings, retail and community hall (17/00702/DPA). Planning application currently being considered for residential (17/00703/OUT) and public open space (17/00701/DPA)  |
| Gateley Plc on behalf of JME Civils Ltd. | Sustainable Buildings               | There should be no local policy in the P2LP. Policy 9 of the JCS and Building Regulations can ensure sustainable buildings.   | No local policy option for sustainable buildings is being considered for the P2LP.  |
| Gateley Plc on behalf of JME Civils Ltd. | Self and Custom Housing             | There should be no local policy in the P2LP. The NPPF and JCS are sufficient to encourage self-build and custom house building on a site by site basis.   | Much of the supply encouraged by the JCS will not be available immediately, therefore it is considered appropriate to make further provision within the P2LP. The preferred option is to introduce a threshold, over which a proportion of self build and custom build plots should be provided as part of the development. In order to ensure a variety of sites are available for self-build, the Council will seek the provision of a proportion of serviced plots on sites of 125 dwellings or more or 3.5 hectares or more site area that come forward either as allocations in the plan or as windfall sites. |

|  |                                      |  |   |
|--|--------------------------------------|--|---|
| Gateley Plc on behalf of JME Civils Ltd. | Affordable Housing and Starter Homes | It is not considered necessary for affordable housing sites to be designated.  | No specific requirements have been identified to plan for Starter Homes. In March 2018 the Government consulted on revisions to the NPPF, including the addition of 'Starter Homes' to the definition of affordable housing within Annex 2 of the NPPF. Policy 13 and 30 of the JCS supports the delivery of affordable housing in accordance with the NPPF. There is therefore no need for the plan to include further local policy or allocate any new sites. |
| Gateley Plc on behalf of JME Civils Ltd. | Accessible Standards in Housing      | There should be no local policy in the P2LP. Policy 30 of the JCS could be used to negotiate for a proportion of Category 3 housing on a site by site basis based on local needs.  | No local policy option for sustainable buildings is being considered for the P2LP.  |
| Gateley Plc on behalf of JME Civils Ltd. | Gypsies and Travellers               | There need not be a policy regarding gypsies and travellers in the P2LP.   | Policy 31 of the JCS provides a clear and specific plan to meet the needs of gypsies, travellers and travelling show people. An adequate supply of pitches has been delivered to meet defined needs as outlined in the JCS. There is therefore no need for the plan to include further local policy or allocate any new sites.  |
| Gateley Plc on behalf of JME Civils Ltd. | Restraint Villages                   | It preferable to have no Restraint Villages but failing that only Rockingham and East Carlton should fall within such a category   | Designation of Rockingham and East Carlton supported by evidence provided in the <a href="#">Rural Strategy</a>   |
| Gateley Plc on behalf of JME Civils Ltd. | Settlement Boundaries                | Rather than define settlement boundaries it is better to set out a series of criteria against which the settlement boundary is to be judged on a case by case basis. Settlement boundaries should not be defined through neighbourhood | Paragraph 5.18 of the JCS provides scope for Local Plans or Neighbourhood Plans to define village boundaries. The option to define settlement boundary by criteria rather than through set out boundaries is not recommended as it could lead to misreading into how settlement boundaries  |

|  |                              |   |  |
|--|------------------------------|---|--|
|  |                              | plans either – a criteria based approach is much more consistent with the NPPF  | are defined, leading to confusion and inconsistency within the Plan.   |
| Gateley Plc on behalf of JME Civils Ltd. | Settlement Boundaries        | It is preferable that there be no defined settlement boundaries so that the sustainability of a development proposal can be considered without regard to whether or not it is one side or another of a red line on a plan around a settlement | Definition of settlement boundaries will clarify the application of Policy 11 of the JCS. Identification on the Policies Map will lead to a more consistent approach in defining a boundary and make a distinction between open countryside and built form.  |
| Gateley Plc on behalf of JME Civils Ltd. | Other                        | The Little Stanion Community Core merits policy support   | Planning permission approved for the erection of 66 dwellings, retail and community hall (17/00702/DPA). Planning application currently being considered for residential (17/00703/OUT) and public open space (17/00701/DPA)   |
| Gateley Plc on behalf of JME Civils Ltd. | Threshold for Impact Testing | It is not necessary to adopt a locally set threshold in the P2LP for Corby; the national default threshold of 2,500m <sup>2</sup> in the NPPF can be used.  | In light of the evidence presented in the 'Retail Impact Threshold Background Paper', the preferred option is to adopt a locally set threshold. The option of using the default NPPF figure is not recommended due to this figure not taking full account of local circumstances of retail, office and leisure development in Corby and the possibility of it undermining the deliverability of new retail within the Town Centre to meet the JCS floor space requirement. |
| Gateley Plc on behalf of JME Civils Ltd. | Saved Local Plan Policies    | A revised version of policy R8 should be retained to express support for the Little Stanion Community Core.   | Planning permission approved for the erection of 66 dwellings, retail and community hall (17/00702/DPA). Planning application currently being considered for residential (17/00703/OUT) and public open space (17/00701/DPA)   |

|   |                          |  |  |
|---|--------------------------|--|--|
| <p>Insight Town Planning Ltd. on behalf of owners of land off Kirby Road, Gretton</p> | <p>Call for Sites</p>    | <p>Land off Kirby Road, Gretton is promoted for residential development</p>  | <p>Site assessed as part of the Site Selection Methodology Background Paper</p>                  |
| <p>Insight Town Planning Ltd. on behalf of owners of land off Kirby Road</p>          | <p>Local Green Space</p> | <p>Land off Kirby Road, Gretton is shown in the saved development plan as important open land, but that designation is not compliant with the NPPF local green space designation. The current Local Plan designation is not accompanied by an explanation as to why the site is included in the designation or indeed more generally how/why the designation was applied across the Borough. It is clearly out of date and carries no weight on application of paragraph 215 of the NPPF. In terms of the emerging P2LP, it is clear from the NPPF and the accompanying Planning Practice Guidance that there must be a robust evidence base and justification for making local green space designations. Paragraph 77 of the NPPF states that a Local Green Space designation should not be applied to most green areas or open space, and should only be used, inter alia, where the space is demonstrably special to a local community and holds a particular local significance. The Government therefore sets a high bar for such designations, because once designated such land has protection equivalent to Green Belt policy. Paragraph 3.21 of the scoping consultation correctly notes that <i>“the Local Green Space designation will only be appropriate where it adds value to existing designations”</i>. The status of Land off Kirby Road, Gretton as part of the</p> | <p>Land off Kirby Road does not have a Local Green Space designation as defined by the NPPF.</p> |

|   |                     |  |  |
|---|---------------------|--|--|
|   |                     | <p>Conservation Area means that in planning decisions the land is already subject to protection of its historic significance. At the highest level, this is embodied within the statutory requirement of s72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving or enhancing the character or appearance of the Area in exercising planning functions. Additionally, the NPPF contains clear policy tests to be applied to proposed developments within a Conservation Area, requiring an assessment of the significance of the heritage asset concerned and the relationship of a proposed development with it. Overall, the significance of the land is afforded full heritage protection through existing policy, and in this context a local green space designation would be superfluous.</p> |  |
| Insight Town Planning Ltd. on behalf of owners of land off Kirby Road | Non Strategic Sites | Land off Kirby Road, Gretton should be considered as a non-strategic allocation.   | Site assessed as part of the Site Selection Methodology Background Paper   |
| Insight Town Planning Ltd. on behalf of owners of land off Kirby Road | Rural Housing       | It is not considered appropriate to have an embargo upon rural allocations, as where opportunities arise to deliver additional housing in locations that are sustainable in their rural context, such opportunities should be taken as part of the plan-led approach to the delivery of sustainable development. It is considered that Gretton is a sustainable location within its rural context. Naturally, the making of  | No specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development. |

|   |                     |   |   |
|---|---------------------|---|---|
|   |                     | additional site allocations should not be to the exclusion of windfall sites coming forward through the normal operation of development management.   |   |
| Amec Forster Wheeler on behalf of National Grid |                     | No comments.  | Noted.  |
| Natural England                                 | Evidence            | Advises consideration is also given to the Biodiversity SPD for Northamptonshire, North Northamptonshire Green Infrastructure Delivery Plan (May 2014) and Nene Valley Nature improvement Area (NIA)<br><a href="http://www.nenevalleynia.org/">http://www.nenevalleynia.org/</a>   | Consideration will be given to these documents and cross referenced within the P2LP where appropriate.  |
| Natural England                                 | Nature Conservation | Supports the inclusion of locally designated sites on the Policies Map. This not only assists in avoiding negative impacts when planning allocation areas, but also highlights where existing habitats are located and how they may be enhanced further by additional connectivity. As an example the area currently outlined for the West Corby SUE includes areas of Swinawe Wood, which is ancient and semi-natural woodland and ancient replanted woodland. Including these on the policies map will help in the master planning of the SUE, where the woodland should be protected and enhanced by green infrastructure for the development. Additional planting and maintaining green corridors will also help to help link these areas of woodland with other environmental assets in the area, which will make planning development for | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans |

|                 |                                |   |   |
|-----------------|--------------------------------|---|---|
|                 |                                | the future easier, if included on the policies map from the outset.   |   |
| Natural England | Nature Conservation            | We also advise this map could identify areas which are known to have high population numbers of protected species, such as great crested newts. This will assist in demonstrating where creating and enhancing areas of suitable habitat will benefit species, and also give an early indication of where survey work and licensing requirements will need to be considered   | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans |
| Natural England | Additional Areas of Land       | Natural England advises consideration is also given to areas of Biodiversity Action Plan priority habitat located within Corby. In addition to ancient woodland, there are many areas of deciduous woodland and other priority habitats such as floodplain grazing marsh. Further information can be found in the habitats layer on <a href="http://www.magic.gov.uk">www.magic.gov.uk</a>  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans |
| Natural England | Green Infrastructure Corridors | Support the identification and protection of local and neighbourhood green infrastructure corridors. Developing the strategic network of green infrastructure corridors through refinement of the local corridors and the identification of additional corridors to ensure more robust and comprehensive coverage than the JCS. This will enable more detailed and local knowledge to be incorporated within the plan. For example identifying additional corridors where there can be an increased tree and hedgerow planting in the Rockingham Forest area. | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence.   |

|                 |   |  |  |
|-----------------|---|--|--|
| Natural England | Green Infrastructure Corridors          | <p>Policy 21 Rockingham Forest within the JCS has overarching policies for planting of woodland, increasing biodiversity linkages and green infrastructure corridors and protection and enhancement of the existing forest, which we support. The P2LP could go one step further by having a local policy, which specifies the types of species and habitats which are native to the area, or declining and we would wish to see supported. For example planting of Blackthorn, and hedgerow management creating south facing scalloped edges provides excellent habitat for the Black Hairstreak butterfly, which Natural England would welcome in this area. Green corridors, hedgerow and woodland planting will also provide suitable habitats for bats.</p> | <p>Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans</p> |
| Natural England | Health and Wellbeing                    | <p>Health and wellbeing can be linked to the green infrastructure policies. Green corridors throughout developments will improve connectivity, enabling the movement of both people and wildlife across the sites. Ease of access to a network of improved pedestrian and cycle routes which link new developments to the town and wider countryside can encourage more sustainable modes of travel and provide informal recreation opportunities, helping to improve the health and well-being of residents.</p>  | <p>Strategies to improve health and well-being are acknowledged throughout the P2LP given the cross-cutting nature of this issue.</p>  |
| Natural England | Sustainability Appraisal Scoping Report | <p>Notes the amendments made to the scoping report for the SA following the previous consultation and welcome these additions</p>  | <p>Comments noted and welcomed.</p>  |

|                                   |          |  |  |
|-----------------------------------|----------|--|--|
| Tetlow King on behalf of Rentplus |          | An affordable housing statement is submitted to accompany the consultation response.   | Comments noted.  |
| Tetlow King on behalf of Rentplus |          | Developing new residential properties in the Borough presents clear challenges, as recognised in the adopted Local Plan and this Issues consultation. Many households face a long wait to access appropriate housing through the housing register as those in greatest need are prioritised, and open market housing and private rental accommodation is often prohibitively expensive. Rentplus homes provide a new option, allowing access to housing rented at an affordable level with the expectation that those householders will purchase in year 5, 10, 15 or 20, with a gifted deposit. This provides the security of an affordable rent, fixed at 80% of the open market rent or the Local Housing Allowance, allowing households to save towards a mortgage on the property without fear of rent rises, and maintenance of the property during the rental period. | Comments noted.  |
| Tetlow King on behalf of Rentplus | Evidence | The Council should seek to update its Strategic Housing Market Assessment (SHMA) to bring the definitions of affordable housing up to date, including rent to buy and starter homes as these are Government-supported models that can bring substantial benefits to local households in housing need and with aspirations of affordable home ownership. Without an update to the SHMA the Council's evidence is outdated, and out of step with current (and future) Government policy; the Housing White Paper   | SHMA informed the approach taken in the adopted JCS. This includes support for affordable housing. Definition will refer to latest government policy at that time. |

|                                   |                              |   |   |
|-----------------------------------|------------------------------|---|---|
|                                   |                              | anticipated for publication in January 2017 is expected to contain updates on the definitions of affordable housing, following on from the consultation on changes to national planning policy in 2015.   |   |
| Tetlow King on behalf of Rentplus | Vision and Objectives        | The Council should be aiming to significantly boost the delivery of affordable housing to meet local needs. To achieve this it should be seeking to diversify tenures across the Borough, and a locally distinctive vision would assist this in setting out the Council's distinct ambitions for local housing. The outcomes for the Plan should include delivery of individual tenures to meet the distinct local housing needs. | Multiple options for visioning have been appraised for the P2LP and it is felt that a separate vision to inform the P2LP would be unnecessary and runs the risk of being merely a duplication of the JCS vision. Therefore, the preferred option is to develop a set of Plan outcomes that are locally distinct, addressing the challenges facing the Borough currently and promoting emerging opportunities for growth. Delivering a sufficient provision of a mix of housing tenures, including new social housing and affordable housing, is a key local outcome for the P2LP. |
| Tetlow King on behalf of Rentplus | Ensuring High Quality Design | National policy on housing is more than sufficient to support high quality housing delivery in Corby. Introducing locally distinctive policy on housing design adds further expense and difficulties for developers in bringing forward housing proposals, delaying delivery. We support the Council in using national policy only with regard to design.   | The JCS provides comprehensive design policies. Further guidance is expected to be provided in the forthcoming North Northamptonshire Place Shaping SPD. No further local policy is required in the P2LP.   |
| Tetlow King on behalf of Rentplus | Rural Housing                | Support any work towards identifying sites for delivering housing that meets the full affordable housing needs of the Borough, including those arising in rural areas in which affordability is constrained. Such an approach would meet the NPPF aims to significantly boost housing supply, and to  | No specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development.  |

|                                   |                                      |   |   |
|-----------------------------------|--------------------------------------|---|---|
|                                   |                                      | meet the full objectively assessed affordable housing needs of the Borough.   |   |
| Tetlow King on behalf of Rentplus | Affordable Housing and Starter Homes | <p>There are clear challenges to delivering sufficient affordable housing across the Borough to meet local housing needs. Whilst the JCS sets out clear support for the delivery of affordable housing, including starter homes this is out of step with the Government's policy - and likely policy in respect of introducing rent to buy as a new tenure in the NPPF alongside starter homes. It would be useful therefore for the P2LP to set out a clear policy on supporting the delivery of all affordable housing tenures, such that these can be brought forward wherever these will meet needs and aspirations. The Government has been clear that rent to buy is an innovative tenure; it has the capacity to meet a significant level of need, and this will reduce overall levels of need across the Borough as it removes households from the housing register by bridging the mortgage deposit 'gap'. This enables families' access to housing rented at an affordable level with the expectation of purchase in year 5, 10, 15 or 20, with a gifted deposit. This provides the security of an affordable rent, fixed at 80% of the open market rent or the Local Housing Allowance, whilst allowing those households to save towards a mortgage on the property without fear of rent rises, and maintenance of the property during the rental period. The delivery of Rentplus homes as part of a mixed tenure (or mixed use) scheme also has the potential to speed up overall delivery as the product does not require grant funding, and can be occupied speedily. Partner Registered Providers</p> | No specific requirements have been identified to plan for Starter Homes. In March 2018 the Government consulted on revisions to the NPPF, including the addition of 'Starter Homes' to the definition of affordable housing within Annex 2 of the NPPF. Policy 13 and 30 of the JCS supports the delivery of affordable housing in accordance with the NPPF. There is therefore no need for the plan to include further local policy or allocate any new sites. |

|               |                     |   |   |
|---------------|---------------------|---|---|
|               |                     | <p>already active in Corby are also given the option of purchasing any Rentplus property that is not bought by an individual household within the 20 year period, giving the Registered Provider an opportunity to continue offering that property as any affordable housing tenure. The Council is invited to enter into a Memorandum of Understanding with Rentplus, setting out joint aims to deliver high quality housing to local people in need. This provides a best endeavour commitment by Rentplus to replenish stock sold in Corby on a one for one basis, allowing for a proportion of the affordable housing stock to be retained locally.</p> |   |
| Sport England | Evidence            | <p>Sport England supports the view that the open space, sport and recreation evidence is out of date and that KKP have been appointed to provide a robust and up to date Playing Pitch Strategy and a built sports facilities strategy to replace the existing but aging evidence base.</p>   | <p>The updated evidence is available at:<br/> <a href="https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base">https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base</a></p>   |
| Sport England | Evidence            | <p>Use of standards is not supported by Sport England following the introduction of the NPPF and NPPG</p>   | <p>Instead of standards the preferred option is to allow flexibility in supporting social and cultural infrastructure based on negotiations for new or enhanced facilities in accordance with Policy 7 of the JCS and latest evidence.</p>  |
| Sport England | Social and Cultural | <p>Concerned at the identification of specific sports facilities in paragraphs 6.18 and 6.19 before the updated evidence is available.</p>  | <p>Identified infrastructure based on the North Northamptonshire Infrastructure Delivery Plan and reviewed as part of the updated evidence available at:<br/> <a href="https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base">https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base</a></p> |

|                          |                       |  |   |
|--------------------------|-----------------------|--|---|
| Sport England            | Health and Wellbeing  | Recommend the use of 'Active Design' in the master planning process for new residential development.   | It is anticipated that this will be covered by the North Northamptonshire Place Shaping SPD.  |
| Middleton Parish Council | Evidence              | Middleton Parish Council would like to see more evidence collected in relation to the likely impact on transport infrastructure of the West Corby SUE. It is the view of the Council that insufficient plans have been made to accommodate travel to and from 4,000 new homes (likely to introduce at least 8,000 additional cars to the area). This will severely impact the roads immediately surrounding the site of the SUE and if those roads cannot accommodate the extra traffic, vehicles travelling from the north along the A6003 and west along the A427 will travel through Cottingham and Middleton to avoid the congestion – as has recently happened during the road works at the roundabout at the junction of the A6003 and the A427. In our view insufficient work has been undertaken on likely travel to work patterns of residents of the West Corby SUE. While we acknowledge that it would be desirable for many of the residents of the SUE to work in Corby and its immediate surrounds this is not feasible and many will commute to Northampton, Peterborough, Market Harborough, Leicester and the major trunk roads leading further afield. | The strategic transport implications of growth, including West Corby SUE were considered during the preparation of the JCS. More detailed work has been undertaken as part of the outline planning application. The submitted materials and plans are available to view at <a href="http://www.corby.gov.uk">www.corby.gov.uk</a> |
| Middleton Parish Council | Vision and Objectives | The Council would like to see a better developed local and more distinctive vision for Corby as the outcomes specified in the JCS are rather broad brush. If Corby is to double in size in the planning period it is crucial that there is a clear vision to inform that development. One important issue in relation to   | Multiple options for visioning have been appraised for the P2LP and it is felt that a separate vision to inform the P2LP would be unnecessary and runs the risk of being merely a duplication of the JCS vision. Therefore, the preferred option is to develop a set of Plan outcomes that are locally                            |

|                          |                          |   |  |
|--------------------------|--------------------------|---|--|
|                          |                          | the vision for Corby is tangible support for a vibrant town centre rather than the proliferation of out of town shopping centres.   | distinct, addressing the challenges facing the Borough currently and promoting emerging opportunities for growth. Local outcomes for the P2LP include supporting the rejuvenation of Corby Town Centre and broadening its town centre offer by accommodating more diverse uses. Policies supporting improvements to Corby Town Centre's connectivity and public realm environment are also being taken forward in the P2LP |
| Middleton Parish Council | Nature Conservation      | Support the inclusion of locally designated sites on the Policies Map. The Council notes that the Community Orchard in Middleton appears not to be designated as a Pocket Park. We understand that this designation is made by Northamptonshire County Council and this is a matter that we will be taking up with the County Council. We also note that there appears to be no mention in the consultation document of East Carlton Park on the boundary of our Parish, the wooded part of which is ancient woodland providing an abundant environment for local wildlife. | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.   |
| Middleton Parish Council | Additional Areas of Land | It is suggested that the Middleton Pocket Park (Community Orchard on Main Street) and East Carlton Park should be identified as locally designated sites for protection.  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans. Middleton Pocket Park is currently protected by saved Local Plan policy P13(V) and policies 2 and 7 of the JCS.   |
| Middleton Parish Council | Strategic Gaps           | If Corby is to double in size in the planning period it is imperative that plans are in place to avoid its coalescence with other conurbations and local villages. There are many   | Existing policies within the NPPF and JCS provide adequate policy coverage to protect the countryside and prevent  |

|                          |                                  |   |  |
|--------------------------|----------------------------------|---|--|
|                          |                                  | <p>benefits of Corby's location so close to the Welland Valley. The valley is popular with tourists and some of the villages on the edge of the valley date back to the Domesday book. It is important that their unique historic character is maintained and they do not become suburbs of Corby as it expands. The Council would like to see very specific areas between Corby, Cottingham and Middleton identified as out of bounds for development in order to ensure that coalescence does not occur.</p>  | <p>coalescence of settlements. No further local policy option for strategic gaps is being considered for the P2LP.</p>   |
| Middleton Parish Council | Open Space, Sport and Recreation | <p>Support the designation and protection of open spaces based on an updated audit of open space, sports and leisure facilities. The Parish Council considers that the Local Plan would be incomplete without such an audit.</p>  | <p>A flexible approach is required to respond to latest circumstances and local evidence. Alongside Policy 7 of the JCS, an additional local policy in the P2LP is included and provides protection to the open spaces, sports and recreational facilities identified through local evidence, including the updated open space, sports and recreational facilities assessment for the Borough.</p> |
| Middleton Parish Council | Local Green Spaces               | <p>The Parish Council would like to see a policy on local green spaces. The land south of Bury Close on the boundary of Cottingham and Middleton, which is immediately south of Cottingham Hall and north of the Jurassic way, is one such area that has been the subject of a recent Planning Appeal in which it was deemed inappropriate for development. This area is not a large tract of land and holds a particular significance because of the views it affords of the Hall and the Welland valley beyond, its historic significance and its tranquillity.</p> | <p>A new policy related to Local Green Space is included in the P2LP. Local communities offered opportunity to nominate those green spaces considered to meet the criteria for Local Green Space designation set out in the Local Green Spaces Background Paper.</p>   |

|                          |                                |   |   |
|--------------------------|--------------------------------|---|---|
| Middleton Parish Council | Green Infrastructure Corridors | Support the identification and protection of local and neighbourhood corridors and the development of a strategic network of green infrastructure through refinement of local corridors and additional corridors to ensure more comprehensive coverage.   | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence. |
| Middleton Parish Council | Green Infrastructure Corridors | We note that Page 20 of the consultation document lists a number of sub regional and local corridors and that the corridor from East Carlton – Middleton – Cottingham is not specified, although the Gretton to Harringworth stretch of the Jurassic way is specified. We consider that the list of local corridors is incomplete and the Local Plan would benefit from a review of the strategic green corridors linking into and around Corby. If there is to be more than lip service paid to the encouragement of walking and cycling in and around Corby these gaps in the information must be addressed.  | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence. |
| Middleton Parish Council | Tranquillity Area              | Supports the specification of Tranquillity Areas on the policies map. For example, the land north of the Jurassic Way linking Middleton and Cottingham and south of Cottingham Hall/Bury Close has been the subject of a recent Planning Appeal in which it was deemed inappropriate for development. This area has been the subject of a Landscape Sensitivity Study which identified the importance of this rare limestone scarp with its lovely views over the Welland Valley. The land preserves the historic setting of an important listed building and provides a space of important tranquillity for local walkers and tourists alike. The Parish Council would | No evidence has come forward to robustly support the designation of additional tranquillity areas in the P2LP.            |

|                          |  |   |  |
|--------------------------|--|---|--|
|                          |  | want to see this land identified as an area of Tranquillity in the Local Plan.  |  |
| Middleton Parish Council | Water Environment, Resources and Flood Risk Management | Middleton Parish Council is concerned over local surface flooding risks in the village due to the nature of the limestone scarp along which the village runs. Middleton has a number of springs emerging from the scarp and the routes that flood water from fields at the top of the scarp take it through the village. This and reliance on an elderly Victorian culvert to lead surface water drainage from the scarp slope through Cottingham and Middleton to the Welland, lead us to request a local policy on water environment, resources and flood risk. | Policy 5 of the JCS already provides policy framework to reduce flood risk from surface water flooding. It is not considered necessary to repeat policies in the JCS within the P2LP.  |
| Middleton Parish Council | Heritage Assets  | Support the embedding of non-designated heritage assets into the Planning policy framework by giving them SPD status. Conservation Area Appraisal documents can be used to assess whether buildings and structures are suitable for inclusion on the local list of heritage assets.   | Support for non-designated assets being embedded into SPD is noted. The Council accepts that Conservation Area Appraisals could form the basis for assessing whether buildings and structures are suitable for inclusion on the local list of heritage assets within conservation areas. |
| Middleton Parish Council | Further Local Guidance                                 | The Parish Council would like to see locally specific policy on the historic environment included in the Local Plan. The knowledge of local Parish Councils should be recognised in this regard and notice taken of Parish Council views.   | Policy 2 of the JCS provides comprehensive coverage to protect, preserve and, where appropriate, enhance the historic environment. It is not necessary to repeat policies in the JCS within the P2LP.  |
| Middleton Parish Council | Transport  | The Parish Council considers that there is a definite need for the P2LP to include a local policy regarding transport infrastructure. It is difficult to imagine a policy supporting the scale of population growth proposed for Corby that does not include a specific policy on transport infrastructure. See   | Existing policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport Strategy provide comprehensive policy coverage. Key JCS policies on the transport infrastructure in support of the Northamptonshire Transportation Plan include policy 10,       |

|                          |                        |   |  |
|--------------------------|------------------------|---|--|
|                          |                        | earlier comments on the infrastructure to support the West Corby SUE.   | <p>15, 17 and 17. Additional local policy is considered unnecessary, unless attached to specific land allocation or in light of updates to existing local evidence.</p> <p>The outline application for West of Corby SUE has been submitted and is currently under consideration by the Council. The submitted materials and plans are available to view at <a href="http://www.corby.gov.uk">www.corby.gov.uk</a></p> |
| Middleton Parish Council | Education and Training | The Parish Council would like to see locally specific policy on education and training infrastructure included in the Local Plan. | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provision of education and training infrastructure to meet the needs of the growing population. Additional local policy is not considered necessary although this is subject to change depending upon the chance of more evidence coming forward in the future  |
| Middleton Parish Council | Social and Cultural    | Support a flexible approach to the delivery of social and cultural infrastructure in accordance with the JCS.                     | The preferred option is to allow flexibility in supporting social and cultural infrastructure based on negotiations for new or enhanced facilities in accordance with Policy 7 of the JCS and latest evidence.   |
| Middleton Parish Council | Emergency Services     | The Parish Council would like to see locally specific policy on emergency services included in the Local Plan                     | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provisions of emergency services to meet the needs of the growing population. No additional local policy is required although this position will be subject to review in light of Northamptonshire Fire and Rescue Services review.   |

|                          |                      |   |   |
|--------------------------|----------------------|---|---|
| Middleton Parish Council | Health and Wellbeing | Given that North Northamptonshire has an incidence of obesity and poor mental health which is much higher than the national average; it would seem advisable to have such a policy.   | The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the P2LP   |
| Middleton Parish Council | Utility Services     | Page 33 includes a list of policy requirements from the 1997 Local Plan that are deemed no longer necessary and appropriate for deletion. This list includes extension of sewerage treatment works at Middleton. As the listed works are not included in the appendix to the consultation report it is not clear why it is considered that they should be deleted. The Parish council would like further information on this, before it can comment fully. In general terms we consider that the Local Plan should include locally specific policy on utility infrastructure.   | The JCS and associated North Northamptonshire Infrastructure Delivery Plan set out the requirements for utility infrastructure based on updated robust evidence. Representations from Anglian Water confirm that water and sewage infrastructure has been improved. No additional local policy is required, unless attached to specific land allocations or identified through the heat mapping and master planning exercise. |
| Middleton Parish Council | Infrastructure       | The Parish Council would like to see a clear policy on telecommunications as part of the local plan to ensure that Corby can attract new employment to the area. Economic growth is dependent on the Council embracing next generation technology. In rural and urban areas home working is increasingly popular and community services can be offered on line. Increasingly house buyers want state of the art broadband access at home and hotels, factories, shops, schools and homes need the best IT infrastructure nationally available. A clear policy on telecommunications is important to attract high tech employers to Corby. | Updated policy on telecommunications is included taking account of NPPF and best practice.  |

|                          |                                 |  |  |
|--------------------------|---------------------------------|--|--|
| Middleton Parish Council | Housing Delivery and Management | In the current uncertain market it is difficult to predict the deliverability of housing growth. As Corby's plans regarding expansion are ambitious it makes sense to identify additional housing sites in order to address any shortfall in the SUEs. The identification of brown field sites should be the first priority in this regard along with sites that allow Corby to grow without risking coalescence with surrounding towns and villages | Additional non-strategic housing sites are included in the P2LP to provide greater flexibility   |
| Middleton Parish Council | Rural Housing                   | There should be no further sites allocated for housing development in the rural area.  | No specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development.               |
| Middleton Parish Council | Sustainable Buildings           | There should be no local policy in the P2LP. Policy 9 of the JCS and Building Regulations can ensure sustainable buildings   | No local policy option for sustainable buildings is being considered for the P2LP.   |
| Middleton Parish Council | Gypsies and Travellers          | Wishes to see a specific policy on provision for gypsies and travellers. Rural areas of Corby have experienced the creation of traveller sites popping up overnight without planning permission, which is applied for retrospectively. It is very important that Corby has a clear and specific plan to meet the needs of travellers and gypsies to ensure that inappropriate sites do not gain retrospective planning permission by default.        | Policy 31 of the JCS provides a clear and specific plan to meet the needs of gypsies, travellers and travelling show people. An adequate supply of pitches has been delivered to meet defined needs as outlined in the JCS. There is therefore no need for the plan to include further local policy or allocate any new sites. |

|                          |                          |   |  |
|--------------------------|--------------------------|---|--|
| Middleton Parish Council | Settlement Boundaries    | Support the identification of settlement boundaries on the Policies Map. This is considered to be the clearest approach and most helpful to residents, house buyers and developers.   | Definition of settlement boundaries will clarify the application of Policy 11 of the JCS. Identification on the Policies Map will lead to a more consistent approach in defining a boundary and make a distinction between open countryside and built form.  |
| Middleton Parish Council | Settlement Boundaries    | Agree with the suggested criteria to delineate settlement boundaries.   | Definition of settlement boundaries will clarify the application of Policy 11 of the JCS. Identification on the Policies Map will lead to a more consistent approach in defining a boundary and make a distinction between open countryside and built form.  |
| Middleton Parish Council | Other                    | Reiterates the importance of avoiding coalescence and protecting the unique and historic setting and character of Corby's villages. It is also important that Corby BC gives weight to Parish Council comments on planning matters.   | Representations of the Parish Councils are important and appreciated but they are not necessarily entitled to any more weight than any other representation. The JCS provides a robust policy framework to prevent coalescence and protect the unique and historic setting and character of rural settlements.   |
| Middleton Parish Council | Town Centre Regeneration | Would like to see greater emphasis on improving connectivity in terms of green paths and cycle ways from villages to the west of Corby and the West Corby SUE into the centre of town. Focus should be placed on continuing to develop and support a sustainable town centre as opposed to developing out of town shopping parks. | The preferred option is to take forward selected development principles for Corby Town Centre; these include improving connectivity in and out of the town centre. Policy 12 of the JCS supports town centres in North Northamptonshire as the primary focus for new retail development. There is no need to add an additional policy which reiterates this within the P2LP. Notwithstanding this, the preferred option of adopting a local retail impact threshold in the P2LP is intended to control development |

|                          |                           |   |  |
|--------------------------|---------------------------|---|--|
|                          |                           |   | of out of town shopping that is best suited to be located within town centres.   |
| Middleton Parish Council | Saved Local Plan Policies | The policies listed on page 33 of the consultation document are not listed in the appendix with an explanation and therefore it is difficult to comment on their deletion.  | Evidence supporting the 1997 Local Plan allocations for utility infrastructure has been superseded and continued support of saved policies in the P2LP is not justified.   |
| Middleton Parish Council | Saved Local Plan Policies | Policy T12 A6003 dualling - The Parish Council is very disappointed that the dualling of the A6003 is not now planned despite the development of the West Corby SUE. The Council considers that this is very short sighted given the volume of traffic on that stretch of road and the increase in vehicles that will be generated by the provision of 4,000 new homes. We would urge Corby BC to review this and reinstate plans to make the A6003 dual carriageway at this point. | Support for dualling of A6003 is noted. The dualling of the A6003 is no longer included in the Northamptonshire Transportation Plan. Treatment of the A6003 will be considered as part of the planning application for the West Corby SUE. |
| Middleton Parish Council | Saved Local Plan Policies | Policy P10(J) regarding the Corby Sewerage works - We note that the document plans to retain this saved policy (which we support) and we propose that the principles contained within it should refer to all sewerage treatment works (including that at Middleton) and not just the main Corby works.  | The principles of the policy apply to other 'bad neighbour' uses.  |
| Middleton Parish Council | Saved Local Plan Policies | Policy P6(R) and P7(R) - The Parish Council supports retention of these two policies.   | Support for the retention of policies P6(R) and P7(R) is noted and welcomed.   |
| Middleton Parish Council | Saved Local Plan Policies | Policy P13(V) - The Parish Council strongly supports the retention of this policy, which it does not consider is specifically addressed in the JCS.   | The settlement boundaries for each of the villages within Corby Borough will be used to determine whether or not a development is within a settlement or outside of it in open countryside. It is considered that this, alongside          |

|                 |   |   |   |
|-----------------|---|---|---|
|                 |   |   | Policy 8 of the JCS and forthcoming North Northamptonshire Place Shaping SPD, will be sufficient in assessing development impact upon a settlement's surroundings.  |
| Melvyn Chambers | Call for Sites  | Land at Corby Road , Gretton is promoted for residential development  | Site assessed as part of the Site Selection Methodology Background Paper  |
| Anglian Water   | Strategic Gaps  | In the event that CBC decides to include a green wedges/strategic gaps policy in the P2LP we would request that development proposed by Anglian Water to fulfil our statutory obligations under the Water Industry Act 1991 is considered to be 'essential development' and can come forward for development within the context of the policy.          | Existing policies within the NPPF and JCS provide adequate policy coverage to protect the countryside and prevent coalescence of settlements. No further local policy option for strategic gaps is being considered for the P2LP. |
| Anglian Water   | Water Environment , Resources and Flood Risk Management | It is noted that the JCS already includes a borough wide policy relating to water supply, water quality and wastewater infrastructure (Policy 5) and a policy relating to water efficiency (Policy 9).Therefore it is not considered necessary to include similar policies in the P2LP.   | Agreed that the strength of existing policies means that additional local policy is not necessary, as confirmed by the updated Strategic Flood Risk Assessment, unless attached to a specific land allocation.                    |
| Anglian Water   | Utility Services  | It is noted that the JCS already includes a borough wide policy relating to water supply and wastewater infrastructure. It is not considered necessary to duplicate the requirements of Policy 5 in the P2LP for Corby. However it would be helpful to consider whether there any specific development criteria for the proposed allocation sites (once | Agreed that Policy 5 of the JCS provides adequate policy coverage. No further local policy is required in the P2LP, other than site-specific design requirements for allocated sites.   |

|               |       |   |   |
|---------------|-------|---|---|
|               |       | identified) which are needed relating to water and water recycling infrastructure.  |   |
| Anglian Water | Other | <p>Anglian Water closely monitors housing and economic growth in our region to align investment and the operation of our infrastructure to additional demand for both water and used water. The water industry operates on five year investment cycles called Asset Management Plan (AMP) periods. The current asset management plan period (known as AMP6) covers the period 2015 to 2020. A number of schemes have been completed at Corby Water Recycling Centre (formerly sewage treatment works) since 1997. The purpose of which was to increase the available capacity to serve additional development and improve river quality. We have also implemented a plan for the renewal of existing water mains within Corby, Gretton and Weldon where large areas of the older cast iron pipes have been renewed. In Gretton a scheme was completed to improve the available water pressure to a number of properties within the village. In Corby and Weldon there have also been a number of small scale water mains reinforcement schemes for the development which has been built between 1997 and 2016. For the above reasons it is considered that the saved Local Plan policies identified in paragraph 6.31 can be deleted. However we would welcome further discussions with the Borough Council relating to the wording of the P2LP relating to utilities and any additional evidence which is required to support the preparation of the P2LP.</p> | <p>Improvements to utility infrastructure are noted as is support for the deletion of extant Local Plan policies. Further dialogue will take place with Anglian Water to strengthen the P2LP where necessary.</p> |

|                  |                |   |  |
|------------------|----------------|---|--|
| HCA              | Call for Sites | Land at Station Road, Corby is promoted for residential development and ancillary retail and commercial uses  | Site assessed as part of the Site Selection Methodology Background Paper   |
| Bela Partnership |                | No comment  | Noted.   |
| Theatres Trust   |                | <p>Culture and the creative industries play a key role in developing vibrant town centres which are the economic and social heart of sustainable communities. Culture and cultural activity helps develop a sense of place and is what makes communities unique and special. They support the day to day needs of local communities and help promote well-being and improve quality of life. Participation in cultural events can contribute to social cohesion, reduce isolation and loneliness, skills development and learning, as well as providing the entertainment and stimulation needed to develop vibrant communities and grow the economy. There is also a growing awareness of the role that the arts and culture play in attracting and retaining residents and a skilled workforce. Cultural facilities include your theatres, live music venues (inc. public houses), community spaces, museums, cinemas, libraries and other public and performance venues, and they are important in supporting the local and visitor economy by attracting people to these centres where other businesses then benefit from the flow on effects. The Local Plan should therefore support arts and culture at all levels to support the local economy and ensure that all residents and visitors, and future generations, have access to cultural opportunities. Policies should protect, support and enhance cultural facilities and activities, particularly those which</p> | <p>Policy 7 of the JCS seeks to safeguard existing community services and facilities. It is not necessary to repeat policies in the JCS within the P2LP.</p> |

|  |  |  |  |
|--|--|--|--|
|  |  | <p>might otherwise be traded in for more commercially lucrative developments, and should promote cultural led development as a catalyst for regeneration in the town centre. The NPPF provides clear directions to local planning authorities about the importance of safeguarding and promoting culture activities and venues in their areas. One of the 12 core planning principles (paragraph 17) is the need to plan for culture to support social wellbeing and sustainable communities. Paragraph 23 recognises the important role town centres play in supporting communities and notes that cultural venues make a valuable contribution to the vibrancy and success of these centres. Paragraph 70 states that in ‘promoting healthy communities’, planning decisions should ‘plan positively for cultural buildings’ and ‘guard against the loss of cultural facilities and services.’ Paragraph 156 directs local planning authorities to ensure their local plan includes cultural policies that reflect the NPPF. To address the NPPF, the Theatres Trust recommends a policy with wording along the lines of: Cultural and Community Facilities - Development of new cultural and community facilities will be supported and should enhance the well-being of the local community, and the vitality and viability of centres. The loss or change of use of existing cultural and community facilities will be resisted unless (i) replacement facilities are provided on site or within the vicinity which meet the need of the local population, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or (ii) it has been demonstrated that there is no longer a community need for the facility or demand for</p> |  |
|--|--|--|--|

|   |                |  |  |
|---|----------------|--|--|
|   |                | <p>another community use on site. The temporary and meanwhile use of vacant buildings and sites by creative, cultural and community organisations will also be supported, particularly where they help activate and revitalise town and local centre locations. For clarity, and so that guidelines are clear and consistent, the accompanying text and the Glossary should contain an explanation for the term 'cultural and community facilities'. We recommend this succinct all inclusive description which would obviate the need to provide examples: cultural and community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</p> |  |
| HCA   | Call for Sites | Land at Pen Green, Corby is promoted for residential development   | Site assessed as part of the Site Selection Methodology Background Paper   |
| Cheffins on behalf of Great Oakley Farms Ltd. | Call for Sites | Land south of Harper's Brook, off Mill Hill, Great Oakley is promoted for residential development  | Site assessed as part of the Site Selection Methodology Background Paper   |
| Cottingham Parish Council                     | Evidence       | <p>Cottingham Parish Council are concerned that there is little evidence that the needs of a changing population is given sufficient consideration. For example, whilst we accept that thought has been given to the possible travel arrangements of new residents. Has the Borough Council considered the impact of possible large scale travel from the proposed Corby West development along with the housing style and facilities that may be required to accommodate groups with varied social backgrounds? We accept that throughout the</p>   | <p>The JCS was informed by demographic modelling that took into account the changing population demographics. As a result the JCS policies cater for current and future demographic trends. For example, policy 30 makes provision for the specific needs of older people.</p> |

|                           |                          |  |  |
|---------------------------|--------------------------|--|--|
|                           |                          | document there is mention of disability etc. Perhaps the evidence needs to be more overt. Although very specific at this stage, this Council is also concerned that insufficient data has been made available for the possible traffic flow from large scale developments. |  |
| Cottingham Parish Council | Vision and Objectives    | A more locally distinct vision is required.  | Multiple options for visioning have been appraised for the P2LP and it is felt that a separate vision to inform the P2LP would be unnecessary and runs the risk of being merely a duplication of the JCS vision. Therefore, the preferred option is to develop a set of Plan outcomes that are locally distinct, addressing the challenges facing the Borough currently and promoting emerging opportunities for growth. |
| Cottingham Parish Council | Nature Conservation      | Support the designation of sites within the P2LP. For example, the land behind Cottingham Hall which is overlooked by the Jurassic Way, ancient meadowland and the old football pitch (near the Dale) in Cottingham.   | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans  |
| Cottingham Parish Council | Additional Areas of Land | The land behind Cottingham Hall should be identified as a locally designated site for protection   | Land outside the boundary of the settlement is usually considered to be open countryside where development would be strictly regulated. Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans  |
| Cottingham Parish Council | Strategic Gaps           | There is a need to include a locally specific policy if only to prevent the coalescence of towns and villages. In order to protect the rural and historic nature of the surrounding land   | Existing policies within the NPPF and JCS provide adequate policy coverage to protect the countryside and prevent  |

|                           |                                  |  |   |
|---------------------------|----------------------------------|--|---|
|                           |                                  | and villages it is important that they do not become part of the urban development of Corby.   | coalescence of settlements. No further local policy option for strategic gaps is being considered for the P2LP.   |
| Cottingham Parish Council | Open Space, Sport and Recreation | Open spaces should be designated and protected   | A flexible approach is required to respond to latest circumstances and local evidence. Alongside Policy 7 of the JCS, an additional local policy in the P2LP is included and provides protection to the open spaces, sports and recreational facilities identified through local evidence, including the updated open space, sports and recreational facilities assessment for the Borough. |
| Cottingham Parish Council | Local Green Spaces               | The Parish Council would like to see a policy on local green spaces. It is our opinion that the recreation ground behind Cottingham Primary School should be designated a green space. This is an important community facility and as should be protected .The adverse effects upon the view across the Welland Valley from the Jurassic Way behind Cottingham Hall are well documented in recent planning applications. The view from the Jurassic Way is much appreciated by walkers, residents and tourists. It is the Council's opinion that this area should be designated a green space. | Local policy on Local Green Space is included. Local communities are invited to nominate Local Green Spaces for designation against the standard criteria set out in the Local Green Space Background Paper.  |
| Cottingham Parish Council | Green Infrastructure Corridors   | Support the identification of local and neighbourhood corridors. However, we feel that the plan shown on page 21 is incomplete and a more in depth survey is required to ensure that these corridors are linked satisfactorily and that there are no missing existing green corridors on the map.  | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence.   |

|                           |  |   |   |
|---------------------------|--|---|---|
| Cottingham Parish Council | Tranquillity Area                                      | Designation of the recreation ground behind Cottingham Primary School will go some way to creating a new tranquillity area around both Cottingham and Middleton.  | No evidence has come forward to robustly support the designation of additional tranquillity areas in the P2LP.  |
| Cottingham Parish Council | Water Environment, Resources and Flood Risk Management | There seems little evidence on the plan that underground water courses are given sufficient weight. Awareness of underground water courses and their impact on housing should form part of an in depth planning process. Local policy should include reference to the above.  | Policy 5 of the JCS relates to all sources of flooding, including underground water courses. It is not necessary to repeat policies in the JCS within the P2LP.   |
| Cottingham Parish Council | Heritage Assets  | Embedding non designated heritage assets within the policy framework is supported. The local conservation plan would be a good guide to support the above.  | Support for non designated heritage assets being embedding within the policy framework is noted and welcomed. It is agreed that Conservation Area Appraisals could form the basis for a local list in conservation areas. |
| Cottingham Parish Council | Further Local Guidance                                 | It is desirable to include further locally specific policy on the historic environment. The Borough Council should take notice of local Parish Council's inputs. Parish Councils do have local knowledge which ought to be invaluable. Production of Neighbourhood Plans should enable Parish Councils to exert more control over developments. | Policy 2 of the JCS provides comprehensive coverage to protect, preserve and, where appropriate, enhance the historic environment. It is not necessary to repeat policies in the JCS within the P2LP.                     |
| Cottingham Parish Council | Ensuring High Quality Design                           | A local policy on design should be included in the P2LP. A good guide to formulating a policy is the "Northamptonshire Countryside Design Guide; CPRE; (2016)".   | The JCS provides comprehensive design policies. Further guidance is expected to be provided in the forthcoming North Northamptonshire Place Shaping SPD. No further local policy is required in the P2LP.                 |
| Cottingham Parish Council | Transport  | Yes in particular the Corby West infrastructure.  | Existing policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport   |

|                           |                        |  |  |
|---------------------------|------------------------|--|--|
|                           |                        |  | Strategy provide comprehensive policy coverage. Additional local policy is considered unnecessary, unless attached to specific land allocation or in light of updates to existing local evidence.  |
| Cottingham Parish Council | Education and Training | There is a need for a specific plan in relation to employing local labour and the provision of training and re-training. It should be a planning necessity for large scale developments to include plans for the former in the development of sites. | Paragraph 8.10 of the JCS and SPD on Planning Obligations provide local policy coverage. It is not considered necessary to repeat within the P2LP.   |
| Cottingham Parish Council | Social and Cultural    | Support a flexible approach to the delivery of social and cultural infrastructure in accordance with the Joint Core Strategy.  | The preferred option is to allow flexibility in supporting social and cultural infrastructure based on negotiations for new or enhanced facilities in accordance with Policy 7 of the JCS and latest evidence.   |
| Cottingham Parish Council | Emergency Services     | There is a need for a local specific policy.   | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provisions of emergency services to meet the needs of the growing population. No additional local policy is required although this position will be subject to review in light of Northamptonshire Fire and Rescue Services review. |
| Cottingham Parish Council | Health and Wellbeing   | There is a need for a local specific policy.   | The preferred option is to rely on the JCS and forthcoming Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the P2LP   |
| Cottingham Parish Council | Utility Services       | There is a need for a local specific policy.   | It is considered that the strength of existing policies means that additional local policy is not necessary, unless  |

|                           |                           |  |  |
|---------------------------|---------------------------|--|--|
|                           |                           |  | attached to specific land allocations or identified through the heat mapping and master planning exercise.   |
| Cottingham Parish Council | Saved Local Plan Policies | The Council believes that the paragraph 6.31 should be deleted. There is a need to ensure adequate sewerage work to meet future developments.  | The JCS and associated North Northamptonshire Infrastructure Delivery Plan set out the requirements for utility infrastructure based on updated robust evidence. Representations from Anglian Water confirm that water and sewage infrastructure has been improved. Policy 10 of the JCS provides a positive context for improvements to utility provision needed to assist in the delivery of new developments. For that reason it is considered appropriate to delete the existing policies. |
| Cottingham Parish Council | Other                     | There is a need to include telecommunications networks as part of any infrastructure. For example, fibre broadband   | Updated policy on telecommunications is included taking account of NPPF and best practice.   |
| Cottingham Parish Council | Employment Land Provision | Table 3 showing employment land supply could possibly need updating  | This has been updated to reflect the recently published Employment Land Review available at:<br><a href="https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base">https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base</a>  |
| Cottingham Parish Council | Other                     | There is some concern that a number of new businesses in Corby have not stood the test of time. Paragraph 3.20.6 of the Sustainability Appraisal Scoping Report states that “[.] the majority of enterprises do not continue to trade in the medium to longer term. This calls into question the routines being used to check sustainability when licences/developments are being planned. | Updates to the Employment Land Review provide evidence up to 2031. The report is available at:<br><a href="https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base">https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base</a>  |

|                           |                                 |  |   |
|---------------------------|---------------------------------|--|---|
| Cottingham Parish Council | Housing Delivery and Management | The identification of brown field sites should be the first priority in this regard along with sites that allow Corby to grow without risking coalescence with surrounding towns and villages. | Site Selection Methodology Background Paper scores brownfield sites better than greenfield sites and also takes into account the impact on the existing form of the settlement.   |
| Cottingham Parish Council | Rural Housing                   | Supports no further sites being allocated in the rural area for housing development.   | No specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development.  |
| Cottingham Parish Council | Sustainable Buildings           | Use Policy 9 of the JCS.   | No local policy option for sustainable buildings is being considered for the P2LP.  |
| Cottingham Parish Council | Self Build and Custom Houses    | Rely on the NPPF and JCS to encourage self build and custom house building.  | Much of the supply encouraged by the JCS will not be available immediately, therefore it is considered appropriate to make further provision within the P2LP. The preferred option is to introduce a threshold, over which a proportion of self build and custom build plots should be provided as part of the development. In order to ensure a variety of sites are available for self-build, the Council will seek the provision of a proportion of serviced plots on sites of 125 dwellings or more or 3.5 hectares or more site area that come forward either as allocations in the plan or as windfall sites. |
| Cottingham Parish Council | Affordable Housing and          | Agree on the need for affordable housing. The JCS has a policy as well as the Government. However, we cannot   | Noted.  |

|                           |                                 |  |  |
|---------------------------|---------------------------------|--|--|
|                           | Starter Homes                   | comment more than this until further information is available.   |  |
| Cottingham Parish Council | Accessible Standards in Housing | Use Policy 30 of the JCS.  | No local policy option for sustainable buildings is being considered for the P2LP.   |
| Cottingham Parish Council | Gypsies and Travellers          | Supports a specific policy on provision for gypsies and travellers. Awaiting a report from Kettering Borough Council on travellers sites which will inform future debate | Policy 31 of the JCS provides a clear and specific plan to meet the needs of gypsies, travellers and travelling show people. An adequate supply of pitches has been delivered to meet defined needs as outlined in the JCS. There is therefore no need for the plan to include further local policy or allocate any new sites. |
| Cottingham Parish Council | Settlement Boundaries           | Support the identification of settlement boundaries and agree that the proposed criteria are appropriate.  | Definition of settlement boundaries will clarify the application of Policy 11 of the JCS. Identification on the Policies Map will lead to a more consistent approach in defining a boundary and make a distinction between open countryside and built form.  |
| Cottingham Parish Council | Other                           | Ensuring the avoidance of coalescence.   | The preferred option is to rely on the NPPF and JCS to protect the countryside and prevent coalescence of settlements.   |
| Cottingham Parish Council | Retail Network and Hierarchy    | The Town Centre boundaries require a review  | The preferred option is to review and update the town centre boundaries within the Borough.  |

|                           |  |   |   |
|---------------------------|--|---|---|
| Cottingham Parish Council | Town Centre Regeneration               | No comment to make on this question; it would require more time to assess the principles. However, we do approve of the principles in general   | The development principles as highlighted in the consultation document have been taken forward to Emerging Draft Plan.  |
| Cottingham Parish Council | Corby Town Centre Retail Boundaries    | We are unsure of our response to this question.   | Noted.  |
| Cottingham Parish Council | Primary and Secondary Retail Frontages | We are unsure of our response to this question.   | Noted.  |
| Cottingham Parish Council | Key Development Sites                  | We are unsure of our response to this question.   | Noted.  |
| Cottingham Parish Council | Threshold for Impact Testing           | Default at the 2,500m Noted. <sup>2</sup> threshold   | In light of the evidence presented in the 'Retail Impact Threshold Background Paper', the preferred option is to adopt a locally set threshold. The option of using the default NPPF figure is not recommended due to this figure not taking full account of local circumstances of retail, office and leisure development in Corby and the possibility of it undermining the deliverability of new retail within the Town Centre to meet the JCS floorspace requirement. |
| Cottingham Parish Council | Saved Local Plan Policies              | On the assumption that the reasons for deletion outlined in Appendix A are that the policies are duplicated then we should accept the decision. However, it is important that we are sure that we do not lose the aspects of any valuable | The dualling of the A6003 is no longer included in the Northamptonshire Transportation Plan. Treatment of the A6003 will be considered as part of the planning application for the West Corby SUE.  |

|                                  |  |  |  |
|----------------------------------|--|--|--|
|                                  |  | <p>policies. The removal of Policy T12, A6003 dualling, is disappointing when taken in the context of a planned major development at Corby West.</p>   |  |
| <p>Cottingham Parish Council</p> | <p>Saved Local Plan Policies</p>       | <p>The Parish Council supports the retention of Policy P13 (V) (development on open land affecting the village environment).</p>   | <p>The settlement boundaries for each of the villages within Corby Borough will be used to determine whether or not a development is within a settlement or outside of it in open countryside. It is considered that this, alongside Policy 8 of the JCS and forthcoming North Northamptonshire Place Shaping SPD, will be sufficient in assessing development impact upon a settlement's surroundings.</p>  |
| <p>HBF</p>                       | <p>Housing Delivery and Management</p> | <p>The Council's evidence identifies a total Housing Land Supply (HLS) of 12,355 dwellings against its adopted housing requirement of 9,200 dwellings. However the adopted JCS also includes the strategic opportunity for Corby of 14,200 dwellings and a commitment to identifying additional land if Sustainable Urban Extensions (SUEs) are not delivered fast enough to maintain 5 Years Housing Land Supply (YHLS) and a partial review of the JCS if SUEs deliver less than 75% of projected completions in three consecutive years. An early review of the JCS is not the optimum mechanism by which to resolve unmet housing need at the point when it occurs because of the slow response time of such reviews. The release of reserve sites provides flexibility to respond quickly to changing circumstances in order to meet identified housing needs. The Council should identify sufficient additional housing sites to deliver the strategic opportunity</p> | <p>Support for the identification of additional housing sites together with a policy mechanism for the release of developable reserve sites is noted. Support for additional housing sites to deliver the strategic opportunity of 14,200 dwellings plus 20% buffer is noted. Support for the allocation of the widest possible range of sites, by size and market location so that house builders of all types and sizes have access to suitable land is noted.</p> |

|     |               |   |   |
|-----|---------------|---|---|
|     |               | <p>plus 20% buffer without doing so the Council is unlikely to succeed. This approach coincides with the recommendations of the Local Plans Expert Group (LPEG) Report which proposes that “the NPPF makes clear that local plans should be required not only to demonstrate a five year land supply but also focus on ensuring a more effective supply of developable land for the medium to long term (over the whole plan period), plus make provision for, and provide a mechanism for the release of, developable Reserve Sites equivalent to 20% of their housing requirement, as far as is consistent with the policies set out in the NPPF” (para 11.4 of the LPEG Report). When allocating sites the Council should be mindful that to maximize housing supply the widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. The key to increased housing supply is the number of sales outlets including multiple outlets on SUEs. Thereby maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand.</p> |   |
| HBF | Rural Housing | <p>Option B provides the best approach to supporting sustainable rural development. Therefore the Council should undertake further work on assessing local needs.</p>   | <p>Further work has been undertaken to understand the local need and opportunities in the rural area. As a result no specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue</p> |

|     |                                      |  |   |
|-----|--------------------------------------|--|---|
|     |                                      |  | to meet local needs and aspirations and support sustainable rural development.  |
| HBF | Sustainable Buildings                | Option A is the most appropriate approach. Policy 9 of the JCS and Building Regulations deal with sustainable buildings there is no requirement for a local policy.  | No local policy option for sustainable buildings is being considered for the P2LP.  |
| HBF | Self Build and Custom House Building | Option A is the most appropriate approach. There is no requirement for a local policy on self build and custom build which is dealt with by both the NPPF and JCS's encouragement on a site by site basis. | Much of the supply encouraged by the JCS will not be available immediately, therefore it is considered appropriate to make further provision within the P2LP. The preferred option is to introduce a threshold, over which a proportion of self build and custom build plots should be provided as part of the development. In order to ensure a variety of sites are available for self-build, the Council will seek the provision of a proportion of serviced plots on sites of 125 dwellings or more or 3.5 hectares or more site area that come forward either as allocations in the plan or as windfall sites. |
| HBF | Affordable Housing and Starter Homes | Agree that until further information on Starter Homes is available from Government it is not clear whether a local policy beyond that contained in the JCS is necessary.                                   | No specific requirements have been identified to plan for Starter Homes. In March 2018 the Government consulted on revisions to the NPPF, including the addition of 'Starter Homes' to the definition of affordable housing within Annex 2 of the NPPF. Policy 13 and 30 of the JCS supports the delivery of affordable housing in accordance with the NPPF. There is therefore no need for the plan to include further local policy or allocate any new sites.   |

|  |                                 |  |   |
|--|---------------------------------|--|---|
| HBF  | Accessible Standards in Housing | Agrees that Option A is the most appropriate approach. The JCS makes provision for M4(2) accessible / adaptable homes and the nationally described space standard. There is no justification for a local policy on M4(3) wheelchair accessible housing.  | No local policy option for sustainable buildings is being considered for the P2LP.  |
| Northamptonshire County Council, Transport | Transport                       | As outlined in the Scoping Consultation document, policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport Strategy are comprehensive and we would not envisage locally specific policies being required. However, we note from the scoping report that consideration is being given to updating the existing local evidence for employment land, additional housing sites and the collection of further evidence relating to connectivity within the town. Subject to the outcomes of this work, the situation may arise where a policy is needed to support a specific site or piece of infrastructure which is not already picked up within the existing adopted documents. Were this situation to occur, we would wish to see additional local policies adopted as part of the P2LP as appropriate | Infrastructure requirements will continue to be reviewed as the plan evolves.   |
| Northamptonshire County Council, Transport | Centre Regeneration             | Noted the development principles set out for the town centre, proposed as part of revisiting the town centre master plan. As part of the plans for town centre regeneration and the key development opportunities outlined, there is the implication that existing car parking provision may be reduced. In order to create a functioning town centre it will be important to consider the future demand for parking as part of putting together a cohesive vision alongside walking,  | Prior to submission of the Plan, the Council intends to update the evidence in regards to car parking provision in Corby Town Centre. |

|  |                                  |  |   |
|--|----------------------------------|--|---|
|  |                                  | cycling and public transport provision. We would therefore urge Corby Borough Council to consider the demand for future parking as part of revisiting the plans for regeneration of the town centre.   |   |
| Northamptonshire County Council, Transport | Centre Regeneration              | We support the approach taken to bridge the gap between the master plan and the Neighbourhood Plan and Northamptonshire County Council have been working with CENTARA to assist them in taking forward the highway issues within their Neighbourhood Plan.   | Noted.  |
| Persimmon Homes Midlands                   | Nature Conservation              | Support inclusion of locally designated sites on the Policies Map. This would help to provide clarity as to the location and extent of such sites. However any protection afforded to locally designated sites should be commensurate with their status, as outlined by the NPPF at Paragraph 113. | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans                               |
| Persimmon Homes Midlands                   | Additional Area of Land          | No. There is no need for additional sites to be designated.  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans                               |
| Persimmon Homes Midlands                   | Strategic Gaps                   | No. There are existing policies in place to protect valued landscapes. Identifying large tracts of land for protection would be counter-productive as it would dilute their value.   | Existing policies within the NPPF and JCS provide adequate policy coverage to protect the countryside and prevent coalescence of settlements. No further local policy option for strategic gaps is being considered for the P2LP. |
| Persimmon Homes Midlands                   | Open Space, Sport and Recreation | No additional policy should be provided. Instead rely on the JCS and NPPF to determine planning applications   | Additional policy is required for the provision of open space, sport and recreational facilities based on updated evidence to accord with national policy and the JCS.  |

|                          |  |  |  |
|--------------------------|--|--|--|
| Persimmon Homes Midlands | Local Green Spaces                                     | A new policy for Local Green Spaces should not be introduced. The potential eligible areas are likely to already be afforded protection by existing policies | A new policy related to Local Green Space is included in the P2LP in line with paragraph 3.89 of the JCS. Local communities offered opportunity to nominate those green spaces considered to meet the criteria for Local Green Space designation set out in the Local Green Spaces Background Paper.               |
| Persimmon Homes Midlands | Green Infrastructure Corridors                         | No additional policy should be provided. There are already sufficient policies in place.   | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence.  |
| Persimmon Homes Midlands | Tranquillity Area                                      | No additional policy should be provided. There are already sufficient policies in place.   | No evidence has come forward to robustly support the designation of additional tranquillity areas in the P2LP.   |
| Persimmon Homes Midlands | Water Environment, Resources and Flood Risk Management | No additional policy should be provided. There are already sufficient policies in place.   | Updates to the Strategic Flood Risk Assessment were published in June 2018. The updated study confirms that the existing policy within the JCS is robust and fully up-to-date. Therefore no additional policies are required as part of the development of the P2LP, unless attached to specific land allocations. |
| Persimmon Homes Midlands | Further Local Guidance                                 | No additional policy should be provided. There are already sufficient policies in place.   | No support for locally specific policy on local heritage is noted.   |
| Persimmon Homes Midlands | Ensuring High Quality Design                           | No additional policy should be provided. There are already sufficient policies in place.   | The JCS provides comprehensive design policies. Further guidance is expected to be provided in the forthcoming North Northamptonshire Place Shaping SPD. No further local policy is required in the P2LP.  |

|                          |                                 |  |  |
|--------------------------|---------------------------------|--|--|
| Persimmon Homes Midlands | Housing Delivery and Management | Additional housing sites should be identified so as to provide flexibility in the housing supply and to ensure choice and competition in the market for land, as required by the NPPF. As the Council has signed up to a strategic opportunity approach in the JCS, the reserve sites should provide for at least the number of homes required to meet this target in order to give a realistic chance of seeing this opportunity realised. The approach of identifying reserve sites to allow for an additional 20% of the housing requirement would accord with the recommendation of the Local Plan Expert Group Report, March 2016. As identified in the consultation document, this would require reserve sites for an additional 5,039 homes to be identified. Policies should be flexible enough to allow for the release of reserve sites to respond to changing circumstances without wholesale review of the plan. | Additional non-strategic housing sites are included in the P2LP to provide greater flexibility   |
| Persimmon Homes Midlands | Rural Housing                   | Further work should be undertaken to establish whether there is a local need for more housing in the rural area, for both market and affordable housing. Suitable housing developments in rural areas help to support local services and facilities and prevent rural communities from stagnating.   | No specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development. |
| Persimmon Homes Midlands | Sustainable Buildings           | No additional policy should be provided. The National Planning Practice Guidance requires clear evidence of a local need for additional standards, which is not the case here. Such an approach would also be likely to severely   | No local policy option for sustainable buildings is being considered for the P2LP.   |

|                          |                                      |   |   |
|--------------------------|--------------------------------------|---|---|
|                          |                                      | compromise viability and therefore the deliverability of the plan as a whole.   |   |
| Persimmon Homes Midlands | Self Build and Custom House Building | No additional policy should be provided. There are already sufficient policies in place.  | Much of the supply encouraged by the JCS will not be available immediately, therefore it is considered appropriate to make further provision within the P2LP. The preferred option is to introduce a threshold, over which a proportion of self build and custom build plots should be provided as part of the development. In order to ensure a variety of sites are available for self-build, the Council will seek the provision of a proportion of serviced plots on sites of 125 dwellings or more or 3.5 hectares or more site area that come forward either as allocations in the plan or as windfall sites. |
| Persimmon Homes Midlands | Affordable Housing and Starter Homes | At this point it is too early to say whether additional guidance will be needed in respect of starter homes. Government guidance is expected early in 2017 which will hopefully clarify their position and indicate how local authorities should respond. We would encourage local authorities to be flexible in allowing different tenures to be provided on new developments. We have found that there are an increasing number of affordable housing providers coming into the market offering a range of innovative solutions that accord with the Governments aspiration to improve opportunities for home ownership. Our view is that local authorities should not be too restrictive in their approach, should be open to new solutions and should | No specific requirements have been identified to plan for Starter Homes. In March 2018 the Government consulted on revisions to the NPPF, including the addition of 'Starter Homes' to the definition of affordable housing within Annex 2 of the NPPF. Policy 13 and 30 of the JCS supports the delivery of affordable housing in accordance with the NPPF. There is therefore no need for the plan to include further local policy or allocate any new sites.   |

|   |                              |   |   |
|---|------------------------------|---|---|
|   |                              | encourage a broad range of affordable housing to be provided.   |   |
| Persimmon Homes Midlands  | Accessible Standards         | No additional policy should be provided. This would allow for flexibility in taking account of site specific circumstances including suitability, local need and viability.   | No support for additional locally specific policy on accessible standards in housing is noted.  |
| GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros | Retail Network and Hierarchy | Sovereign supports the designation of 'Corby Town Centre' as the primary town centre in the retail hierarchy. Furthermore, Sovereign agrees that the Town Centre should be the focus of major retail development within Corby Borough.  | Corby Town Centre has been identified as the top of the retail hierarchy for the Borough going forward, and the focus for the allocation of the minimum new retail floorspace requirement set out in the JCS. |
| GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros | Retail Network and Hierarchy | With regard to the Options set out in paragraph 10.9, Sovereign supports the review of town centre boundaries. The Proposed Town Centre Boundary Plan, shown as Appendix 1 at page 9 of the Review of Boundaries in Corby Town Centre document, is considered to accurately reflect the Town Centre boundary and should be taken forward in the P2LP. As a point of clarity though, the base map used should be updated as it no longer reflects the current built form in the Town Centre. For example, Crown House and former bus station has been demolished and this should be reflected on the base map. This change will assist in the understanding of the Local Plan. | The base mapping has been updated for the P2LP, in particular to take into account the current built form of Corby Town Centre.   |

|  |                                 |  |  |
|--|---------------------------------|--|--|
| <p>GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros</p> | <p>Town Centre Regeneration</p> | <p>Whilst the creation of a Neighbourhood Plan is supported, this is likely to take some time and it is important that a new Local Plan is put in place as soon as possible to provide clear policy and guidance in respect of development within the Town Centre. The Neighbourhood Plan could take a number of years to deliver and it should conform to the wider Development Plan, namely the JCS and the P2LP. As such, Sovereign agrees that the Local Plan should establish the principles for development within Corby Town Centre and the Neighbourhood Plan should conform to these, and if necessary, add further detail. Having regard to paragraph 10.14, Sovereign agrees that the Master Plan is out of date and should no longer be used for development control purposes. Instead the Local Plan should provide the development principles for Corby Town Centre, though these should not be overly prescriptive and should be applied flexibly with regard to site specific constraints and development viability. In terms of the principles set out at paragraph 10.14, these are broadly supported by Sovereign, although the following should be reconsidered in light of planning application reference 16/00447/DPA which relates to the former Crown House site and Market Walk and which faces Westcott Way - Opportunities should be identified and implemented to improve frontages to Westcott Way. As the Council will be aware application 16/00447/DPA has been submitted in October 2016 and this proposes the creation of a retail extension to Market Walk and the redevelopment of the former Crown House site to extensive surface level car parking. As far as possible, the above principle have been</p> | <p>The South East Gateway site will be removed from further consideration in the P2LP due to extant planning permission.</p> |
|--|---------------------------------|--|--|

|  |  |  |  |
|--|--|--|--|
|  |  | <p>incorporated into the design but as the Council will know, site constraints, development viability, and retailer demand have all shaped the scale, form and layout of the proposed development. The proposed retail development is orientated to face south towards Westcott Way, and the proposed development is set back from Westcott Way to allow for surface car parking to be provided to the requisite levels and standards. Though the desirability to have development fronting Westcott Way is understood, this is not feasible, nor deliverable. On this basis alone the principle should be deleted as it is unrealistic insofar as this may relate to creating retail frontage. Alternatively the wording of the principle could be changed to reflect the benefits that an improved landscaping scheme on the Westcott Way frontage could create. The current application proposes a strong landscape boundary that reflects the landscape character of the recent landscaping improvements in this part of the town centre. Further, pedestrian linkages are proposed in this location, creating better accessibility and permeability to the town centre. These proposals help to create a better sense of place, a better welcome to the town centre, and better public realm. All of these outcomes should be supported by policy. The planning application is due to be determined in January 2017 and assuming it is approved, the intention is that development commences in the spring. In this context, care should be taken to ensure that design principles relating to the Site remain relevant once the Local Plan is adopted in due course.</p> |  |
|--|--|--|--|

|   |                                     |  |  |
|---|-------------------------------------|--|--|
| GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros | Corby Town Centre Retail Boundaries | In respect of paragraph 10.22 Sovereign supports Option A which proposes to review the retail boundaries and include these on the Proposals Map.   | The preferred option is to take forward the retail boundaries displayed in the 'Assessment of Retail Network and Hierarchy' and 'Review of Boundaries in Corby Town Centre' background paper.  |
| GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros | Corby Town Centre Retail Boundaries | The Proposed Town Centre Boundary as shown as Appendix 1, page 9 in the Review of Boundaries in Corby Town Centre document, is considered by Sovereign to be correct, having regard to paragraph 23 of the NPPF. As set out within our response to Question 43 above though, the base map should be updated to accurately reflect the built form of the Town Centre.   | <p>For Corby Town Centre, the preferred option is to take forward the retail boundaries that are displayed in the 'Review of Boundaries in Corby Town Centre' background paper, subject to amendments:</p> <ul style="list-style-type: none"> <li>• Hamilton House site will be removed from PSA allocation due to it no longer being promoted for town centre redevelopment.</li> <li>• Subject to availability, the base mapping will be updated for the Emerging Draft plan, in particular to take into account the current built form of Corby Town Centre.</li> </ul> |
| GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros | Corby Town Centre Retail Boundaries | In terms of Appendix 2 and 3 of the Review of Boundaries in Corby Town Centre document showing the Proposed Primary Shopping Area and Primary and Secondary Retail Frontages respectively, it is considered that overall the Maps are correct but some modest changes are required. The frontages on Alexandra Road and George Street are designated as Secondary Retail Frontage, yet these are not within the Primary Shopping Area. These frontages, whilst including retail uses, are becoming remote from the Primary | <p>For Corby Town Centre, the preferred option is to take forward the retail boundaries that are displayed in the 'Review of Boundaries in Corby Town Centre' background paper, subject to the following amendments:</p> <ul style="list-style-type: none"> <li>• Hamilton House site will be removed from PSA allocation due to it no longer being promoted for town centre redevelopment.</li> </ul>   |

|  |   |   |   |
|--|---|---|---|
|  |   | <p>Shopping Area and are of less importance/significance than the rest of the Primary and Secondary Retail Frontages. It is therefore suggested that these frontages are undesignated. Sovereign would not support the extension of the Primary Shopping Area to include these frontages. It is also noted that Hamilton House, the site adjacent to South Eastern Gateway development site, is included within the Primary Shopping Area but is not identified as a development option. If it is to remain within the Primary Shopping Area, it is considered the site should form a development option, as referenced in our response to Question 47. However, it is considered unlikely that the residential site will come forward for retail development during the lifetime of the Plan.</p>  | <ul style="list-style-type: none"> <li>• Due to the preferred policy approach for secondary frontages, the secondary shopping frontage designations outside the primary shopping area in Corby Town Centre are to be removed.</li> </ul>  |
| <p>GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros</p> | <p>Primary and Secondary Retail Frontages</p> | <p>The retail environment is changing at a rapid rate and city and town centres are ever evolving. Customers are looking for a wider variety of experience and new roles for town and city centres are emerging. Furthermore, new uses are emerging, with several new retail and retail-related formats which do not naturally fall into any specific use class. Specifically, the retail footprint in many centres is decreasing and space is being taken up with other uses including leisure and other town centre uses. Paragraph 23 of the NPPF states that planning policies should be positive, promote competitive town centre environments and plan for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should, amongst other matters, pursue policies to support their</p> | <p>The preferred options for the primary and secondary frontages are as follows:</p> <p>Primary shopping frontages support all retail uses (A1/A2/A3/A4/A5), and proposals for other town centre uses must demonstrate that they would not lead to the predominance of retail uses becoming critically undermined, as per the JCS requirements.</p> <p>Secondary shopping frontages support all main town centre uses as per the NPPF definition and to support the vitality and viability of town centre environments and to promote competitive town centres.</p> |

|  |   |  |   |
|--|---|--|---|
|  |   | <p>viability and vitality and promote competitive town centres that provide customer choice and a diverse retail offer, which reflects the individuality of town centres. In this context, Sovereign fully supports proposed Option C for the Primary Retail Frontages. This is due to greater flexibility being needed to allow food and beverage uses (Use Classes A3/A4/A5) within town centres to encourage increased activity and a variety of shopping and leisure uses.</p>   |   |
| <p>GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros</p> | <p>Primary and Secondary Retail Frontages</p> | <p>In respect of Secondary Retail Frontages, Sovereign supports Option D to maximise flexibility of uses, enabling the enhancement of the vitality and viability of the town centre as encouraged within paragraph 23 of the NPPF. However, clarification is needed as to what is meant by ‘retail uses’ as throughout the consultation document this phrase appears to take on different meanings. It is considered that ‘retail uses’ equates to A Class Uses (A1/A2/A3/A4/A5) and therefore the option implies that any A Class Use will be allowed in the Secondary Retail Frontage, which is supported. It is important that the policy is clear and consistent in its meaning to prevent differing interpretations so as to comply with the NPPF, paragraph 154.</p> | <p>The preferred options for the primary and secondary frontages are as follows:</p> <p>Primary shopping frontages support all retail uses (A1/A2/A3/A4/A5), proposals for other town centre uses must demonstrate that they would not lead to the predominance of retail uses becoming critically undermined, as per the JCS requirements.</p> <p>Secondary shopping frontages support all main town centre uses as per the NPPF definition and to support the vitality and viability of town centre environments and to promote competitive town centres.</p> |
| <p>GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros</p> | <p>Key Development Opportunity</p>            | <p>The inclusion of the Oasis Car Park as an opportunity site is supported. However, the site should be known as the Oasis Retail Park and the boundary should be extended to include all of the retail units which currently occupy the site, including the car park. To confirm, Sovereign own the Oasis Retail Park and the Council is correct that the car park is very</p>  | <p>For the purposes of the P2LP, the Oasis Car Park site will be renamed ‘Oasis Retail Park’ henceforth.</p>  |

|   |                             |  |   |
|---|-----------------------------|--|---|
|   |                             | well used and the retail units trading well. At this time there are no plans for comprehensive redevelopment of the site, though as officers will be aware, plans for additional retail floorspace on this site are being considered.  |   |
| GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros | Key Development Opportunity | For both the Oasis Retail Park and Alexandra Road development sites, the development principles include the opportunity to create an 'activity hub'. The meaning of what an activity hub is must be clarified as to comply with paragraph 154 of the NPPF which states the need for clear policies. The term activity hub is ambiguous and should not be taken forward in the Plan without sufficient clarity as to what is expected by such a development.  | Activity hub in this context refers to a central point of activity which complements the functions of the town centre. The development principles for the Oasis Retail Park and Alexandra Road opportunity sites have been amended to provide more clarity on what is sought for. |
| GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros | Key Development Opportunity | Regarding the South Eastern Gateway opportunity site, it is considered that its inclusion within the Plan will result in the Plan being out of date once adopted. The site is currently subject to a planning application reference 16/00447/DPA for its redevelopment. The proposals include the provision of some 4,700m <sup>2</sup> of retail floorspace, the creation of new surface level parking and public realm improvements at Market Walk. A decision on the application is expected in January 2017 and the intention is to commence development during the spring. The current proposals are designed to serve the needs of the town for the long term, and further redevelopment in the short/medium terms is unlikely to come forward. At paragraph 157 of the NPPF it states that Local Plans should be up to date, and therefore the inclusion of the South Eastern Gateway, as currently outlined, will be | The South East Gateway site will be removed from further consideration in the P2LP due to extant planning permission.   |

|  |                                     |   |  |
|--|-------------------------------------|---|--|
|  |                                     | <p>out of date by the time the Plan is adopted. It is suggested that the site either be redefined to include land not within the current proposals (such as the residential land and buildings south of the roundabout on Elizabeth Street), or deleted altogether. If the site is to be retained within the Plan as a development opportunity it is suggested that the description of the site be updated to reflect the current proposals. Further, as a point of clarity, planning permission was not granted for an eight screen cinema, but rather Planning Committee resolved to grant permission but a Section 106 Agreement was not signed, and the decision notice was not issued.</p> |  |
| <p>GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros</p> | <p>Key Development Opportunity</p>  | <p>It is considered that Hamilton House could be included as a development site if it is to remain within the Primary Shopping Area</p>   | <p>Site assessed as part of the Site Selection Methodology Background Paper</p>  |
| <p>GL Hearn on behalf of Corby Town Centre S.A.R.L and Sovereign Centros</p> | <p>Threshold for Impact Testing</p> | <p>Sovereign supports the adoption of a locally set threshold above which retail impact assessments should be provided as in support of applications for retail development in an edge or out of centre location. Paragraph 23 of the NPPF states that town centres should be recognised as the heart of their communities and policies should be pursued to support their viability and vitality; therefore town centre uses, specifically retail, should be focussed into the town centre and within the Primary Shopping Area to protect the vitality and viability</p>  | <p>In light of the evidence presented in the ‘Retail Impact Threshold Background Paper’, the preferred option is to adopt a locally set threshold.</p> |

|                             |              |  |  |
|-----------------------------|--------------|--|--|
|                             |              | <p>of centres. Retail proposed in out of centre locations should not be supported unless the impact of such development can be demonstrated to not undermine the viability and vitality of Corby Town Centre. Sovereign is seeking to deliver additional retail floorspace in the Town Centre and deliver the regeneration of an important but derelict site, a gateway to the town. Retail development coming forward elsewhere, particularly large format retail units, divert trade away from Corby Town Centre and undermine its long term viability and vitality. Importantly, such diversion of spend away from Corby Town Centre stands to undermine the deliverability of the development proposals currently being considered by the Council (application 16/00447/DPA). Paragraph 10.35 states that there is limited increase in spending capacity up to 2031 to support retail growth. As such, available spend should be directed to Corby Town Centre as far as possible. The Council also acknowledges that even retail development below 1,000m<sup>2</sup> could have an impact upon Corby Town Centre and as such, it is suggested that a lower threshold for an impact assessment be set. It is considered that to allow for small scale convenience retail to come forward in some locations, an impact threshold of 350m<sup>2</sup> should be set for the Borough. This should apply to all retail development being sought in edge and out of centre locations. The Council will need to justify a locally set threshold through a robust evidence base.</p> |  |
| GL Hearn on behalf of Corby | Other Issues | Sovereign consider that there should be a policy to prevent the expansion of out of centre developments and emphasise  | Policy 12 of the JCS emphasises that town centres are the focus of development and requires the application of |

|   |                       |   |   |
|---|-----------------------|---|---|
| Town Centre S.A.R.L and Sovereign Centros |                       | that Corby Town Centre should be the focus for retail development. The Council should ensure policy is suitably restrictive and that, given that Sovereign is seeking to deliver significant investment in the Town Centre, including through the provision of additional retail floorspace, that these plans are not undermined by out of centre retail development coming forward. The policies should refer to the key paragraphs of the NPPF i.e. 23-27, and should ensure that any out of centre retail development proposed above 350m <sup>2</sup> is required to undertake an impact assessment which should specifically consider the impact on planned investment in Corby Town Centre. | sequential and impact tests set out in the NPPF for main town centre uses not in existing centres in order to control the expansion of out of centre development. It is not considered necessary for the P2LP to repeat adopted policies within the JCS. Notwithstanding this, the preferred option is for the P2LP to emphasise Corby Town Centre's position at the top of the retail hierarchy. |
| Insight Town Planning Ltd.                | Call for Sites        | Land off Windmill Close, Cottingham is promoted for residential development   | Site assessed as part of the Site Selection Methodology Background Paper  |
| GP Planning Ltd.                          | Call for Sites        | Land at Brookfield Plantation, adjacent Gretton Brook Industrial Estate is promoted for commercial and industrial development   | Site assessed as part of the Site Selection Methodology Background Paper  |
| East Carlton Parish Council               | Evidence              | This can best be established by allowing adequate time for public consultation.   | Public consultation will be undertaken in accordance with regulations and Statement of Community Involvement to ensure adequate time for public engagement.   |
| East Carlton Parish Council               | Strategic Cooperation | We are concerned that the traffic issues (North South of the A6003) and speeding on the A427 are not adequately addressed in the Corby West SUE development proposals. There will be a substantial increase in vehicle movements as a result of the SUE which appears to be ignored by  | Strategic level transport assessment was undertaken in relation to the JCS and was taken into account in Policy 32. Site specific traffic issues to be fully considered as part of the planning application process.  |

|                             |                       |  |  |
|-----------------------------|-----------------------|--|--|
|                             |                       | developers. The traffic movements along the A427 already stand at about 30,000 daily (policy figure).  |  |
| East Carlton Parish Council | Vision and Objectives | The vision provided by the JCS is very general and the huge expansion proposed for Corby demands a very sophisticated policy   | Multiple options for visioning have been appraised for the P2LP and it is felt that a separate vision to inform the P2LP would be unnecessary and runs the risk of being merely a duplication of the JCS vision. Therefore, the preferred option is to develop a set of Plan outcomes that are locally distinct, addressing the challenges facing the Borough currently and promoting emerging opportunities for growth. |
| East Carlton Parish Council | Nature Conservation   | Agree that locally designated sites should be identified on the Policies Map.  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.   |
| East Carlton Parish Council | Nature Conservation   | Include East Carlton Country Park - which is too big to be shown as a pocket park – as a protected area, it is already under severe pressure from visitor numbers. Also to secure the future of the cricket field as a village green (which is how it is used by residents of the village at the moment). It is maintained by the Cricket Club at their expense. | Noted.   |
| East Carlton Parish Council | Strategic Gaps        | Support the CBC's policy of "no new build" in East Carlton. It is important to maintain the character of the village and avoid coalescence with the Corby West SUE. There would be   | East Carlton is recognised as a 'Restraint Village' in the P2LP, which seeks to greatly restrict any future development in East Carlton.   |

|                             |                                  |  |  |
|-----------------------------|----------------------------------|--|--|
|                             |                                  | merit in the woodland strip between the two being enhanced.  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans. |
| East Carlton Parish Council | Open Space, Sport and Recreation | Agreed.  | Comment noted.   |
| East Carlton Parish Council | Local Green Spaces               | As the population of Corby grows so the pressure on publicly accessible green spaces increases. It is essential that these precious areas are not swamped by visitor numbers so the ratio of green space to population should at the least be maintained if not expanded | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans. |
| East Carlton Parish Council | Local Green Spaces               | Green spaces that are mainly visited by car do require adequate hard surfacing to avoid serious deterioration in the winter months   | Detailed issue for consideration outside the scope of the P2LP.  |
| East Carlton Parish Council | Green Infrastructure Corridors   | Support the identification and protection of local and neighbourhood corridors. These form essential wildlife pathways and care needs to be taken to avoid over-prioritising human use   | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence.  |
| East Carlton Parish Council | Tranquillity Areas               | Strongly support the identification and protection of tranquillity areas. The area to the north of the Jurassic Way surrounding the River Welland is such an area, its scenery and farming use should be protected from disturbance                                      | No evidence has come forward to robustly support the designation of additional tranquillity areas in the P2LP.   |

|                             |   |   |   |
|-----------------------------|---|---|---|
| East Carlton Parish Council | Water Environment Flood Risk Management | NPPF may need local consultation regarding water run-off from the Corby West SUE.   | Concerns will be fully considered as part of the planning application process determined in the context of the NPPF and Policy 5 of the JCS.  |
| East Carlton Parish Council | Heritage Assets                         | Support non-designated assets being embedded into SPD   | Support for non-designated assets being embedded into SPD is noted.   |
| East Carlton Parish Council | Heritage Assets                         | Reference to the excellent CPRE document Northamptonshire Countryside Design Guide would be a sound start in assessing whether buildings and structures are suitable for inclusion on a Local List.                                     | Comment on the criteria for assessing whether buildings and structures are suitable for inclusion on a Local List is noted.   |
| East Carlton Parish Council | Further Local Guidance                  | Greater involvement of the relevant Parish Council is important.  | The Council already engages proactively with parish councils. They are consulted at every stage of the plan making process in accordance with regulations and statement of community involvement.         |
| East Carlton Parish Council | Ensuring High Quality Development       | We believe that including local policy on design within the P2LP is the best way forward – with reference to the CPRE document Northamptonshire Countryside Design Guide.   | The JCS provides comprehensive design policies. Further guidance is expected to be provided in the forthcoming North Northamptonshire Place Shaping SPD. No further local policy is required in the P2LP. |
| East Carlton Parish Council | Transport                               | The SUE's planned for Corby demand a well thought through transport policy. This must include adequate provision for north-south through traffic in addition to the substantial increase in local traffic attendant on urban expansion. | The JCS and Northamptonshire Transportation Plan provide detailed transport policies. No further local policy is required in the P2LP.  |

|                             |                        |  |  |
|-----------------------------|------------------------|--|--|
| East Carlton Parish Council | Transport              | Public transport for rural communities with an ageing population needs to feature.   | The JCS and Northamptonshire Transportation Plan adequately address transport to meet the growing population and ageing population.  |
| East Carlton Parish Council | Education and Training | Provision for education, training and re-training needs to take account the means by which students get to and from. If learning institutions have too large a catchment area this increases vehicular traffic and congestion.   | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provision of education and training infrastructure to meet the needs of the growing population. Additional local policy is not considered necessary although this is subject to change depending upon the chance of more evidence coming forward in the future. Issues regarding traffic congestion around schools are a material consideration when determining planning applications for new schools. |
| East Carlton Parish Council | Social and Cultural    | There is a need for a flexible approach to cultural and social infrastructure as the local demands will fluctuate as demographics change. Adequate provision needs to be made for informal recreation, especially for youth and young adults, preferably local to their homes and within view of houses to minimise vandalism. | Preferred option is to allow flexibility in supporting social and cultural infrastructure based on negotiations for new or enhanced facilities as part of any relevant major planning application in accordance with Policy 7 of the JCS and latest evidence.  |
| East Carlton Parish Council | Emergency Services     | Include locally specific policy.   | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provisions of emergency services to meet the needs of the growing population. No additional local policy is required although this position will be subject to review in light of Northamptonshire Fire and Rescue Services review.   |

|                             |                                 |  |  |
|-----------------------------|---------------------------------|--|--|
| East Carlton Parish Council | Health and Wellbeing            | Include locally specific policy. The Lakeside urgent care centre is a model of excellence.                 | The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the Part 2 Local Plan.  |
| East Carlton Parish Council | Utility Services                | Agree that policies can be deleted.  | Evidence supporting the 1997 Local Plan allocations for utility infrastructure has been superseded and continued support of saved policies in the P2LP is not justified.   |
| East Carlton Parish Council | Other                           | Fibre to the property should be made available to all properties in the Borough                            | Updated policy on telecommunications is included taking account of NPPF and best practice.   |
| East Carlton Parish Council | Housing Delivery and Management | No additional housing should be identified   | Additional non-strategic housing sites are included in the P2LP to provide greater flexibility.  |
| East Carlton Parish Council | Rural Housing                   | Support no further sites being allocated for housing development   | No specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development. |
| East Carlton Parish Council | Sustainable Buildings           | No local policy in the P2LP. Policy 9 of the JCS and Building Regulations can ensure sustainable buildings | No local policy option for sustainable buildings is being considered for the P2LP.   |
| East Carlton Parish Council | Self Build and Custom           | Rely on the NPPF and Joint Core Strategy to encourage self build and custom house building                 | Much of the supply encouraged by the JCS will not be available immediately, therefore it is considered appropriate to make further provision within the P2LP.  |

|                             |                                      |   |  |
|-----------------------------|--------------------------------------|---|--|
|                             | House Building                       |   | The preferred option is to introduce a threshold, over which a proportion of self build and custom build plots should be provided as part of the development. In order to ensure a variety of sites are available for self-build, the Council will seek the provision of a proportion of serviced plots on sites of 125 dwellings or more or 3.5 hectares or more site area that come forward either as allocations in the plan or as windfall sites.  |
| East Carlton Parish Council | Affordable Housing and Starter Homes | No. We support the 'no new build' policy for East Carlton.  | Policy 30 of the JCS includes provisions for appropriate housing mix including a proportion of affordable housing and Policy 13 of the JCS encourages the provision of rural exception sites. There is therefore no need for the plan to include further local policy or allocate any new sites.   |
| East Carlton Parish Council | Settlement Boundaries                | Support the use of a series of criteria against which the settlement boundary is to be judged on a case by case basis or developed further through Neighbourhood Plans. A flexible approach is required – with due respect being paid to avoiding inappropriate village expansion. Agree that the criteria are appropriate. | The option to define settlement boundary by criteria rather than through set out boundaries is not recommended as it could lead to misreading into how settlement boundaries are defined, leading to confusion and inconsistency within the Plan Definition of settlement boundaries will clarify the application of Policy 11 of the JCS. Identification on the Policies Map will lead to a more consistent approach in defining a boundary and make a distinction between open countryside and built form. |
| East Carlton Parish Council | Other                                | In the past inadequate weight has been given to Parish Council opinion on planning applications, we would wish to see that change. A village's identity and appearance should   | Representations of the Parish Councils are important and appreciated but they are not necessarily entitled to any more weight than any other representation.   |

|                             |                              |  |   |
|-----------------------------|------------------------------|--|---|
|                             |                              | be maintained and merging of two clearly distinct communities should be avoided.   |   |
| East Carlton Parish Council | Key Development Opportunity  | Broadly support the approach to key town centre regeneration opportunities and would not want to see additional 'out of town' retail areas. However, as the population grows so will the need for additional parking spaces within the town  | Prior to submission of the Plan, the Council intends to update the evidence in regards to car parking provision in Corby Town Centre.           |
| East Carlton Parish Council | Threshold for Impact Testing | Support the adoption of a locally set threshold.   | In light of the evidence presented in the 'Retail Impact Threshold Background Paper', the preferred option is to adopt a locally set threshold. |
| East Carlton Parish Council | Saved Local Plan Policies    | Support the approach taken to Saved Local Plan policies.   | Support noted and welcomed.   |
| Harris Lamb                 | Call for Sites               | Glebe Farm, Church Street, Weldon is promoted for residential development  | Site assessed as part of the Site Selection Methodology Background Paper  |
| Harris Lamb                 | Call for Sites               | Long Croft Road, Stanion is promoted for residential development   | Site assessed as part of the Site Selection Methodology Background Paper  |
| Harris Lamb                 | Call for Sites               | Land to the North of Brigstock Road, Stanion is promoted for residential development   | Site assessed as part of the Site Selection Methodology Background Paper  |
| Harris Lamb                 | Evidence                     | A trajectory for the whole plan period should be prepared and included in the P2LP as required by Paragraph 47 of the NPPF. This should include a detailed breakdown of the sites that form part of the supply, when they are expected to start delivering and the assumed deliver on a year by year basis thereafter. This piece of work is essentially in order to | A detailed housing trajectory is included in the appendices.  |

|             |                                 |   |   |
|-------------|---------------------------------|---|---|
|             |                                 | demonstrate how the Council will maintain delivery of a five-year supply of housing land to meet the housing target   |   |
| Harris Lamb | Housing Delivery and Management | It is imperative that additional 'Reserve Sites' are identified in order to make provision for what we consider is the very real likelihood that the delivery targets for the various SUEs in Corby will not be met. It is inevitable the SUEs will not deliver at the rate identified in the trajectory in Appendix C and this could have significant consequences on the Council's 5 year housing land supply. It should be noted, however, that if the Council is not able to demonstrate a 5 year housing land supply then the policies in the local plan in relation to housing would be rendered out of date. Consequently, if the Council would like to avoid what they describe as the <i>"associated problems with speculative planning applications"</i> , then the Reserve sites will need to be triggered before a 5 year shortfall occurs. When and how this trigger is going to work will need to be clearly set out in the P2LP. | Additional non-strategic housing sites are included in the P2LP to provide greater flexibility. The JCS includes mechanisms in the event that SUE's do not deliver as envisaged.  |
| Harris Lamb | Housing Delivery and Management | In terms of determining how many additional housing sites need to be identified, in the first instance the currently identified supply of sites, including SUEs, should be reviewed. We had expected the Annual Monitoring Review for the period ending March 2016 (almost 9 months ago now) to be available by now. However, no Annual Monitoring Review has been published to date. That said there are a number of indications that previously identified delivery targets are struggling to be met:   | Additional non-strategic housing sites are included in the P2LP to provide greater flexibility. It is recognised that currently there is not enough suitable and deliverable non-strategic development sites available to accommodate the whole of the strategic opportunity for growth. In accordance with the overall urban focus of the JCS, additional housing to accommodate this provision of housing will be directed to the urban area. |

|  |  |   |  |
|--|--|---|--|
|  |  | <ul style="list-style-type: none"><li>• The delivery at Priors Hall for the 2015/16 year has reduced from 256 to 170 dwellings or, in other words, less than 67% of target appears to have been delivered;</li><li>• The West Corby SUE is already a year behind the timetable set out in the Position and Delivery Statement submitted by the Council and the promoter of the site to the Core Strategy examination; and</li><li>• The promoter of Priors Hall has gone into administration.</li></ul> <p>By the time the P2LP progresses to examination we would anticipate at least two AMRs to have been published. If this monitoring data shows that delivery rates have yet again not reached the levels predicted by the Council then delivery rates will need to be reconsidered not only in the short term, but across the plan period as predicted delivery has continually outstripped the actual delivery. If on review of the supply the overall land supply falls below the total requirement plus 20% buffer as identified in Table 6, then additional sites will first be need to be identified to meet this target before Reserve sites are identified.</p> <p>In terms of the amount of reserved sites, the LPEG 'Report to the Communities Secretary and to the Minister of Housing and Planning' concludes in Paragraph 11.4 that plans should <i>"make provision for, and provide a mechanism for the release of, development Reserve Sites equivalent to 20% of their housing requirement"</i>. On this basis we consider that Reserve sites with the capacity to deliver the equivalent of 20% of the</p> |  |
|--|--|---|--|

|  |  |   |  |
|--|--|---|--|
|  |  | <p>housing requirement should be identified (20 % of 9494 dwellings = 1899 dwellings).</p> <p>In terms of what sites should be included as additional allocations / reserve sites, then these will need to be different to the sites identified in the supply, with the ability to be delivered in the short term being imperative. These sites will need to be relatively small sites (e.g. 20-100 dwellings) with flexible land owners / tenancy arrangements and they should be free from constraints that are likely to prevent delivery in the short term. Anything else would result in longer lead in times and not achieve objective of boosting housing supply in the short term.</p> <p>In terms of location, it is important that sites outside of Corby and in the rural area are included. If the existing supply is struggling to deliver at the predicted rates then it is likely that saturation of the Growth Town's Housing market is playing a part in this. There are already 3 significant urban extensions, which at their peak are hoped to delivery 760 dwellings a year, plus Oakley Vale with another 60-70 dwellings a year. On top of this there are the other sites identified. Consequently, identifying additional sites in Corby at this time is not going to be attractive to the market, which will defeat the objective of identifying additional sites. By contrast, sites in the rural area would offer something different and be attractive to the market, thereby significantly increasing the prospects of delivery. Furthermore sites in this location are likely to perform better</p> |  |
|--|--|---|--|

|             |               |   |   |
|-------------|---------------|---|---|
|             |               | <p>from a viability perspective and this would ensure a greater spread of both market and affordable housing being delivered.</p> <p>Identifying sites in the rural area would not undermine the Core Strategy. At present, the rural housing target only represents 10% of the overall housing target and this percentage reduces further if the strategy opportunity is going to be realised. We consider that housing in the rural area could be more than doubled without removing the focus from Corby. Furthermore, Policy 11 of the Core Strategy specifically states that development above the rural housing target “<i>will be resisted unless agreed through the Part 2 Local Plan...to meet a particular local need or opportunity</i>”. The local need in this scenario being that the identified sites are not delivering at the rates predicted and more sites need to be identified to meet the housing need of Corby Borough; Corby Borough being a local need in the context of North Northamptonshire.</p> |   |
| Harris Lamb | Rural Housing | <p>The following three sites have been submitted to the ‘Call for Sites’ consultation</p> <ul style="list-style-type: none"> <li>• Land to the south of Long Croft Road, Stanion (adjacent to Little Stanion)</li> <li>• Land to the north of Brigstock Road, Stanion</li> <li>• Glebe Farm, Church Street, Weldon</li> </ul> <p>All of these sites offer something different to the land supply currently identified. They are being actively promoted by the</p>  | Sites assessed as part of the Site Selection Methodology Background Paper |

|             |                 |   |   |
|-------------|-----------------|---|---|
|             |                 | <p>land owner, with planning applications submitted on the Brigstock Road and Weldon sites, and could be available for housing with limited notice. We are not aware of any constraints that would limit delivery in the short term and no viability issues have been raised within either of the planning applications. Furthermore, despite being within the 'rural area' these sites are actually closer to a number of services and facilities in Corby, including the Town Centre and train station than the SUEs. They also all benefit from foot, cycle and bus links to these services and facilities. They do, therefore, provide good, attractive housing sites that could be identified as allocations or reserve sites in the plan, should additional sites be needed to bolster the five year housing land supply position either now or at some point in the plan period.</p> |   |
| Harris Lamb | Rural Buildings | <p>There should be a third option, which would be to allocate further sites to provide a 20% buffer to the rural housing target. Such an approach would be consistent with the Council's approach in relation to the housing target as commented on above. The Council have been very careful in clearly separating out the housing target for Corby and the housing target for the rural area. It is, therefore, imperative that sufficient housing is identified in the rural area. Failure to identify sufficient sites would further suppress supply and inflate costs in the rural area, to the detriment of young and first time buyers who want to continue to live in these locations. The rural housing target is 910 dwellings. When a 20% buffer is added this increases to 1,092 dwellings, which</p>   | <p>No specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development.</p> |

|             |                                 |   |   |
|-------------|---------------------------------|---|---|
|             |                                 | <p>is 120 dwellings more than the current supply of 972 dwellings that have been identified by the Council.</p> <p>Consequently allocations of a minimum of 120 dwellings should be identified. In paragraph 8.19 the Council refer to small scale infill developments in the rural area continuing to add to the supply in the villages. However, these would class as windfall sites and consequently such an approach is effectively double counting these sites.</p>  |   |
| Harris Lamb | Sustainable Buildings           | <p>If a local policy is progressed in relation to Sustainable Buildings, it will need to take account of the Government's very clear stance that Building Regulations is the mechanism that they want to lead the way in reducing the energy requirements of new buildings.</p>   | <p>No local policy option for sustainable buildings is being considered for the P2LP.</p>   |
| Harris Lamb | Accessible Standards in Housing | <p>The requirement of Policy 30 in the JCS to meet National Space Standards and Category 2 have had significant implications on the viability of developments and will lead to the reduction in other planning obligations. Whilst we appreciate that in principle providing larger more accessible homes is attractive, to achieve this is having considerably more than a limited impact on the cost of a development as suggested in Paragraph 8.34. If we take 2 or 3 bedroom affordable dwellings as an example, which had up until and following the adoption of Policy 30 considered acceptable to meet affordable housing providers requirements, these dwellings might need to be increased 7-10 square metres and this increase in floor space can have a five figure uplift in the build costs of a single dwelling, whilst at the same time</p> | <p>The purpose of the P2LP is not to review or revoke strategic policies in the JCS. Moreover the JCS has been subject to viability testing and been found sound.</p> |

|                  |                        |  |   |
|------------------|------------------------|--|---|
|                  |                        | <p>result in the number of units being proposed reducing. A number of sites in Corby have already struggled with viability prior to the adoption of this policy and so meeting these standards will have knock on effects on the delivery of other planning obligations. If the evidence base supports a percentage of homes being built to wheel chair standards then we have no objection with regard to the principle of this being required on appropriate sites; however, at the same time, a policy should be considered to address the issues with viability surrounding the existing Policy 30 requirements. The initial response to this request might be that a viability assessment can be submitted on a case by case basis as required; however, the production and negotiation of viability assessments delay the determination of planning applications and cost £10,000+ in consultant fees (applicant and Council's), which will ultimately be added to the cost of the development and further reduce the contributions that can be provided by a development.</p> |   |
| Savills          | Call for Sites         | Land to the East of Corby Water Recycling Centre is promoted for commercial and industrial development   | Site assessed as part of the Site Selection Methodology Background Paper  |
| Historic England | Heritage Assets        | Reference to non-designated heritage assets within paragraph 4.1 is welcomed, together with the proposed production of a Local List.   | Support for the production of a local list is noted.  |
| Historic England | Further Local Guidance | Either option would be welcomed; Historic England strongly supports the provision of a Local List. Reference to the Historic England Publication 'Local Heritage Listing' is   | Support for the production of a local list and additional locally specific policy on the historic environment is noted. |

|                  |  |   |  |
|------------------|--|---|--|
|                  |  | welcomed. A specific Local List policy should also be incorporated within the Local Plan.   |  |
| Historic England | Further Local Guidance                 | Locally specific policies should be included which strengthen the policy basis for heritage. This should also be strategic due to both the possibility of a gap between the time periods of the JCS and the Local Plan and to ensure compliance with the NPPF.  | Support additional policies, including strategic, on the historic environment is noted. The two parts of the Local Plan JCS and P2LP should be read together and it should not be necessary to repeat the JCS in the P2LP. Changes to strategic policies will be made through a review of the JCS. |
| Historic England | Other                                  | The P2LP represents an opportunity to provide detailed separate policies on specific heritage assets such as Conservation Areas, Listed Buildings, Registered Parks and Gardens and Scheduled Ancient Monuments. A policy relating to historic shop fronts would be welcomed.                               | Support for additional locally specific policies on specific heritage assets such as Conservation Areas, Listed Buildings, Registered Parks and Gardens, Scheduled Ancient Monuments and historic shop fronts is noted.  |
| Historic England | Identification of Sites for Housing    | Historic England would welcome the opportunity for early involvement with site allocations.   | Comments noted and welcomed.   |
| Historic England | Primary and Secondary Retail Frontages | It must be ensured that this flexibility conserves and enhances heritage assets and their settings. Article 4 directions may be necessary on specific frontages; safeguards will be necessary where heritage assets could be affected. How will the plan manage the changes as a result of this relaxation? | Policy 2 of the JCS will ensure that the historic environment will be preserved and, where appropriate, enhanced. There is no need to reiterate policy already covered in the JCS. Scope for Article 4 directions is recognised.   |
| Historic England | Key Developmen                         | It is not possible to comment fully at this stage. With regards to the former Tresham College Site, care should be taken to ensure that the 'Roman Road in Hazel Wood' Scheduled monument (ref. 1002901) is conserved and enhanced. The   | Policy 2 of the JCS will ensure that the historic environment will be preserved and, where appropriate, enhanced. It is noted that Scheduled monument reference no.1002901 (Roman Road in Hazel Wood) is located   |

|  |                  |   |   |
|--|------------------|---|---|
|  | t<br>Opportunity | site is surrounded by the same ancient woodland (Hazel Wood) which also surrounds the scheduled monument of the Roman road. It is of great importance to ensure that the re-development of this site can be delivered without harmful impact on the ancient woodland. Archaeological remains are often well preserved in areas of ancient woodland and any such would of course contribute to the significance the scheduled monument to the south derives from the contribution made by its setting. The County Archaeological Advisor should be consulted.  | outside the boundaries of the Former Tresham College site.  |
| HCA  | Call for Sites   | Magistrate Court, Elizabeth Street, Corby is promoted for mixed residential and commercial re-development   | Site assessed as part of the Site Selection Methodology Background Paper  |
| Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group. |                  | <p>There are significant health and wellbeing challenges being faced by us as a nation and at a local level. Whilst we are generally living longer lives, more of our lives are being spent in poor health due to a range of factors including lifestyle choices. This longer time spent in poor health is having major impacts on the quality of life of many of our communities as well as placing massive pressures on our healthcare and social welfare support systems. In response to this it is increasingly acknowledged that we need to do more to prevent ill health through supporting positive lifestyle choices that contribute to good health and wellbeing.</p> <p>Corby Borough in particular faces some major health and wellbeing challenges. Many of the public health indicators for Corby Borough are amongst the worst in the county and in some cases the country. The September 2016 Health</p> | The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the Part 2 Local Plan. |

|  |  |  |  |
|--|--|--|--|
|  |  | <p>Profile for Corby provides a summary of health and wellbeing indicators for Corby Borough and identifies that:</p> <ul style="list-style-type: none"><li>• Life expectancy for both men (76.7) and women (81.0) in Corby is significantly lower than the England averages (men – 79.5, women – 83.2)</li><li>• The percentage of people who smoke (32.3%) is the highest in England.</li><li>• The percentage of obese children (year 6) is 23.1% (England average 19.1%)</li><li>• The percentage of physically active adults is 53.4% (England average 57%)</li><li>• Excess weight in adults - The percentage of adults who are classed as overweight or obese is 71.2% (England average 64.6%)</li><li>• Hospital stays for alcohol-related harm are significantly worse than the England average.</li><li>• Under 75 mortality rates (cardiovascular and cancer) are significantly worse than the England averages.</li></ul> <p>These issues pose potentially massive implications for the current and future wellbeing of Corby residents.</p> <p>It is widely acknowledged that healthcare and health services are a relatively minor overall influence in our health and wellbeing. In fact, international studies suggest healthcare contributes about 10% to preventing premature deaths, whilst changes in behaviour patterns are estimated to contribute 40%. The NHS 5 Year Forward View recognises</p> |  |
|--|--|--|--|

|  |  |   |  |
|--|--|---|--|
|  |  | <p>this and the need for a radical upgrade in prevention and public health, in order to improve the health of millions of children, achieve financial sustainability for the NHS and maintain the economic prosperity of Britain. Linked to this, it is also widely recognised that land use planning policies and decisions can have a major impact on the health and wellbeing of communities, due to their influence on our living, working and leisure environments and thus on our lifestyle choices and behaviours. The important role of planning in influencing health and wellbeing is acknowledged through a range of initiatives. Promoting healthy communities is clearly identified in the NPPF. Health and wellbeing is a vital part of sustainable development and achieving sustainable communities. The recently adopted 'Northamptonshire Joint Health and Wellbeing Strategy 2016-2020: Supporting Northamptonshire to Flourish', explicitly acknowledges the role that planning and the environment can play in influencing health and wellbeing, as well as the importance of supporting communities to make healthy choices. One of the identified priorities is 'Creating an environment for all people to flourish'. Given the scale of growth planned for the county, planning will play a significant role in delivering this strategy. The Northamptonshire Sustainability &amp; Transformation Plan identifies the need to much more effectively prevent ill health in order to achieve sustainable health and social care systems in the county, as well as providing more health care in community settings where it is appropriate to do so.</p> |  |
|--|--|---|--|

|   |  |  |   |
|---|--|--|---|
| <p>Northamptonshire County Council<br/>Public Health<br/>Team and Corby<br/>Clinical<br/>Commissioning<br/>Group.</p> |  | <p>It is acknowledged that a wide range of policies within both the JCS and the P2LP could contribute positively to health and wellbeing, such as policies relating to active travel and transport, open space, sport and recreational facilities, local green spaces, green infrastructure, ensuring high quality design etc. It is also pleasing that health and wellbeing issues are specifically identified in the consultation document (6.24 – 6.29). However the health and wellbeing content in the consultation document appears to focus primarily on the provision of healthcare infrastructure (i.e. buildings from which healthcare services will be provided). While this is important and should indeed be addressed within the P2LP, it takes a very narrow view of the role of planning in achieving health and wellbeing. Health is determined by genetics, age and lifestyle, but also by the environments in which people live and work. If we are to improve the quality of life for our communities and reduce the current unsustainable demand for health services, we need to plan for healthy developments and better living environments which enable people to make healthier lifestyle choices. Therefore wider health and wellbeing considerations (in addition to buildings/facilities for health services) should be clearly and explicitly identified in the P2LP as they are central to achieving sustainable development, which is the ultimate goal of the planning system as articulated in the NPPF. This should include reference to the health and wellbeing implications of:</p> <ul style="list-style-type: none"> <li>• Active travel</li> </ul> | <p>The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the Part 2 Local Plan. It is acknowledged that health cuts across several issues. Cross references could be made clearer.</p> |
|---|--|--|---|

|   |  |   |  |
|---|--|---|--|
|   |  | <ul style="list-style-type: none"> <li>• Active leisure and play</li> <li>• Access to services, facilities and employment opportunities</li> <li>• Minimising pollution of air, land and water – especially air quality</li> <li>• Food – access to reasonably priced, healthy food and opportunities to grow own food. Managing proliferation of unhealthy food outlets.</li> <li>• Safe and attractive environments</li> <li>• Access to and design of good quality green / open spaces</li> <li>• Housing and street design and quality</li> </ul>   |  |
| <p>Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group.</p> |  | <p>It is requested that an explicit health and wellbeing policy should be included in the P2LP. This should provide the following background:</p> <ul style="list-style-type: none"> <li>• Reference to the current health and wellbeing of Corby's communities and any key issues / challenges.</li> <li>• Reference to the strategic context, including the Northamptonshire Joint Health and Wellbeing Strategy and Corby Borough Council's corporate priority to promote healthier, safer and stronger communities</li> <li>• An overview of how planning policy and decisions can positively influence health and wellbeing</li> </ul> <p>The health and wellbeing policy should include 3 distinct elements;</p> <ul style="list-style-type: none"> <li>• The provision of healthcare infrastructure – i.e. appropriate buildings / facilities to enable the</li> </ul> | <p>The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the Part 2 Local Plan.</p> |

|  |  |   |  |
|--|--|---|--|
|  |  | <p>appropriate delivery of healthcare. The policy should address how the healthcare needs associated with a new development will be addressed and where relevant, how the necessary facilities to enable this will be delivered.</p> <ul style="list-style-type: none"><li>• Promotion of health and wellbeing and prevention of ill health - It is widely recognised that the way in which the built environment is developed and how communities interact with it has a profound effect on our physical and mental health. The policy should require that development proposals seek to create new development that enables and strongly encourages people to lead healthier lifestyles through for example offering excellent opportunities to be physically active, eat healthily, engage with their local community and access local services and facilities.</li><li>• Health Impact Assessment - Major developments / Sustainable Urban Extensions - The policy should also include a process for undertaking Health Impact Assessment as part of the process of reviewing major planning applications or master plans. This process should be proportionate to the size and likely impact of the development, but ultimately should enable a robust assessment of the likely health and wellbeing impact of the development proposals, enabling negative impacts to be mitigated and enabling opportunities to support good community health and wellbeing to be implemented and maximised.</li></ul> |  |
|--|--|---|--|

|   |  |   |  |
|---|--|---|--|
| <p>Northamptonshire County Council Public Health Team and Corby Clinical Commissioning Group.</p> |  | <p>Given the public health challenges facing the country, the county of Northamptonshire and in particular the Borough of Corby, it is felt that the Local Plan Part 2 must play a significant role in creating new communities that support healthy lifestyles, thus reducing the incidence of ill health, improving the wellbeing and quality of life for Corby residents (current and future) and reducing the demand for health services. Where new health facilities are needed in relation to new development, planning policy should ensure these are secured / delivered. This should be done through an explicit health and wellbeing policy within the Local Plan Part 2 which addresses factors such as:</p> <ul style="list-style-type: none"> <li>• Identifying and securing delivery of appropriate <b>healthcare infrastructure</b> to meet current and future healthcare needs.</li> <li>• Creating <b>places which support the achievement of healthier lifestyles</b> and thus help to prevent ill health.</li> <li>• Incorporate effective processes (such as <b>Health Impact Assessment</b>) to enable robust assessment of the likely health and wellbeing implications of development proposals, in order to enable mitigation of negative health impacts and to take advantage of opportunities to promote good health and wellbeing.</li> </ul> <p>Both Northamptonshire County Council's Public Health team and Corby Clinical Commissioning group would welcome the opportunity to be further involved in the development of</p> | <p>The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the Part 2 Local Plan.</p> |
|---|--|---|--|

|                           |                |  |   |
|---------------------------|----------------|--|---|
|                           |                | Corby Borough Local Plan Part 2 policy content relating to health and wellbeing.   |   |
| Orbit Homes               | Call for Sites | Former Our Lady and Pope John RC Secondary School is promoted for residential development  | Site assessed as part of the Site Selection Methodology Background Paper                          |
| Gladman Developments Ltd. |                | The JCS forms the Part 1 Plan for Corby and adopted in July 2016. It noted from the consultation document that the P2LP not intend to reopen strategic issues that have been dealt with through Part 1 of the Local Plan. This process is about putting a plan in place that enables the implementation of the strategy contained within the Part 1 Plan. The decision not to review strategic policies is the correct approach, as the Part 1 Plan has been recently adopted. The Council should however remain mindful of the need to carefully monitor progress of its Part 1 Plan, in particular the delivery of housing against the baseline trajectory that was considered through the JCS Examination in Public. The JCS Inspector's Report sets out the importance of appropriate monitoring mechanism(s) to be in place in the event of a significant shortfall in housing arising for whatever reason(s). It remains the case that the Part 1 Plan targets are challenging and this should be borne in mind during the preparation of the Part 2 Plan. | Comments noted.   |
| Gladman Developments Ltd. | Evidence       | It is noted that the Council has a range of evidence base documents of varying ages. The Council should ensure that all of its evidence base documents are sufficiently up-to-date in order to support the drafting of robust policies within the P2LP. This includes the need to consider the extent to which   | The P2LP will be based on adequate, up-to-date and relevant evidence in accordance with the NPPF. |

|                           |                       |  |   |
|---------------------------|-----------------------|--|---|
|                           |                       | <p>the evidence base justifies the introduction of particular policies within the Plan. The evidence base and the emphasis of draft policies should be fully in line with that contained within the NPPF and the National Planning Practice Guidance. The Council's site selection process must also be suitably robust and should (alongside the SA) provide clear justification that the sites selected provide the most sustainable option available for the future of the area. Gladman look forward to reviewing this evidence base when it is completed in due course.</p> |   |
| Gladman Developments Ltd. | Strategic Cooperation | <p>The Council should carefully consider its current monitoring position against the assumptions that were made within the Part 1 Local Plan. The ability to meet objectively assessed housing needs in full remains a key strategic objective of the plan as a whole and is therefore a consideration when preparing policies to manage development over the plan period.</p>   | <p>Monitoring information will be used to inform the preparation of the P2LP.</p>   |
| Gladman Developments Ltd. | Vision and Objectives | <p>Gladman have no specific preference to the approach the Council wishes to take in relation to the Vision of the P2LP. Any locally distinctive vision should however remain in broad conformity with the overall vision that is set out in the JCS, where necessary highlighting locally distinctive ambitions that would contribute to meeting the wider vision.</p>  | <p>Multiple options for visioning have been appraised for the P2LP and it is felt that a separate vision to inform the P2LP would be unnecessary and runs the risk of being merely a duplication of the JCS vision. Therefore, the preferred option is to develop a set of Plan outcomes that are locally distinct, addressing the challenges facing the Borough currently and promoting emerging opportunities for growth.</p> |

|                           |                                  |   |   |
|---------------------------|----------------------------------|---|---|
| Gladman Developments Ltd. | Nature Conservation              | Any local designations should only be brought forward where the need to do so can be robustly evidenced. Any associated policies should be drafted in a manner that is consistent with the NPPF and the Planning Practice Guidance.   | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.  |
| Gladman Developments Ltd. | Strategic Gaps                   | The NPPF does not specifically reference strategic gaps as a mechanism for protecting the intrinsic character and beauty of the countryside. The introduction of blanket policies to protect large areas of countryside should be avoided where possible. If such policies are introduced, they should be formulated on robust evidence base and include a criteria based assessment mechanism in order that sustainable development opportunities are not unduly restricted. | Existing policies within the NPPF and JCS provide adequate policy coverage to protect the countryside and prevent coalescence of settlements. No further local policy option for strategic gaps is being considered for the P2LP.   |
| Gladman Developments Ltd. | Open Space, Sport and Recreation | Policies to protect open space, sport and recreational facilities should be supported by a suitable approach that fully considers qualitative and quantitative requirements. Where policies are drafted for the designation and/or protection of such facilities, suitable flexibility should be included to avoid circumstances where facilities that are no longer required are unnecessarily retained.   | Policy 7 of the JCS provides sufficient flexibility to ensure that open space, sport and recreational facilities are not unnecessarily retained. Additional local policy is included in the P2LP for the provision of open space, sport and recreational facilities based on updated evidence to accord with national policy and the JCS. |
| Gladman Developments Ltd. | Local Green Spaces               | Any decision to take forward Local Green Space designations through the P2LP should be fully evidenced in line with the requirements of the NPPF and Planning Practice Guidance. Paragraph 77 of the NPPF sets out the national policy position in relation to Local Green Space designations and sets out a number of tests which need to be met in order to designate Local Green Space. As outlined through national   | A new policy related to Local Green Space is included in the P2LP in line with paragraph 3.89 of the JCS. Local communities offered opportunity to nominate those green spaces considered to meet the criteria for Local Green Space designation set out in the Local Green Spaces Background Paper.                                      |

|                           |                                 |   |  |
|---------------------------|---------------------------------|---|--|
|                           |                                 | <p>policy, the Council need to have clear justification for designating land as Local Green Space, and they should not be using this as a means to arbitrarily protect vast areas of land from development. The Planning Practice Guidance provides further clarity on the designation of Local Green Space, and at paragraph 37-015-20140306 states: “There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgement will inevitably be needed. However, paragraph 77 of the National planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.”</p> |  |
| Gladman Developments Ltd. | Green Infrastructure Corridors  | No additional policy is required. Opportunities to support the sub-regional and local networks are already provided through the Part 1 Local Plan.  | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence.  |
| Gladman Developments Ltd. | Tranquillity Areas              | Any such areas should only be considered for designation if there is conclusive evidence available, which would then be tested through the Local Plan preparation process   | No evidence has come forward to robustly support the designation of additional tranquillity areas in the P2LP.   |
| Gladman Developments Ltd. | Water and Flood Risk Management | Issues relating to Water Environment, Resources and Flood Risk Management are adequately covered within the Part 1 Local Plan. The associated evidence base should however  | Site Selection Methodology Background Paper takes account of flood risk. Updates to the Strategic Flood Risk Assessment were published in June 2018 and form part of |

|                           |                              |  |   |
|---------------------------|------------------------------|--|---|
|                           |                              | form part of the consideration of specific allocations to be brought forward through the P2LP.   | the consideration of specific allocations to be brought forward through the P2LP.   |
| Gladman Developments Ltd. | Heritage Assets              | The emphasis of any policies that seek to protect heritage assets should be consistent with national policy. Section 12 of the NPPF provides the basis on which local planning authorities should plan for the conservation and enhancement of the historic environment. Here, an important distinction is made between 'designated' and 'non-designated' heritage assets. Paragraphs 134 and 135 are of particular relevance and the selected option should take this fully into account. | Policy 2 of the JCS provides comprehensive coverage to protect, preserve and, where appropriate, enhance the historic environment. It is not necessary to repeat policies in the JCS within the P2LP.   |
| Gladman Developments Ltd. | Further Local Guidance       | No additional policy is required, as applications can already be suitable determined against the Part 1 Local Plan, the NPPF and Planning Practice Guidance. Supplementary Planning Documents should only be brought forward where they serve a useful purpose in guiding applicants on how to respond to a particular policy (or policies) within the Plan. They should not place any unnecessary financial burdens upon development.   | Policy 2 of the JCS provides comprehensive coverage to protect, preserve and, where appropriate, enhance the historic environment. It is not necessary to repeat policies in the JCS within the P2LP.   |
| Gladman Developments Ltd. | Ensuring High Quality Design | It is not considered necessary to introduce local design policies through the P2LP. Any decision to prepare policies that introduce locally distinctive design requirements or standards should be done so in the context of evidence of whole plan viability. This includes the introduction of Supplementary Planning Documents, which should not be used to place additional financial burdens upon development. Suitable flexibility should be applied to any                          | The JCS provides comprehensive design policies. Further guidance is expected to be provided in the forthcoming North Northamptonshire Place Shaping SPD. No further local policy is required in the P2LP, other than site-specific design policies for allocated sites. |

|                           |                                 |  |   |
|---------------------------|---------------------------------|--|---|
|                           |                                 | such local policy to reflect the subjective nature of design enable innovative design solutions to be considered.  |   |
| Gladman Developments Ltd. | Transport                       | It is not considered necessary to introduce additional local policies relating to transport infrastructure beyond those already included in the Part 1 Local Plan. The consideration of transport issues is however something that could however be taken into account in the allocation of land for development where site specific issues exist. | Existing policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport Strategy provide comprehensive policy coverage. Additional local policy is considered unnecessary, unless attached to specific land allocation or in light of updates to existing local evidence. |
| Gladman Developments Ltd. | Education and Training          | The availability of education provision should be taken into account in the consideration of the allocation of land for development.   | The Site Selection Methodology Background Paper takes into account the accessibility to schools as part of the assessment of potential development sites.   |
| Gladman Developments Ltd. | Health and Wellbeing            | Note the intention to prepare a Health Needs Assessment for the Borough as part of a wider North Northamptonshire evidence base. Health and well being is a consideration for local planning authorities and any local policies should follow the emphasis contained in the NPPF and Planning Practice Guidance.                                   | The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the P2LP   |
| Gladman Developments Ltd. | Utility Services                | It is not considered necessary to include a local policy relating to utilities infrastructure.   | The Council considers the strength of existing policies means that additional local policy is not necessary, unless attached to specific land allocations or identified through the heat mapping and master planning exercise.  |
| Gladman Developments Ltd. | Housing Delivery and Management | The Council should seek to allocate additional land for residential development through the P2LP. In allocating sites, the Council should be mindful that to maximize housing supply, the widest possible range of sites, by size and market   | Additional non-strategic housing sites are included in the P2LP to provide greater flexibility.   |

|  |  |   |  |
|--|--|---|--|
|  |  | <p>location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products. The key to increased housing supply is the number of sales outlets across the markets that exist within the District. The maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand. In summary, a larger number of nonstrategic allocations than are currently proposed would provide a better variety of sites in the widest possible range of locations to ensure that all types of house builder have access to suitable land which in turn will increase housing delivery. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas to maintain and enhance rural vitality and viability. It is essential, therefore, that the needs of the sustainable rural settlements across the district are assessed and meaningful growth apportioned to them to ensure their ongoing vitality and viability. Gladman consider that the level of development allocated to the rural area should be a meaningful contribution to ensure the ongoing overall vitality and viability of the rural settlements as required by paragraph 55 of the NPPF. The level of growth aimed towards sustainable rural settlements should therefore be sufficient to ensure that the housing needs of the rural population of the district can be addressed.</p> |  |
|--|--|---|--|

|                           |                                      |   |   |
|---------------------------|--------------------------------------|---|---|
| Gladman Developments Ltd. | Identification of Sites              | It is requested that land at Southfield Road, Gretton is considered for allocation through the P2LP.  | Site assessed as part of the Site Selection Methodology Background Paper  |
| Gladman Developments Ltd. | Rural Housing                        | The Council should consider all opportunities for the allocation of sustainable development opportunities to support their ongoing overall vitality and viability in line with paragraph 55 of the NPPF. Further evidence based work is required to explore this issue.                                     | Further work has been undertaken to understand the local need and opportunities in the rural area. As a result no specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue to meet local needs and aspirations and support sustainable rural development.   |
| Gladman Developments Ltd. | Sustainable Buildings                | Any policies relating to the introduction of design standards should be considered in the context of whole plan viability evidence. It is not considered necessary to introduce a Part 2 Policy in addition to Policy 9 of Local Plan Part 1.   | No local policy option for sustainable buildings is being considered for the P2LP.  |
| Gladman Developments Ltd. | Self Build and Custom House Building | The introduction of policies of this nature should be informed by local evidence. The introduction of thresholds after which a proportion of self-build becomes a requirement should be avoided as it introduces a risk of non-delivery within sustainable housing sites for which there is an urgent need. | Much of the supply encouraged by the JCS will not be available immediately, therefore it is considered appropriate to make further provision within the P2LP. The preferred option is to introduce a threshold, over which a proportion of self build and custom build plots should be provided as part of the development. In order to ensure a variety of sites are available for self-build, the Council will seek the provision of a proportion of serviced plots on sites of 125 dwellings or more or 3.5 hectares or more site area that come forward either as allocations in the plan or as windfall sites. |

|                           |                                      |  |   |
|---------------------------|--------------------------------------|--|---|
| Gladman Developments Ltd. | Affordable Housing and Starter Homes | It is not considered necessary to introduce additional requirements beyond those contained in the Part 1 Local Plan.   | No specific requirements have been identified to plan for Starter Homes. In March 2018 the Government consulted on revisions to the NPPF, including the addition of 'Starter Homes' to the definition of affordable housing within Annex 2 of the NPPF. Policy 13 and 30 of the JCS supports the delivery of affordable housing in accordance with the NPPF. There is therefore no need for the plan to include further local policy or allocate any new sites. |
| Gladman Developments Ltd. | Accessible Standards                 | No additional policy is required.  | No support for additional locally specific policy on accessible standards is noted.   |
| Gladman Developments Ltd. | Restraint Villages                   | No Restraint Village category unless clear evidence can be brought forward to justify an approach that prevents the sustainable expansion of all settlements.  | Designation of Rockingham and East Carlton supported by evidence provided in the Rural Strategy.  |
| Gladman Developments Ltd. | Settlement Boundaries                | Opportunities for sustainable development should not be unduly restricted by arbitrary settlement boundaries. Where settlement boundaries are introduced, they should be supported by suitably flexible policies that can be used as part of the consideration of the wider planning balance in the determination of future planning applications. | Settlement boundaries based on a set of criteria to ensure a consistent and transparent approach. They will be used to apply JCS policies, in particular policies 11 and 13.  |
| Gladman Developments Ltd. | Settlement Boundaries                | In introducing new settlement boundaries, any such criteria should be applied logically and not be used to create such tightly drawn boundaries as to unnecessarily restrict sustainable forms of development from coming forward.   | Settlement boundaries based on a set of criteria to ensure a consistent and transparent approach  |

|                    |          |   |  |
|--------------------|----------|---|--|
| The Wildlife Trust | Evidence | We believe that there may already be in existence a document which deals with the existing areas of woodland site assets that are located in and around the town of Corby itself. If this is indeed the case, then we recommend that such a report document study should also be included within this existing suite of evidence base materials.  | We have been unable to track down the document referred to. Please supply further details.   |
| The Wildlife Trust | Evidence | Please note that in Paragraph 3.7.5, on Page 30, of the separate document entitled as the “Sustainability Appraisal Scoping Report”, a reference is made to the existence of the “North Northamptonshire Green Infrastructure : Local Framework Study for Corby” report. Therefore, if this particular document does already exist, should it not also be included here as a part of the Evidence Base of key documents as listed in Paragraph 1.17 | Cross reference to evidence collected in support of the JCS, including the North Northamptonshire Green Infrastructure: Local Framework Study for Corby is provided. |
| The Wildlife Trust | Evidence | CBC needs to have a far better, a far more detailed and a more current / up-to-date Evidence Base study available for its existing natural and semi-natural habitat areas, its ecologically, and geologically, designated site areas (at all category levels of the hierarchy of site designations), and for both its existing and its potential Green Infrastructure network too.  | The evidence base will be reviewed and updated where necessary.  |
| The Wildlife Trust | Evidence | CBC needs to have a far better, a far more detailed and a more current / up-to-date Evidence Base study available for the locations and the distributions, across its own District area, of all relevant Protected and Notable Species Matters.   | The evidence base will be reviewed and updated where necessary.  |

|                    |                     |  |   |
|--------------------|---------------------|--|---|
| The Wildlife Trust | Nature Conservation | There are a number of factual errors currently included within the information presented.  | Comments noted.   |
| The Wildlife Trust | Nature Conservation | Please note that we recommend that you check again on the status of the SSSI(s) that are referred to here as being at Cowthick Quarry - since it is our view that these two former, small, separate, geological SSSI site areas have now been 'lost' / destroyed by the landfilling operations at the Weldon Landfill site, and / or the subsequent restoration scheme activities there too. | Status of Cowthick Quarry to be checked with Northamptonshire Biodiversity Records Centre.  |
| The Wildlife Trust | Nature Conservation | We recommend that you consider the benefit of also including the non-statutorily designated site area category of Protected Wildflower Verge too in this proposed suite of contributors to local ecological networks.  | Policy 4 of the JCS provides a framework to designate further sites at local level, including Neighbourhood Plans. Further evidence based work is required to explore this issue. |
| The Wildlife Trust | Nature Conservation | We recommend re-wording the paragraph on Local Wildlife Sites by means of inserting a 'new' second sentence to read as follows: <i>"These sites are then verified on an annual basis by the Northamptonshire Biodiversity Panel."</i>  | It is agreed that reference to the annual review process would be helpful.  |
| The Wildlife Trust | Nature Conservation | Please note that, as at 31/03/16, there are actually 'currently' only 37 designated Local Wildlife Sites in the Borough area for Corby.  | Status of Local Wildlife Sites to be checked with Northamptonshire Biodiversity Records Centre.   |
| The Wildlife Trust | Nature Conservation | For the section sub-headed as "Local Geological Sites" - please note that there are actually a total of 6 designated LGS site areas currently within the Borough area for Corby.   | The Council will make the appropriate changes.  |

|                    |                                |  |   |
|--------------------|--------------------------------|--|---|
| The Wildlife Trust | Nature Conservation            | For the section sub-headed as “Ancient Woodland” - We recommend that these sites in this particular category, which are identified as already being included on the Ancient Woodland Inventory Register for England, within the Borough area for Corby, should all be individually named, and also illustrated spatially on a suitable Map resource too. | Policy 4 of the JCS provides a framework to designate further sites at local level, including Neighbourhood Plans. Further evidence based work is required to explore this issue.   |
| The Wildlife Trust | Nature Conservation            | We recommend that all of the different types of both statutorily and non-statutorily designated site areas, which are being identified and highlighted within this particular section of this document, should all be individually named, and also illustrated spatially on a suitable Map resource too.   | Support for the identification of nature conservation sites on the Policies Map noted.  |
| The Wildlife Trust | Nature Conservation            | All such appropriate sites, which carry a range of existing site designation classifications, should be included on the Policies Map, <b>but, importantly</b> , that this same information should <b>not</b> be made available as an on-line resource.   | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans. Online restrictions noted. |
| The Wildlife Trust | Green Infrastructure Corridors | We recommend and support the identification and protection of local and neighbourhood green infrastructure corridors.  | Local policy included ensuring more robust and comprehensive coverage based on the latest circumstances and evidence.   |
| The Wildlife Trust | Other Issues                   | Disappointingly, this document appears to make no inclusion of, nor give any acknowledgement to, the Nene Valley Nature Improvement Area zone.   | The Council will make the appropriate changes.  |
| The Wildlife Trust | Sustainability Appraisal       | In order to bring the P2LP documentation right up-to-date, please note that the 3 <sup>rd</sup> Edition of the Northamptonshire county Biodiversity Action Plan covering the period from   | The <a href="#">Northamptonshire Biodiversity Action Plan 2015-2020</a> will form part of the evidence for the P2LP.  |

|                    |                          |   |  |
|--------------------|--------------------------|---|--|
|                    |                          | 2015 to 2020, will be launched on 3 <sup>rd</sup> January 2017 on the Northamptonshire Local Nature Partnership website.  |  |
| The Wildlife Trust | Sustainability Appraisal | In light of the above comment, as you will obviously appreciate, the relevant references to the BAP in both Paragraph 3.8.10, on Page 33, and Paragraph 3.8.12, on Page 34, will now need to be amended / updated also.   | The Council will make the appropriate changes.   |
| Individual         | Evidence                 | The plan needs to look at the transport impact on the area and in particular how we can encourage walking and cycling. I was surprised that when the new A43 was built there was no cycle path alongside it and would like reassurance that going forward cycle routes will be considered. The benefits of these to the community for health, well being, greater standard of living and reduced car usage are well documented. <a href="http://www.makingspaceforcycling.org/">http://www.makingspaceforcycling.org/</a> | Existing policies within the JCS, the Northamptonshire Transportation Plan and the Corby Town Transport Strategy provide comprehensive policy coverage. Additional local policy is considered unnecessary, unless attached to specific land allocation or in light of updates to existing local evidence. The Council will work closely with Northamptonshire County Council to ensure development is acceptable in transport terms and to secure multi modal shift (from car use to public transport, walking and cycling). |
| Individual         | Strategic Cooperation    | I am not aware that any transport forms other than motorised vehicles and trains have been considered, but it may be that I have not looked in the right place on the plan.   | The JCS takes forward the requirements of the Northamptonshire Transportation Plan to achieve modal shift and reduce the need to travel. This includes Policy 15 and 8 that seek to improve connectivity and prioritise the needs of pedestrians and cyclists.   |
| Individual         | Nature Conservation      | There are no additional areas of land that should be identified as locally designated sites for protection  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.   |

|            |                                 |   |  |
|------------|---------------------------------|---|--|
| Individual | Strategic Gaps                  | There is no need for locally specific policy within the P2LP to prevent coalescence in addition to policies in the NPPF and JCS.  | A new policy related to Local Green Space is included in the P2LP in line with paragraph 3.89 of the JCS. Local communities offered opportunity to nominate those green spaces considered to meet the criteria for Local Green Space designation set out in the Local Green Spaces Background Paper.               |
| Individual | Local Green Spaces              | A policy for green spaces and protection of those is essential for increasing the health of those living in the area and reducing the numbers using the local NHS services.   | A new policy related to Local Green Space is included in the P2LP in line with paragraph 3.89 of the JCS. Local communities offered opportunity to nominate those green spaces considered to meet the criteria for Local Green Space designation set out in the Local Green Spaces Background Paper.               |
| Individual | Water and Flood Risk Management | Yes the NPPF and JCS sufficiently cover water resources and water quality.  | Updates to the Strategic Flood Risk Assessment were published in June 2018. The updated study confirms that the existing policy within the JCS is robust and fully up-to-date. Therefore no additional policies are required as part of the development of the P2LP, unless attached to specific land allocations. |
| Individual | Other                           | It is vital that there are sufficient green spaces and that these are a mix of maintained and wild spaces. Public art installations - such as seasonal outdoor sculpture exhibitions (e.g. on a smaller scale but like those at the Yorkshire Sculpture Park) would enhance these and bring in more visitors. Cafes at these locations should also have a minimum standard of food facilities that must be adhered to. They play areas at many of the current green spaces are excellent. | Detailed issue for consideration outside the scope of the P2LP.  |

|            |                              |   |   |
|------------|------------------------------|---|---|
| Individual | Heritage Assets              | Visual importance and local cultural importance could be used as criteria to assess whether buildings and structures are suitable for inclusion on the local list of heritage sites.  | Consideration will be given to using visual importance and local cultural importance to assess whether buildings and structures are suitable for inclusion on the local list of heritage sites.   |
| Individual | Ensuring High Quality Design | No additional policy required.  | The JCS provides comprehensive design policies. Further guidance is expected to be provided in the forthcoming North Northamptonshire Place Shaping SPD. No further local policy is required in the P2LP, other than site-specific design policies for allocated sites.   |
| Individual | Transport                    | Additional locally specific policy should be included in the P2LP to support transport infrastructure. There is a need to ensure there are cycle ways and footpaths linking not just the town itself but to the surrounding villages. There is an opportunity to make Northamptonshire a cycling county which would bring in tourism and also encourage local residents to take the mode of transport up, which would bring a general health improvement. | Policy 8 and 15 of the JCS seek to improve cycling and pedestrian connectivity within and around settlements. It is not necessary to repeat policies in the JCS within the P2LP.  |
| Individual | Education and Training       | No additional policy required.  | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provision of education and training infrastructure to meet the needs of the growing population. Additional local policy is not considered necessary although this is subject to change depending upon the chance of more evidence coming forward in the future |

|            |                      |   |  |
|------------|----------------------|---|--|
| Individual | Social and Cultural  | No additional policy required.  | The preferred option is to allow flexibility in supporting social and cultural infrastructure based on negotiations for new or enhanced facilities in accordance with Policy 7 of the JCS and latest evidence.   |
| Individual | Emergency Services   | No additional policy required.  | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provisions of emergency services to meet the needs of the growing population. No additional local policy is required although this position will be subject to review in light of Northamptonshire Fire and Rescue Services review.         |
| Individual | Health and Wellbeing | Additional locally specific policy should be included in the P2LP to support health and wellbeing infrastructure. Ensuring there is plenty of provision for leisure. The new Corby pool is a fantastic facility yet has a waiting list for children's swimming lessons of over 2 years. Sometimes there are a number of pools closed. I appreciate there is a need for maintenance and cleaning but with such high demand it would be good to look how these could be opened more of the time and more staff hired to enable more lessons to take place. If the lessons do not cover the costs it would be worth looking at introducing higher cost lesson options for those that want them | The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the P2LP. Comments in relation to swimming lessons noted and passed to colleagues in Culture and Leisure but not relevant to this consultation. |
| Individual | Utility Services     | No additional policy required. It is agreed that policy requirements from the original 1997 Local Plan can be deleted.  | The Council considers the strength of existing policies means that additional local policy is not necessary, unless attached to specific land allocations or identified through the heat mapping and master planning exercise.   |

|            |                                 |   |   |
|------------|---------------------------------|---|---|
| Individual | Employment Land Provision       | None of the identified employment land supply is unlikely to come forward to help meet the needs of the Borough   | Updates to the Employment Land Review provide evidence on employment land likely to be delivered.   |
| Individual | Rockingham Enterprise Area      | No additional policy required.  | No support for additional locally specific policy for Rockingham Motor Racing Circuit Enterprise Area is noted.   |
| Individual | Other                           | The attraction of higher paid jobs to the area should be a priority but to attract those firms a better standard of living with improved local amenities must come first. There has been a great start with the Cube and Leisure Centre but this must be continued. | Comment noted.  |
| Individual | Housing Delivery and Management | No additional housing should be identified  | The preferred option is to identify additional housing sites in the P2LP as it is recognised that currently there is not enough suitable and deliverable non-strategic development sites available to accommodate the whole of the strategic opportunity for growth. In accordance with the overall urban focus of the JCS, additional housing to accommodate this provision of housing will be directed to the urban area. |
| Individual | Rural Housing                   | Supports further work being undertaken to understand the local need or opportunities for housing in the rural area  | Further work has been undertaken to understand the local need and opportunities in the rural area. As a result no specific requirements have been identified to plan for further housing allocations in the rural area above the level of growth set out in the JCS. Instead to rely on existing policy provided by the NPPF and JCS to continue  |

|             |                                      |  |   |
|-------------|--------------------------------------|--|---|
|             |                                      |  | to meet local needs and aspirations and support sustainable rural development.  |
| Individual  | Self Build and Custom House Building | Support the identification of specific opportunities for Self Build and Custom House Building in the P2LP  | Much of the supply encouraged by the JCS will not be available immediately, therefore it is considered appropriate to make further provision within the P2LP. The preferred option is to introduce a threshold, over which a proportion of self build and custom build plots should be provided as part of the development. In order to ensure a variety of sites are available for self-build, the Council will seek the provision of a proportion of serviced plots on sites of 125 dwellings or more or 3.5 hectares or more site area that come forward either as allocations in the plan or as windfall sites. |
| GP Planning | Strategic Cooperation                | Reference should be made here to the Northamptonshire County Council's Mineral and Waste Local Plan such that its allocations and mineral safeguarding areas can be taken into account as they are relevant to Corby BC area.  | Reference to Northamptonshire County Council's Mineral and Waste Local Plan is included at paragraph 1.1 and 1.10 of the JCS, as well as referenced in the P2LP.  |
| GP Planning | Nature Conservation                  | Agree that it would be helpful to identify locally designated sites but not on the Policy Map. A separate map should be including, on which it must be made clear that such designations do not carry the same weight in the decision making process as the national or European designations. | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.  |
| GP Planning | Strategic Gaps                       | No, but the issue of preventing coalescence, especially between Kettering and Corby can be addressed by a policy relating to settlement boundaries.  | Existing policies within the NPPF and JCS provide adequate policy coverage to protect the countryside and prevent   |

|             |                                  |   |  |
|-------------|----------------------------------|---|--|
|             |                                  |   | coalescence of settlements. No further local policy option for strategic gaps is being considered for the P2LP.  |
| GP Planning | Open Space, Sport and Recreation | Supports the designation and protection of sites (with the exception of Natural and Semi-natural open space), following an up to date assessment based on national standards and principals.  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.   |
| GP Planning | Local Green Spaces               | Introduction of new policy for Local Green Spaces is supported, but their policy protection should not be confused with green belt policy. Green Belt policy is very specifically relating to the separation of settlements and NOT for protecting green spaces. A new policy would need to be devised specific to the requirements at local level. | A new policy related to Local Green Space is included in the P2LP. Local communities offered opportunity to nominate those green spaces considered to meet the criteria for Local Green Space designation set out in the Local Green Spaces Background Paper.  |
| GP Planning | Green Corridors                  | No additional policy required. The JCS identifies the strategic network and the P2LP should refer to this but include a requirement for new development to take account of the network and look to provide additional links where ever possible.  | Local policy is required to ensure more robust and comprehensive coverage based on the latest circumstances and evidence.  |
| GP Planning | Tranquillity Areas               | No additional policy required   | No evidence has come forward to robustly support the designation of additional tranquillity areas in the P2LP.   |
| GP Planning | Water and Flood Risk Management  | No additional policy required   | Updates to the Strategic Flood Risk Assessment were published in June 2018. The updated study confirms that the existing policy within the JCS is robust and fully up-to-date. Therefore no additional policies are required as part of the development of the P2LP, unless attached to specific land allocations. |

|             |                              |  |  |
|-------------|------------------------------|--|--|
| GP Planning | Heritage Assets              | The Council could consider the provision of the local list in an accessible form, as suggested, but then include a policy in the control of development section of the plan that requires a developer to demonstrate that the proposed development has taken account of any relevant non-designated heritage assets. | Policy 2 of the JCS offers protection to all heritage assets, including designated and non-designated assets.  |
| GP Planning | Ensuring High Quality Design | No additional policy required on design, however in the section on Development Control policies, there should be a requirement that developers demonstrate compliance with the various national and JCS policies and in their supporting documents.  | The JCS provides comprehensive design policies. Further guidance is expected to be provided in the forthcoming North Northamptonshire Place Shaping SPD. Paragraph 4.2 of the JCS sets out the expectation that developers will address the national and JCS policies in their supporting documents and discussions between local communities, the local planning authority and stakeholders. No further local policy is required in the P2LP, other than site-specific design policies for allocated sites. |
| GP Planning | Transport                    | No additional policy required but there must be a cross-reference in a Development Control policy to the various existing policies and plans.  | Paragraph 4.2 of the JCS sets out the expectation that developers will address the national and JCS policies in their supporting documents and discussions between local communities, the local planning authority and stakeholders. It is not necessary to repeat policies in the JCS within the P2LP.  |
| GP Planning | Education and Training       | As there is a requirement for new schools within the plan period, suitable sites should be allocated, or at the very least indicated, so that developers and local residents know where these are likely to be sited.  | The Council has not received any evidence that specific sites are available to accommodate new schools in addition to those proposed as part of the Sustainable Urban Extensions.  |

|             |                      |   |  |
|-------------|----------------------|---|--|
| GP Planning | Social and Cultural  | As there is a requirement for a sports hall and indoor bowls rink, suitable sites should be allocated, or at least indicated.     | The Council has not received any evidence that specific sites are available to accommodate sports hall and indoor bowls rink. The preferred option is to allow flexibility in supporting social and cultural infrastructure based on negotiations for new or enhanced facilities in accordance with Policy 7 of the JCS and latest evidence. |
| GP Planning | Emergency Services   | No additional policy required   | The JCS and associated North Northamptonshire Infrastructure Delivery Plan cover the provisions of emergency services to meet the needs of the growing population. No additional local policy is required although this position will be subject to review in light of Northamptonshire Fire and Rescue Services review.                     |
| GP Planning | Health and Wellbeing | Once the need for additional health infrastructure has been identified, suitable sites should be allocated or at least indicated. | The preferred option is to rely on the JCS and associated Supplementary Planning Document rather than to include an additional local policy covering health and wellbeing within the P2LP  |
| GP Planning | Utility Services     | All of the known requirements for additional land should be shown as allocations on the Proposals Map.                            | The Council considers the strength of existing policies means that additional local policy is not necessary, unless attached to specific land allocations or identified through the heat mapping and master planning exercise.   |
| GP Planning | Utility Services     | It is agreed that policy requirements from the original 1997 Local Plan can be deleted.   | Evidence supporting the 1997 Local Plan allocations for utility infrastructure has been superseded and continued support of saved policies in the P2LP is not justified.   |

|  |                            |  |  |
|--|----------------------------|--|--|
| GP Planning  | Employment Land Provision  | It is likely that some of the identified employment land supply will not come forward. The number of jobs estimated for the Rockingham Motor Racing Circuit Enterprise Centre is now looking very ambitious, due to the land contamination problems within the area and the development of other competing sites within or adjacent to Northamptonshire, particularly Silverstone. | The Employment Land Review available at <a href="https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base">https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/evidence-base</a> provides updated evidence. |
| GP Planning  | Non Strategic Allocations  | Land adjacent to the Gretton Brook Industrial Estate is promoted for industrial and commercial development.  | Site assessed as part of the Site Selection Methodology Background Paper   |
| GP Planning  | Rockingham Enterprise Area | No additional policy required for Rockingham Motor Racing Circuit Enterprise Area.   | No additional site specific local policies are included for the Rockingham Motor Racing Circuit Enterprise Area.   |
| GP Planning  | Other                      | There is an absence of a section relating to Development Control Policies, which could cover a number of the issues raised by the questions in the different sections. Therefore, such a section could usefully be included in the next stage of plan preparation.   | Policy 8 of the JCS provides a detailed development control policy. It is not necessary to repeat policies in the JCS within the P2LP.   |
| Northamptonshire County Council, Natural Environment | Nature Conservation        | While I support in principle identifying non-statutory sites on the policies map many of these sites - Local Wildlife Sites in particular - are on private land and landowners do not wish the precise boundaries to be publicly available. The Northamptonshire Biodiversity Records Centre manages the Local Wildlife Site/Local Geological Site data for the Wildlife           | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.   |

|  |                                  |   |   |
|--|----------------------------------|---|---|
|  |                                  | Trust: I would suggest the Council contact them regarding what detail might be included in the policies map.  |   |
| Northamptonshire County Council, Natural Environment | Open Space, Sport and Recreation | Protecting open spaces based on the original 1997 Local Plan would be inconsistent with NPPF paragraphs 73 and 158 as it would not rely on the most up-to-date data available.  | Agreed.   |
| Northamptonshire County Council, Natural Environment | Open Space, Sport and Recreation | The designation and protection of sites (with the exception of Natural and Semi-natural open space), following an up to date assessment based on national standards and principals would be my preference. In particular as the suite of OSSR spaces has likely changed over the years (to be revealed by the new audit)  | Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.   |
| Northamptonshire County Council, Natural Environment | Open Space, Sport and Recreation | Relying on the NPPF and JCS is in my view unworkable. Paragraph 3.87 of the JCS states that Part 2 Local Plans will designate local public and other green spaces for protection. The P2LP should therefore include a relevant OSSR policy.   | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.  |
| Northamptonshire County Council, Natural Environment | Local Green Spaces               | Whether the Council introduces a Local Green Space policy should depend on whether there are any potential LGS which are not currently protected through existing policy or legislation. A full inventory of potential sites should be undertaken (perhaps as part of the Open Space Sport and Recreational Facilities Assessment) and a policy introduced if required. | A new policy related to Local Green Space is included in the P2LP. Local communities offered opportunity to nominate those green spaces considered to meet the criteria for Local Green Space designation set out in the Local Green Spaces Background Paper. |

|  |                     |  |  |
|--|---------------------|--|--|
| Northamptonshire County Council, Natural Environment | Green Corridors     | Identification and protection of local and neighbourhood corridors is most appropriate. Identifying local green infrastructure corridors effectively translates the broad JCS strategic policy into a local context; this is precisely the kind of policy which should be included in a P2LP.  | Local policy is included to ensure more robust and comprehensive coverage based on the latest circumstances and evidence   |
| Northamptonshire County Council, Natural Environment | Tranquillity Areas  | Support policy efforts by Corby to maintain tranquillity in the northeast of the borough. However the area identified in the CPRE tranquillity maps extends into East Northamptonshire. It might not make sense to designate an area of tranquillity on one side of the boundary only; I would therefore suggest that Corby work with East Northamptonshire to determine whether a single cross-boundary area of tranquillity could be established, which might be protected in P2LP for both authorities. | No evidence has come forward to robustly support the designation of additional tranquillity areas in the P2LP.   |
| The Woodland Trust                                   | Nature Conservation | We support the option to have locally designated sites shown on the policies map.  | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans. |
| The Woodland Trust                                   | Nature Conservation | We would like to see ancient woodland and ancient and veteran trees given the strongest possible level of protection in your plan. A suitable wording would be to say that these assets should only be lost or damaged by development in wholly exceptional circumstances. This is to reflect the fact that they are highly complex and long established habitats and once they are damaged or lost they cannot be replaced.   | Policy 4 of the JCS addresses potential harm to priority habitats or species, including trees. It is not necessary to repeat policies contained in the JCS in the P2LP for Corby.                    |

|                    |                                  |  |   |
|--------------------|----------------------------------|--|---|
| The Woodland Trust | Open Space, Sport and Recreation | Support the designation and protection of sites based on updated evidence. This should protect areas of open space that have been identified in the updated audit and in particular irreplaceable ones such as ancient woodland.   | Locally designated sites will be included on the Policies Map in line with Policy 4 of the JCS, which provides a framework to designate further sites at local level, including Neighbourhood Plans.  |
| The Woodland Trust | Open Space, Sport and Recreation | It is important to seek to add new environmental assets where opportunities arise, for example in association with housing or other development. Trees and woodland in particular can give a range of benefits to local communities including improving air quality, helping alleviate surface water flooding and providing shade in the summer months. We would like to see the Open Space, Sport and Recreational Facilities audit extended to include an accessibility audit for each of the categories of open space, using appropriate standards. Natural England has an Access to Natural Greenspace Standard and the Woodland Trust has a standard for accessible woodland: this aspires that everyone should have a two hectare wood within 500 metres of their home and a wood of at least 20ha within 4km of their home. Measuring performance against the standard can be used to derive targets for the amount of woodland which may be needed in your area. | Additional policy is included for the provision of open space, sport and recreational facilities based on updated evidence to accord with national policy and the JCS.  |
| The Woodland Trust | Water and Flood Risk Management  | We would like to see the P2LP outline how natural assets can assist with flood defence and improvement of water quality. For example trees planted in the right place can improve water quality by up to 90% and can help slow down run off into drains from hard surfaces, thus helping to reduce the likelihood of surface water flooding in times of heavy rainfall.  | Policy 5 of the JCS supports a range of measures to manage flood risk and improve the quality of the environment. Paragraph 3.64 specifically mentions tree planting. The P2LP could usefully cross reference to this. The North Northamptonshire Place Shaping SPD will give further guidance. |

|   |                        |  |   |
|---|------------------------|--|---|
| The Woodland Trust                              | Other                  | You could consider having a separate policy on trees and woodland within your plan....or having a tree and woodland SPD or a tree and woodland strategy to sit alongside the Local Plan.   | Policy 4 of the JCS addresses potential harm to priority habitats or species, including trees. It is not necessary to repeat policies contained in the JCS in the P2LP for Corby. The North Northamptonshire Place Shaping SPD will give further guidance.                            |
| Northamptonshire County Council, Archaeological | Heritage Assets        | Non designated assets can not only include buildings and structures but also buried archaeological remains, parks and gardens and areas of open space. The creation of a local list should be collaboration between a number of parties but as a starting point it is usually initiated by the conservation team in consultation with other interested parties. I understand that Northampton Borough Council has started this process and it might be helpful to look at their selection criteria. This includes the possibility of including archaeological interest.  | It is recognised that there is scope to include buried archaeological remains, parks and gardens and areas of open space within a local list. The Council will ensure that the creation of a local list involves input from conservation experts as well as other interested parties. |
| Northamptonshire County Council, Archaeological | Further Local Guidance | The council should be robust and proactive in requiring prospective developers to submit archaeological assessment containing information with regard to the archaeological potential of a proposed development area in advance of determination. It should be made clear at the pre application stage that applications which are submitted without sufficient assessment will not be progressed until the assessment has been undertaken. This is especially relevant to Sustainable Urban Extensions and larger scale developments which by their very nature have the potential to impact on a larger number of unknown archaeological assets. The understanding of the archaeological resource in | The requirement for an archaeological assessment is set out in the Council's Validation Requirements Document to support Policy 2 d) of the JCS and the NPPF.   |

|   |                |   |  |
|---|----------------|---|--|
|   |                | advance leads to an informed mitigation strategy and allows the opportunity for preservation in situ if potentially national significant remains are identified   |  |
| Northamptonshire County Council, Archaeological | Other          | The approach to protecting and enhancing the historic environment should not be considered in isolation or just as archaeology. It includes historic landscapes such as ridge and furrow and historic parklands which are not always designated and therefore vulnerable to development. The provision of green infrastructure and natural environment policies can have a detrimental impact on the historic environment if undertaken in isolation. It is important that any document includes a consideration of the potential interrelationships between landscape, green infrastructure and natural environment. | Policy 2 of the JCS offers protection to all heritage assets, including historic landscapes. The approach to protecting and enhancing the historic environment will not be considered in isolation but should be read together with other policies, including policies on landscape, green infrastructure and natural environment to achieve full understanding of the policies and proposals. |
| Andrew Granger                                  | Call for Sites | Land at Church Street, Weldon is promoted for residential development.  | Site assessed as part of the Site Selection Methodology Background Paper   |
| BPA Pipelines                                   |                | No BPA Pipelines apparatus falls within the vicinity of the plan area.  | Comment noted.   |
| Joint Planning Committee                        |                | The North Northamptonshire Joint Committee confirmed that the P2LP (Regulation 18 scoping consultation) is in conformity with the JCS and takes forward the relevant issues where local guidance is required.   | Comment noted and welcomed.  |
|   | Call for Sites | Extension to Weldon Park.   | Site assessed as part of the Site Selection Methodology Background Paper   |