Summary of Villages & Rural Areas Stakeholder Workshop

Held 20th September 2005 as part of the preparatory work for the Corby Site Specific Development Document that will form part of the North Northamptonshire Local Development Framework.

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Introduction

The stakeholder workshop held on 20th September 2005 at the Hunting Lodge Hotel, Cottingham was arranged as part of the preparatory work for the Corby Site Specific Development Document which will form part of the North Northamptonshire Joint Local Development Framework (see www.corby.gov.uk for further details). It was designed to encourage debate and discussion of the issues (and options) facing rural communities within Corby Borough Council’s boundary with a particular focus on the potential impacts of the planned growth agenda. There were 28 attendees ranging in representation from parish, town and borough councils, voluntary organisations as well as representatives from private land holdings and the rural housing development sector.

Input from these representatives through the workshop forum will aid and guide the preparation of the Corby Site Specific Development Document.

Workshop Format

Attendees were requested to sit in several sub-groups which were intended to ensure a range of representation in terms of professionals, private and public and voluntary organisations as well as local representatives.

The workshop was split into two sessions during which each sub-group were asked to answer several set questions. At the end of each session, each group was asked to identify one or two key discussion points.

Structure of Feedback Report

The remainder of this report is structured as follows:

- The Questions covered by the workshop
- An analysis of Key Issues and Outcomes (including those identified by each group)
- Detailed notes of the discussions of each sub group (Appendix A)
- Annotated plans capturing each groups drawings (Appendix B)
- Attendance Record (Appendix C)
The Questions Covered by the Workshop

Session 1

In your groups please address the following issues:

Q1: Chose two villages that could be affected by the growth of Corby and in particular by the possible future urban extensions. For each one list:
   - up to three possible resulting negative impacts, and
   - up to three possible positive impacts.

Q2: Please describe how you see the role of the countryside and villages surrounding Corby in relation to the residents of Corby town.

Q3: Please describe the impact of recent development in the villages on their character. List up to three positive impacts and up to three negative impacts.

Q4: The current Local Plan identifies Weldon and Gretton as Limited Development Villages. The Restricted Infill Villages are: Cottingham, East Carlton, Great Oakley, Middleton and Stanion. Rockingham is a Restraint village. There are also village confines. Do you think these policies, including the village confines, have worked well? Please give reasons why or why not!

Q5: Are there areas of land within villages that are important to their character but that are not adequately protected? For example important public or private open spaces such as large gardens, views or backland areas. How would you like to see these protected?

Q6: Do you think there is enough open space in Corby? Do you think the quality of open spaces is good enough? Are the open spaces you want to use close enough to where you live?

Q7: This winter work will be done on identifying the level of need for affordable housing in the rural areas around Corby as part of a larger housing needs assessment. This may result in a need to find sites for affordable housing in or next to the villages. Please identify on the maps provided a possible site for a small affordable housing site.

Session 2

Q8: New housing can result in a developer contributing towards local facilities. What sort of facilities do you think need supporting or providing?

Q9: Affordable housing can also be provided as part of a mixed residential development. Are there any sites where this could happen? If so please mark them on a plan. If not please give your reasons why.

Q10: There is an expressed need in the Corby area for more higher-priced housing. Please list two positive and two negative views on the impact of this on a village community.
Q11: With fewer agricultural jobs in rural communities and many people commuting to work, villages can be very quiet during weekdays. Should home working be supported? If so how?
Is there a need for small employment sites? Can you suggest a location?
Is there a need for measures to support rural people obtain training etc for new jobs?

Q12: The River Nene Country Park Project is looking to provide linkages in terms of ‘Green Infrastructure’ across the County. Please identify sites that could be used to contribute to open space, recreation, leisure opportunities and wildlife sites and potential ‘green’ linkages between the built up areas and these features in the wider countryside.

Q13: The Rockingham Forest Trust’s ‘Building on Tradition’ is going to be carried forward with the new plan. Do villages want to prepare their own plans and do they consider that they are able to organise themselves to do this?

Q14: If you have the time please consider what you would like to see happen in the Corby area to encourage you to shop there and go there for your leisure activities?
Key Issues in Group Feedback

At the end of each session the groups were asked to set out the question and issues which raised the most discussion. These are set out by Group below: (please note that based on numbers of attendees there was no group D, hence only Groups A, B, C, E & F reported)

Session 1

Group A (principally representing the Village of Weldon)

- The impact of proposed new development on the village ie Priors Hall.
- There were stark differences of opinion within the group.
- Development in Weldon is taking away key assets of village.
- There is some compensation but not adequate to compensate for the overall impact.
- Development could be within Corby - Need to protect assets of the countryside - social and economic.
- Weldon feels it is having a “raw deal”.

Group B (principally representing the Villages of Gretton, Cottingham and Middleton)

Question 1 (Villages affected by growth) was a main issue:
- Middleton - Negative Impacts - especially traffic related (A427) and through village traffic.
- Potential positive impacts: eg, increase in trade for shops and services, demand for schools etc.
- Potential negative impacts: concern about non-cohesive development- the possible urban extension is a large area and unless properly planned may be negative.
- If there is a masterplan with adequate strategic landscaping the urban extension could be positive and protect villages.
- Would help keep families in the area, advantages for work and infrastructure.

Group C (principally representing the Villages of East Carlton, Middleton and Cottingham)

- Main impact- encroachment of western extension. Nebulous area, not defined (includes woodland). Need to keep sporting use and police use of land-reduce vandalism).
- Negative Impacts: social groups A & B mostly want to live in villages.
- Concern about retail provision in rural area.
- Some need for self employed-working from home and reducing travel to work, provide employment.
- Middleton - fear of encroachment re any western area extension of Corby
- Housing association housing not cheap and residents may be on benefit-not necessarily helping local people.
- Need 1 and 2 bed accommodation and need to protect areas of high amenity value in villages.
- Protect landscape and views.

Group E (principally representing the Villages of East Carlton & Cottingham)

- Not just rural area, positives for one parish may be negatives for another.
- Conservation – need to protect character of villages.
Accept development? Significant utilities and drainage issues to be overcome.
Need to improve services before any development, not after!
Make villagers aware of potential benefits of growth in terms of urban extensions and within villages (health, education, transport etc).
Affordable housing important.
Shops need to diversify to remain viable.

Group F (principally representing the Villages of East Carlton, and Gretton)
Concern about western extension.
Pressure on Country Park, ie best asset.
Fear of crime is increasing.
Some potential benefits eg jobs, retail offer.
Advantages of development in Gretton explained, eg school healthier/ local facilities improved.
Concern about residential development taking possible employment land, with the subsequent loss of employment potential.
Small scale enlargement is beneficial.
Social housing - strong view with regard to Gretton that young people are being pushed out by Corby people.
Need to control development so as to benefit local people.
Protect views and valued open space, preserve skyline.
Open space provision is generally ok, but access for Corby residents to countryside needs to be improved.
Need to improve public transport generally across Corby.

Session 2
Group A
Transport - concern (in Weldon) about traffic going through village (ie from Priors Hall). Traffic calming required so as to take traffic away from villages.

Group B
Affordable housing - make sure balanced mix, sustainable. Provide facilities, jobs, transport.
Middleton Parish Plan - no need for affordable housing, no sites except outside village envelope.
Cottingham - huge need for affordable housing. Site would be outside existing envelope.
Gretton - need identified for affordable housing for young people (and elderly who may want to downsize property).
Affordable housing site already identified within a larger development in Gretton.
Rockingham - restraint village - successful recent housing - could be extended to limited amount.
Employment sites – Gretton - better to preserve existing employment areas.

Group C
Facilities within the villages are important.
Need to get people involved in the village rather than just use as a commuter base.
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- Village hall—relationship between villages in terms of shared facilities.
- Better and more appropriate sports and youth facilities needed.
- Affordable housing to be smaller and for local people.
- Don’t need any more higher priced housing, would unbalance population.
- Employment in new housing areas should encourage work from home - flexible designs of home/work spaces needed.

Group E

- Need both affordable and higher priced aspirational housing - good to have variety.
- Affordable housing to be for local people - need to understand actual real demand
- How much will be social, if any?
- Higher priced housing—could create “us and them” tension if large houses are not integrated. But big houses in villages may help attract executives to Corby and help job creation.

Group F

- Should encourage home working including small industrial/commercial units within village.
- Barn conversions for employment.
- Issue of transport highlighted.
- Affordable housing—conflict between questions 7 & 9.

Summary of Group Discussions
The following section summarises the points emerging from the group discussions as evidenced from the notes taken and discussions which took place. Group notes are collated in Appendix A.

- Each village is different and needs to be treated separately.
- Council should refer to and use existing Parish Plans.
- The groups expressed some support for high quality/sustainable extension of villages.
- Need for affordable/mix of housing opportunities.
- Need to ensure that affordable homes are available firstly to local people.
- Need to encourage home working eg flexible house designs, clear planning policies, shared space, opportunities for small scale business activities, overcome broadband constraints.
- Any new development to be of high quality and incorporate sustainable development principles - potential exemplar projects.
- Section 106 agreements to capture benefits for villages.
- Improvements to be up front and not years after development.
- Need to protect and improve East Carlton Country Park as major asset.
- Need to deal with potential traffic impacts of growth on villages, traffic calming, car parking etc.
- Masterplanning of urban extensions to provide strategic landscaping to help screen and minimise visual impacts on villages.
- The need for additional dedicated planning expertise within the Council for the villages.
APPENDIX A: NOTES OF THE DISCUSSIONS OF EACH SUB-GROUP

The general responses to each question from the various sub-groups have been transcribed and are provided in the following section (Responses from groups A, B, C, E and F are collated below. Group D was re-grouped into others).

Group A

This Group primarily discussed the villages of Weldon and Gretton.

Q1: Chose two villages that could be affected by the growth of Corby and in particular by the possible future urban extensions. For each one list:
- up to three possible resulting negative impacts, and
- up to three possible positive impacts.

Possible negative impacts of growth:
- Far too much growth in the villages already.
- Priors Hall already taken up growth in Weldon Parish and growth should be spread out across Corby.
- Loss of open countryside.
- Urban sprawl.
- Impact of urban town Priors Hall on Weldon’s doorstep.
- Increase in traffic.
- Loss of village identity.

Possible positive impacts of growth:
- Improve people dynamics: provide employment, bring new people into the area.
- Potential new facilities in villages.
- Expose assets of villages to be seen as desirable places to live.
- Function of village is to provide infrastructure to service its residents - extra growth can encourage more infrastructure and make villages more sustainable.
- However, big retail developments can kill off village shops.
- Section 106 agreements can lead to improvements for villages - use to improve roads and reduce traffic through villages-need funding source for environmental improvements and improved access to the countryside.

Additional Comments: Why have the villages not been involved in the Green Infrastructure initiative?

Q2: Please describe how you see the role of the countryside and villages surrounding Corby in relation to the residents of Corby town.

- People from surrounding areas do not aspire to live in Corby - could use villages as places where people want to live - villages need to be exemplary.
- Need policies that push villages as assets to the Borough. This is what will make people want to come to Corby to live.
- Corby needs to support village shops, greens, sports clubs so that people want to live there.
- Try to achieve best village etc - very active part of regeneration of Corby needs to be improving and selling villages.
- One of Corby’s greatest assets is its surrounding countryside (including Rockingham castle, Kirby Hall).
• Could be a place where people want to live because of access to the countryside.
• Need to look after the space and landscape - treat as key asset.
• Need to maintain and manage countryside around Corby in a way that ensures people want to use it - great undulating landscape.
• By promoting the above - draw people in to use Corby town.
• Promote villages as an introduction to the countryside - villages have to take proactive role in promoting themselves-will be competing against East Northamptonshire, Market Harborough etc.
• Make sure there are places to stay and eat in villages - keep people there as a way of capturing spending power.
• Each village to have their own identity and purpose. Problem is that there may be significant overlapping.

Q3: Please describe the impact of recent development in the villages on their character. List up to three positive impacts and up to three negative impacts.

• Need stronger design codes in villages - problem is that house builders will come in and not be sympathetic to environment.
• New houses must be sympathetic to the local environment. Must be consistent with what is already there (best of, ie not 1960’s or 70 development).
• Vital if villages are to be Corby’s draw card. Rockingham and Parish Design codes are excellent - need to give the teeth and make sure they are implemented - must have high standards.
• Traffic and transport - need to ensure noise of extra traffic isn’t an issue. Need to build in traffic control infrastructure early.
• Running out of space in the villages because of recent developments, need to keep open countryside around villages.
• More people contribute to village life, but lots of workers are commuters so leave to go to work and don’t contribute to village life. Need to encourage them to become part of village life.

Q4: The current local plan identifies Weldon and Gretton as Limited Development Villages. The Restricted Infill Villages are: Cottingham, East Carlton, Great Oakley, Middleton and Stanion. Rockingham is a Restraint village. There are also village confines. Do you think these policies, including the village confines, have worked well? Please give reasons why or why not!

Depends which village you live in. Need to ask village people. In Weldon it hasn’t worked. Gretton it seems to have worked-has led to more restricted development-probably a bit to do with transport-don’t end up there by accident whereas Weldon is at a crossroads of ‘A’ roads.

Q5: Are there areas of land within villages that are important to their character but that are not adequately protected? For example important public or private open spaces such as large gardens, views or backland areas. How would you like to see these protected?

See Plan 4-Weldon - protect open countryside around Weldon – but how do you achieve?
Q6: Do you think there is enough open space in Corby?  
Do you think the quality of open spaces is good enough?  
Are the open spaces you want to use close enough to where you live?  

Separate questionnaire relating to ongoing open space study completed.

Q7: This winter work will be done on identifying the level of need for affordable housing in the rural areas around Corby as part of a larger housing needs assessment. This may result in a need to find sites for affordable housing in or next to the villages. Please identify on the maps provided a possible site for a small affordable housing site.

- Weldon - affordable housing being addressed as part of the Parish Plan.
- Elderly and young need to be able to live in villages - need to provide housing that is affordable.
- Rather than one site - have affordable housing within other housing - mixed development.
- Priors Hall should take some affordable housing.

Session 2

Q8: New housing can result in a developer contributing towards local facilities. What sort of facilities do you think need supporting or providing?

- Bypass for Weldon.
- New village hall.
- Additional traffic calming measures to slow traffic through Weldon.
- Old persons' facilities.
- Pubs.
- Improved public transport to the town centre.
- Health facilities - full time doctor.
- Better shopping facilities in Corby.

Q9: Affordable housing can also be provided as part of a mixed residential development. Are there any sites where this could happen? If so please mark them on a plan. If not please give your reasons why.

- Priors Hall Site.
- Restrict elderly persons and affordable housing to people from Weldon - 1st claim goes to local people.
- Instead of just housing for elderly people, put in place measures to help people remain in their houses into old age - flexible design of houses etc.
- Housing needs survey - each village needs to be very involved in this - refer to Parish Plan for Weldon.
- See Plan 4.

Q10: There is an expressed need in the Corby area for more higher-priced housing. Please list two positive and two negative views on the impact of this on a village community.

Negatives
- Traffic increases.
• Investment buyers - not as committed to the village community - so don’t contribute to village life. People already in villages can’t afford higher priced housing so pricing locals out of the market.

Positives
• Greater spending capacity the local community.
• More people - potential to support village facilities, particularly if they are families.

Q11: With fewer agricultural jobs in rural communities and many people commuting to work, villages can be very quiet during weekdays. Should home working be supported? If so how?
Is there a need for small employment sites? Can you suggest a location?
Is there a need for measures to support rural people obtain training etc for new jobs?

• Employers facilitate homeworking rather than village facilities, but broadband access is important.
• Employment sites - need to look at function of village and what will attract people - employment site needs to support the role of the village (eg excellent baker for Weldon - draw people in).
• Support for cottage industries (in Parish Plan) - logical place would be high street and converting barns.
• Maximise number of people commuting from village to Corby - will keep spend in Corby, reduce travel time so more time at home - focus on higher end jobs in Corby to keep village people working and spending in the borough.
• Corby needs to use its educational facilities more.
• Try to get a higher education facility in Corby (bring people in to study and find work for them, higher paying jobs).
• For example have a mandarin college in Corby - logistics strong in Corby-trade with China will be important.
• Retrain people in logistics and construction-construction going to be important source of employment - important to get young people in Corby involved at all skill levels.
• Refocus from agricultural colleges to construction colleges.
• Issue of empty housing could be important - how will villages cope with influx of new cultures, eg Eastern European?
• See Plan 4.

Q12: The River Nene Country Park Project is looking to provide linkages in terms of ‘Green Infrastructure’ across the County. Please identify sites that could be used to contribute to open space, recreation, leisure opportunities and wildlife sites and potential ‘green’ linkages between the built up areas and these features in the wider countryside.

Nene Country Park could be an asset to encourage aspirational households to Corby - need to ensure Corby relates to the park, that it is safe and encourages walking/ cycling.

Q13: The Rockingham Forest Trust’s ‘Building on Tradition’ is going to be carried forward with the new plan. Do villages want to prepare their own plans and do they consider that they are able to organise themselves to do this?

In conjunction with Rockingham Forest Trust - Parishes don’t have the expertise/time to do it by themselves.
Q14: If you have the time please consider what you would like to see happen in the Corby area to encourage you to shop there and go there for your leisure activities?

Not answered.
Group B

The group discussed the villages of Middleton and Weldon

Q1: Chose two villages that could be affected by the growth of Corby and in particular by the possible future urban extensions. For each one list:

- up to three possible resulting negative impacts, and
- up to three possible positive impacts

**Middleton**

**Negative**
- Increase in traffic on A427.
- Increase in traffic through villages.
- Developers jumping from site to site without cohesive development and good layouts.

**Positive**
- Extra trade for public houses.
- Keep families within area-providing work and houses.
- Health centres might have opportunity to expand to villages.
- Landscaping - provided before development to screen development and blend with adjoining landscape.

**Weldon**

**Negative**
- Loss of village identity.
- City Academy - pupils travelling out of Corby - should be in town.
- Environmental impact!

**Positive**
- City Academy - providing excellent school - attraction to Priors Hall development.
- Derelict sites improved.
- Infrastructure - will improve facilities for village doctors, sports facilities, education.

Q2: Please describe how you see the role of the countryside and villages surrounding Corby in relation to the residents of Corby town.

- Escape to Countryside.
- Shared relationship – The main town provides key facilities and services, whilst villages can assist in the regeneration of Corby through access to countryside, tourism - attract people in.
- Corby residents are provided with good rural hinterland.
- Village urbanisation would spoil area. Should be kept restricted for identity.
- Desire to attract diverse communities.

Q3: Please describe the impact of recent development in the villages on their character. List up to three positive impacts and up to three negative impacts.

**Gretton**
- Impact of Rockingham Motor Speedway-negative - could be high tech development.
- The new estate developed 30 years ago. Not accepting any new development.
- Doubled in size to 500 houses over 50 years.
- Infill development, old farm yards within boundary.
- Employment gone out of village.
• Village railway station gone.
• Facilities gone.
• Design of recent developments is sensitive, character retained.
• Planning permission for 60-70 units agreed in Local Plan.
• School is full.

Q4: The current local plan identifies Weldon and Gretton as Limited Development Villages. The Restricted Infill Villages are: Cottingham, East Carlton, Great Oakley, Middleton and Stanion. Rockingham is a Restraint village. There are also village confines. Do you think these policies, including the village confines, have worked well? Please give reasons why or why not!

• Middleton and Cottingham produced village plan - children at university don’t come back to village. Within village children cannot afford to live in village, this may be a result of the policy of restriction.
• Village envelopes come in and out to suit the planners.
• Edge of community should relate to contour and confines of village. Boundaries should be carefully defined.

Q5: Are there areas of land within villages that are important to their character but that are not adequately protected? For example important public or private open spaces such as large gardens, views or backland areas. How would you like to see these protected?

• Protecting High Street (traffic).
• Trees/gardens should be retained.
• Allocate planning officer for each village.
• Squeezing extra plots to front other houses.
• How to protect - by covenants restricting infill. Judge each case on its merits.
• Pressure on boundaries.
• Gardens on new development should be large
• Back garden and infill development should be tightly controlled.
• Parish plan should come from parish with policy on designs. New process fraught with dangers.
• Should protect areas outside conservation area ie Cottingham.
• Gretton Parish Plan - keep to Village designated area.

Q6: Do you think there is enough open space in Corby? Do you think the quality of open spaces is good enough? Are the open spaces you want to use close enough to where you live?

Separate questionnaire relating to ongoing Open Space Study completed.

Additional Comments:
• Land by swimming pool in Corby will become available.
• Ancient Woodland - large areas.
• Flats on edge of woodlands providing good environment.
• There is enough open space - just not maintained or usable.

Q7: This winter work will be done on identifying the level of need for affordable housing in the rural areas around Corby as part of a larger housing needs assessment. This may result in a need to find sites for affordable housing in
or next to the villages. Please identify on the maps provided a possible site for a small affordable housing site.

- Very little affordable housing in villages.
- Elderly need to be considered for sheltered housing.
- Family connections - more than one generation within village.
- Gretton’s latest new development has 20% affordable housing.
- Plenty of affordable housing within Corby.
- Villages need affordable housing.
- Middleton - no Council or affordable housing - but some very small cottages.

Session 2

Q8: New housing can result in a developer contributing towards local facilities. What sort of facilities do you think need supporting or providing?

- Shops covering all items through to local farmers markets. Chemist facilities including space that doctors or nurses could use possibly linked to a local supermarket. Medical supplies to be delivered.
- Transport: Buses, cycle routes.
- Playing Fields: Recreation Facilities - multi ball courts, general sports.
- Meeting facilities: separate from Village Hall.

Q9: Affordable housing can also be provided as part of a mixed residential development. Are there any sites where this could happen? If so please mark them on a plan. If not please give your reasons why.

- Middleton - no need for affordable housing based on local survey.
- Low cost housing to provide affordable housing - children want to stay within village.
- Could only build if envelope extended.
- Cottingham - huge need.
- Gretton - need for affordable housing - site identified in the centre of Gretton as affordable - shown on Plan 1.
- Rockingham – yes, small amount – see Plan 3.

Q10: There is an expressed need in the Corby area for more higher-priced housing. Please list two positive and two negative views on the impact of this on a village community.

Positive
- Take pressure off rural areas and increase sustainability.
- Higher paid salaries attracted (will attract higher priced aspirational houses).

Negative
- More cars.
- New build houses attract away from village house sales - balance required.

Q11: With fewer agricultural jobs in rural communities and many people commuting to work, villages can be very quiet during weekdays. Should home working be supported? If so how?

Is there a need for small employment sites? Can you suggest a location?
Is there a need for measures to support rural people obtain training etc for new jobs?
• Home working supported.
• Building small office extension - but not to attract increased traffic to village.
• Gretton workers from home and Kingscliffe provides moral support and prevents isolation. Village Halls could provide areas for managed workspace. Equipment is reducing in cost.
• Planning Policy and Council Tax issues to be addressed.
• Need for small employment sites - needs courtyard of old farm buildings which are now all gone - redeveloped for housing which provides more profit for developers.
• Preserve existing employment sites for new employment.
• Rockingham - training already well provided for.

Q12: The River Nene Country Park Project is looking to provide linkages in terms of ‘Green Infrastructure’ across the County. Please identify sites that could be used to contribute to open space, recreation, leisure opportunities and wildlife sites and potential ‘green’ linkages between the built up areas and these features in the wider countryside.

No recorded discussion

Q13: The Rockingham Forest Trust’s ‘Building on Tradition’ is going to be carried forward with the new plan. Do villages want to prepare their own plans and do they consider that they are able to organise themselves to do this?

• Villagers would prefer to do own plans, but would require expert advice from Planning Authority.
• Allocate one planning officer per village.
• Do not inhibit modern design.
• At the moment no scope for tasteful modern design in sympathy with surrounding environment.

Q14: If you have the time please consider what you would like to see happen in the Corby area to encourage you to shop there and go there for your leisure activities?

No recorded discussion
Group C

Q1: Chose two villages that could be affected by the growth of Corby and in particular by the possible future urban extensions. For each one list:
   • up to three possible resulting negative impacts, and
   • up to three possible positive impacts

Cottingham, (Middleton) and East Carlton chosen because they are close together though no representative of Middleton in the group:

Possible negative impacts of growth:
• More people/youths - noise and damage to countryside.
• Overloaded local schools filled up with Corby children.
• Annoyance crimes and resentful local residents.

Possible positive impacts of growth:
• Possibilities of providing better social and/or sports facilities.
• Improvements to open spaces and footpaths.
• New housing for young people and elderly to stay in their own villages.

Q2: Please describe how you see the role of the countryside and villages surrounding Corby in relation to the residents of Corby town.

• Commuter settlements - even teachers at the local schools don't live in the villages.
• Young people come out of the built up area to sit outside pubs.
• Even if facilities in Corby are improved villages will need to be more self-contained, not reliant on the town.
• More people living in the villages who work in London and elsewhere.
• More people from London etc who work from home - conversion of back barns, garages - employ local help and work flexible hours for school pick-up.

Q3: Please describe the impact of recent development in the villages on their character. List up to three positive impacts and up to three negative impacts.

• The bigger the villages become the more urbanised they are.
• There is no social integration of newcomers - people retain their urban identity and don't join in the village life - go back in to Corby to socialise.
• Schools and churches no longer act as social centres.
• Village shops inadequate, reduced to one small unit with not enough space and Corby BP 24 hour shop makes it worse.
• Loss of local employment, shoe factory converted to apartments.
• Right to buy reduces choice of housing - not enough bungalows for elderly, not enough social housing.
• All new developments need good modern design.
• Need to resist all backland development and division of gardens.

Q4: The current local plan identifies Weldon and Gretton as Limited Development Villages. The Restricted Infill Villages are: Cottingham, East Carlton, Great Oakley, Middleton and Stanion. Rockingham is a Restraint village. There are also village confines. Do you think these policies, including the village confines, have worked well? Please give reasons why or why not!
• Local landowners putting pressure on to extend villages by new developments.
• Need strong policies to secure village confines.
• People tend to be apathetic until there is a threat of development.
• Suspicion that Corby Councillors don’t know the area and don’t care about village boundaries and landscape value.

Q5: Are there areas of land within villages that are important to their character but that are not adequately protected? For example important public or private open spaces such as large gardens, views or backland areas. How would you like to see these protected?

• Protect views out of the village - land used as pocket parks and country park - and views in - skylines and visual barriers around villages as shown on Plan 2. The view North across the Welland Valley from the footpath ‘Jurassic Way Section’ going from the Church & the Dale in Cottingham over the hill to Middleton is particularly important and must be protected.
• Provide buffers around villages - sporting woodland and agriculture; well supervised areas with gamekeepers etc, horse activities, cross country horse trails, connect linear activity areas, improve quality and connections.

Q6: Do you think there is enough open space in Corby? Do you think the quality of open spaces is good enough? Are the open spaces you want to use close enough to where you live?

Separate questionnaire relating to ongoing Open Space Study completed.

Q7: This winter work will be done on identifying the level of need for affordable housing in the rural areas around Corby as part of a larger housing needs assessment. This may result in a need to find sites for affordable housing in or next to the villages. Please identify on the maps provided a possible site for a small affordable housing site.

• Need smaller units for young people low cost housing and rented - could convert outbuildings and provide studio apartments.
• Farms moved out of villages so farmyards provide space for developments - Middleton farm buildings converted to nursery school.

Session 2

Q8: New housing can result in a developer contributing towards local facilities. What sort of facilities do you think need supporting or providing?

• S.106 used in Middleton for contributions to children’s play and improvements to village hall.
• Parish Council manages Cottingham school annex and wants to extend to provide multi-functional sports hall and make it viable.
• Proposal in Middleton for new meeting hall.
• East Carlton uses cricket pavilion- would like to extend but privately owned.
• Young people have nowhere to meet, no adults to supervise youth club, no non-licensed space.
• Need to make good spaces available with good facilities and provide activities – arts projects, theatre events, sports facilities, internet café/coffee bar; find out what the young people want.

Q9: Affordable housing can also be provided as part of a mixed residential development. Are there any sites where this could happen? If so please mark them on a plan. If not please give your reasons why.

• See above - housing for young village people, not social housing for Corby people on benefit as they give nothing back to the villages. Any social housing provided should be for local village residents, not Corby Town residents.

Q10: There is an expressed need in the Corby area for more higher-priced housing. Please list two positive and two negative views on the impact of this on a village community.

• Considered to be enough already.
• Occupiers tend to be commuters with no interest in the village.

Q11: With fewer agricultural jobs in rural communities and many people commuting to work, villages can be very quiet during weekdays. Should home working be supported? If so how?
Is there a need for small employment sites? Can you suggest a location?
Is there a need for measures to support rural people obtain training etc for new jobs?

• Attractive work spaces are more sustainable, cut down journeys to work, use local employees, co-operative working and sharing facilities, networking.
• Homeworking is increasing in villages, using front rooms, granny flats or back barns.
• Could design new developments to include workspace either in the dwellings or attached or parts of site for business/craft spaces.
• Need to ensure existing business accommodation is retained, not converted to residential.
• Policies to require conversion of farm buildings to business use.

Q12: The River Nene Country Park Project is looking to provide linkages in terms of ‘Green Infrastructure’ across the County. Please identify sites that could be used to contribute to open space, recreation, leisure opportunities and wildlife sites and potential ‘green’ linkages between the built up areas and these features in the wider countryside.

No Comments.

Q13: The Rockingham Forest Trust’s ‘Building on Tradition’ is going to be carried forward with the new plan. Do villages want to prepare their own plans and do they consider that they are able to organise themselves to do this?

• Villages should prepare their own plans - Corby Councillors don’t know the area, Parishes know their areas best.
• Villages are preparing Parish Plans but responses to questionnaires tend to be limited eg traffic calming only.
• Aspirations are traditionally limited, though this is changing with influx of new people.
- Need to create opportunities for new open spaces, meeting places, plan for the longer term.

Q14: If you have the time please consider what you would like to see happen in the Corby area to encourage you to shop there and go there for your leisure activities?

- Suggestion that Corby should take advantage of Scottish connections and link up with Glasgow museums for arts facilities, museums etc.
- Need to showcase village history, encourage arts projects, drama, etc.
- People shop outside Corby – currently poor ambience of town centre and shopping choice - no specialist shops only national chain retailers like every other town.
**VILLAGES & RURAL STAKEHOLDER WORKSHOP: 20th September 2005**

**Group E**

**Q1:** Chose two villages that could be affected by the growth of Corby and in particular by the possible future urban extensions. For each one list:
- up to three possible resulting negative impacts, and
- up to three possible positive impacts

The villages of East Carlton and Cottingham were chosen for discussion

<table>
<thead>
<tr>
<th></th>
<th>Positive Impacts</th>
<th>Negative Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottingham</td>
<td>• Business Generation</td>
<td>• Impact on schools</td>
</tr>
<tr>
<td></td>
<td>• Tourism (needs promoting)</td>
<td>• Impact on utilities</td>
</tr>
<tr>
<td></td>
<td>• Impact on schools</td>
<td></td>
</tr>
<tr>
<td>East Carlton</td>
<td>• Employment</td>
<td>• Western urban extension to Corby may swallow up East</td>
</tr>
<tr>
<td></td>
<td>• Improved social facilities</td>
<td>Carlton</td>
</tr>
<tr>
<td></td>
<td>• Improved access to health facilities</td>
<td>• Increased traffic</td>
</tr>
</tbody>
</table>

**Additional comments on Cottingham:**
- Concern about a proposed 90 dwelling planning application within village.
- Villagers feel that this site should be preserved as local amenity site.
- Great concern because developer promising new village hall (blackmail?).
- Any new development in village should be accompanied by improved social/ play facilities.
- Primary school would be placed under great pressure by any further development.
- Impacts on utilities, eg sewerage.

**Q2:** Please describe how you see the role of the countryside and villages surrounding Corby in relation to the residents of Corby town.

**East Carlton**
- Providing Country Park (East Carlton Country Park already exists).
- Existing footpath and cycle network.
- Encourage people from Corby to use village more as an asset. Need to balance this against potential impacts on existing residents.

**Cottingham**
- Tourism.
- Health agenda.
- Access to countryside.
- Niche leisure facilities.
- Dormitory village.
- Sustainable development exemplar projects.

**Q3:** Please describe the impact of recent development in the villages on their character. List up to three positive impacts and up to three negative impacts.

**East Carlton**
- No developments, but feel effects of development elsewhere in term of increased use of country park and anti social behaviour.
- Need to learn from what happened at Great Oakley - need to put services and schools in at beginning of development at not at end!
Need multi-use facilities.

Cottingham
- There have been some 1970’s development and also more recent small developments.
- Potential impact on loss of identity and community.
- Impact on architectural character of village.
- Development not matched by improved facilities.

Q4: The current local plan identifies Weldon and Gretton as Limited Development Villages. The Restricted Infill Villages are: Cottingham, East Carlton, Great Oakley, Middleton and Stanion. Rockingham is a Restraint village. There are also village confines. Do you think these policies, including the village confines, have worked well? Please give reasons why or why not!

East Carlton
- Virtually no development - this is a good thing generally.
- Still and active village - dormitory village.
- Socially very cohesive.
- Past developments have been integrated into village life.

Cottingham
No comment.

Q5: Are there areas of land within villages that are important to their character but that are not adequately protected? For example important public or private open spaces such as large gardens, views or backland areas. How would you like to see these protected?

East Carlton
- Lot of privately owned woodland.
- Country park already has Tree Preservation Order protection – see location of site to protect on Plan 2.
- Cricket pitch needs protecting - social centre of village – see Plan 2.
- Flexibility on potential release of large back gardens.
- Need to adopt proposals set out in parish plan.
- Need to consult parish plans and if required undertake further community consultation.

Q6: Do you think there is enough open space in Corby? Do you think the quality of open spaces is good enough? Are the open spaces you want to use close enough to where you live?

Separate questionnaire relating to ongoing open space study completed.

Q7: This winter work will be done on identifying the level of need for affordable housing in the rural areas around Corby as part of a larger housing needs assessment. This may result in a need to find sites for affordable housing in or next to the villages. Please identify on the maps provided a possible site for a small affordable housing site.
East Carlton

- Some roadside plots on greenfield agricultural land have the potential for housing – see Plan 2 but limited.

Session 2

**Q8:** New housing can result in a developer contributing towards local facilities. What sort of facilities do you think need supporting or providing?

- Depends on each village.
- Community facilities.
- Social facilities/schools.
- Subject to community infrastructure appraisals.
- Expansion of broadband to villages.
- Flexible multi-use spaces.
- Better integrated public transport.

**Q9:** Affordable housing can also be provided as part of a mixed residential development. Are there any sites where this could happen? If so please mark them on a plan. If not please give your reasons why.

- Need to relate to Parish Plans or consult widely.
- If sewerage and drainage issues can be overcome there are sites that could potentially be suitable subject to local constraints - but these will not be popular.
- Potential use of Cottingham quarry as eco-village.
- No site required/appropriate in East Carlton.

**Q10:** There is an expressed need in the Corby area for more higher-priced housing. Please list two positive and two negative views on the impact of this on a village community.

<table>
<thead>
<tr>
<th>Positive</th>
<th>Negative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide high quality places for senior executives.</td>
<td>Potentially socially divisive.</td>
</tr>
<tr>
<td>Can identify small individual plots for prestige development.</td>
<td>Need balance of housing for local people not just executives.</td>
</tr>
<tr>
<td>Source of small amount of affordable housing as part of a scheme.</td>
<td></td>
</tr>
</tbody>
</table>

**Q11:** With fewer agricultural jobs in rural communities and many people commuting to work, villages can be very quiet during weekdays. Should home working be supported? If so how?

Is there a need for small employment sites? Can you suggest a location?

Is there a need for measures to support rural people obtain training etc for new jobs?

- Home working should be supported.
- Shared office space in community facilities.
- Encourage through business link ups/newsletters.
- Conversion of some farm buildings.
- Planning guidelines needed.
- Use old farm buildings.
• Training not really in demand.
• Transport to any training for older people is an issue.

Q12: The River Nene Country Park Project is looking to provide linkages in terms of ‘Green Infrastructure’ across the County. Please identify sites that could be used to contribute to open space, recreation, leisure opportunities and wildlife sites and potential ‘green’ linkages between the built up areas and these features in the wider countryside.

• Welland Valley is key potential link including Jurassic Footpath (located to the NW of Gretton as shown on Plan 1).

Q13: The Rockingham Forest Trust’s ‘Building on Tradition’ is going to be carried forward with the new plan. Do villages want to prepare their own plans and do they consider that they are able to organise themselves to do this?

• Yes, and would need help.

Q14: If you have the time please consider what you would like to see happen in the Corby area to encourage you to shop there and go there for your leisure activities?

The Group did not find time to respond to this question.
Group F

Q1: Chose two villages that could be affected by the growth of Corby and in particular by the possible future urban extensions. For each one list:
• up to three possible resulting negative impacts, and
• up to three possible positive impacts

The village of East Carlton was chosen for discussion

<table>
<thead>
<tr>
<th>Positive</th>
<th>Negative</th>
</tr>
</thead>
<tbody>
<tr>
<td>A427-speeding traffic (no footpath or cycleway).</td>
<td>Could improve the opportunities for the villagers eg job, and retail.</td>
</tr>
<tr>
<td>Pressure on country park, needs handling sensitively.</td>
<td>Improvements to country park (sensitive).</td>
</tr>
<tr>
<td>Fear of increase in crime with increasing population.</td>
<td>Rail station/ public transport improvements.</td>
</tr>
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</table>

Additional comments: value of Parish Plans eg Gretton, Rockingham, East Carlton, Weldon etc.

Q2: Please describe how you see the role of the countryside and villages surrounding Corby in relation to the residents of Corby town.

• East Carlton Country Park is well used by Corby residents. It also has a bus service.
• Attractions: Country Pubs, Rockingham Castle, Kirby Hall.
• Local residents, especially the young should have preference for any new affordable housing opportunities in the villages.

Q3: Please describe the impact of recent development in the villages on their character. List up to three positive impacts and up to three negative impacts.

• East Carlton - no development, very happy.
• Rockingham had to have housing association housing built - all for local residents - very successful - improved age structure and condition of vacated properties.
• Approx 30 units in Gretton - school is healthier following development.
• Possibly a little more anti social behaviour.
• Improved viability of local facilities, especially local pub.
• Lack of skyline considerations on new development.
• Former railway, farm buildings, factory, all converted to residential - loss of employment opportunities.

Additional Comments: These village developments are small scale, ie 6-30 units. This doesn't mean that massive development would have the same positive effect. Also pressure on drainage and sewerage facilities need to be taken into account.

Q4: The current local plan identifies Weldon and Gretton as Limited Development Villages. The Restricted Infill Villages are: Cottingham, East Carlton, Great Oakley, Middleton and Stanion. Rockingham is a Restraint village. There are also village confines. Do you think these policies, including the village confines, have worked well? Please give reasons why or why not!
Initial view is that the policies have worked well in East Carlton, but not so good in Rockingham.

Rockingham needs to develop or regenerate. It is very protected and has stalled in time. May need to diversify - not just housing but employment opportunities. Critical mass needed to keep the village pump-primed - commercial opportunities.

Policy has worked well in Gretton so far but it has had to bear approx 30 infill developments, not just the new 50 new build site - so reserve judgement.

Need to look at redundant areas in villages eg the estate worker property in Rockingham - changes in technology mean that it is no longer used.

Q5: Are there areas of land within villages that are important to their character but that are not adequately protected? For example important public or private open spaces such as large gardens, views or backland areas. How would you like to see these protected?

East Carlton:
- What protection is afforded to the country park? (location as shown on Plan 2)
- Is the Hall Listed?
- Gretton escarpment is important - as shown on Plan 1.
- Rockingham - well protected by the estate and it deals well with protection organisations.

Q6: Do you think there is enough open space in Corby? Do you think the quality of open spaces is good enough? Are the open spaces you want to use close enough to where you live?

A separate questionnaire relating to the ongoing open space study was completed.

Q7: This winter work will be done on identifying the level of need for affordable housing in the rural areas around Corby as part of a larger housing needs assessment. This may result in a need to find sites for affordable housing in or next to the villages. Please identify on the maps provided a possible site for a small affordable housing site.

2 sites were suggested in the village of Gretton as shown on Plan 1.

Session 2

Q8: New housing can result in a developer contributing towards local facilities. What sort of facilities do you think need supporting or providing?

- Schools.
- Community centres.
- Playing fields/open space.
- Health facilities.
- Possibly one centre serving a number of villages.

Q9: Affordable housing can also be provided as part of a mixed residential development. Are there any sites where this could happen? If so please mark them on a plan. If not please give your reasons why.

2 sites were suggested in Gretton, as shown on Plan 1, a further site in East Carlton as shown on Plan 2, and possible housing/mixed use sites in Rockingham as shown on Plan 3.
Q10: There is an expressed need in the Corby area for more higher-priced housing. Please list two positive and two negative views on the impact of this on a village community.

<table>
<thead>
<tr>
<th>Positive</th>
<th>Negative</th>
</tr>
</thead>
<tbody>
<tr>
<td>• More council tax to spend.</td>
<td>• Drives house prices up.</td>
</tr>
<tr>
<td>• Drives house prices up.</td>
<td>• Changes the social mix.</td>
</tr>
</tbody>
</table>

Q11: With fewer agricultural jobs in rural communities and many people commuting to work, villages can be very quiet during weekdays. Should home working be supported? If so how?
Is there a need for small employment sites? Can you suggest a location?
Is there a need for measures to support rural people obtain training etc for new jobs?

- Yes, but it should be appropriate, ie not ‘welding in the garage’!
- Heritage centre at East Carlton - craft workshops for rent.
- Broadband connection should be available for home working.
- Rockingham – 3 sites were identified as possible future mixed use sites as shown on Plan 3.
- Struggling in Gretton - barn conversions have used up best opportunities - no sites suggested.
- Training should be available for all but publicity for availability is required.
- Target training to local opportunities.
- Publicity should be directed at schools.
- Transport to all training centres.

Q12: The River Nene Country Park Project is looking to provide linkages in terms of ‘Green Infrastructure’ across the County. Please identify sites that could be used to contribute to open space, recreation, leisure opportunities and wildlife sites and potential ‘green’ linkages between the built up areas and these features in the wider countryside.

- Geddington Chase.
- Escarpment/Brookfield Plantation/ Priors Hall.
- Lincoln (Park/Path) along gulley on the road out to Gretton.
- Replacement trees within Corby Borough Council area for Stanion Lane losses.
- Old quarry east of Gretton has orchids etc, and could be investigated.

Q13: The Rockingham Forest Trust’s ‘Building on Tradition’ is going to be carried forward with the new plan. Do villages want to prepare their own plans and do they consider that they are able to organise themselves to do this?

- Yes want to prepare own plan.
- Gretton's is complete.
- East Carlton is nearly complete.
- Middleton and Cottingham also have plans.
- Additional Comments - The Council needs to acknowledge that it will respect Parish Plans.
Q14: If you have the time please consider what you would like to see happen in the Corby area to encourage you to shop there and go there for your leisure activities?

- Decent Retail eg a Waitrose.
APPENDIX B: ANNOTATED PLANS CAPTURING EACH GROUPS DRAWINGS
Need To Retain All Countryside Surrounding Weldon

Legend
- Old Persons Housing
- Conservation Area
- Village Confines

Some Affordable Housing As Part Of Priors Hall

Football Playing Field

Sites For Cottage Industries

Heritage Manor House

Open Space

Scale: 1:6,000

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## APPENDIX C: SCHEDULE OF ATTENDEES

<table>
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<tr>
<th>Title</th>
<th>Forename</th>
<th>Surname</th>
<th>Position</th>
<th>Organisation</th>
<th>Attended</th>
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<tr>
<td>MR</td>
<td>KEITH</td>
<td>ALLSOP</td>
<td>CORBY CPRE</td>
<td>CAMPAIGN TO PROTECT RURAL ENGLAND</td>
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<td>MR</td>
<td>CLIVE</td>
<td>ASHWORTH</td>
<td>COUNCILLOR</td>
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<tr>
<td>MR</td>
<td>PETER</td>
<td>BARLOW</td>
<td>CLERK</td>
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<td>GRAHAM</td>
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<td>MR</td>
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<tr>
<td>MR</td>
<td>PAUL</td>
<td>CHAPLIN</td>
<td>DIRECTOR</td>
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<tr>
<td>MR</td>
<td>DAVID</td>
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<td>MRS</td>
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<tr>
<td>MRS</td>
<td>LAURA</td>
<td>MCKENZIE</td>
<td>TECHNICAL OFFICER</td>
<td>CORBY BC</td>
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</tr>
</tbody>
</table>

**TOTAL ATTENDEES**  35

**THE FOLLOWING PEOPLE RESPONDED TO THE INVITATION BUT WERE UNABLE TO ATTEND**

<table>
<thead>
<tr>
<th>Titie</th>
<th>Forename</th>
<th>Surname</th>
<th>Position</th>
<th>Organisation</th>
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