



**North Northamptonshire**  
Local Development Framework



**LOCAL DEVELOPMENT FRAMEWORK  
FOR NORTH NORTHAMPTONSHIRE TO 2021**

**CORBY BOROUGH SITE SPECIFIC PROPOSALS  
PREFERRED OPTIONS**

**MAY 2006**

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# 1. INTRODUCTION

## The Local Development Framework (LDF)

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- 1.1 Under the Government's new planning system, instead of producing a single document called a Local Plan the Council is required to prepare a number of Local Development Documents (LDD). These documents set out different land use policies for meeting the community's economic, environmental and social needs for the future. The Local Development Framework (LDF) is a 'folder' of these documents.
- 1.2 Corby, Kettering, Wellingborough and East Northamptonshire, together with Northamptonshire County Council are working through a Joint Planning Unit (JPU) to produce a joint Local Development Framework for North Northamptonshire. This joint Local Development Framework will be made up of the Joint Core Spatial Strategy for North Northamptonshire as well as individual Local Development Documents prepared by each Borough to deal with specific local issues.
- 1.3 The Joint Core Spatial Strategy is currently being co-ordinated by the Joint Planning Unit for North Northamptonshire. This will provide the overarching document in the North Northamptonshire Local Development Framework and will set out a long-term vision. It will also indicate broad locations for delivering housing, employment, retail and other strategic development requirements in accordance with the overall philosophy. The Core Strategy, along with all other LDF documents, will need to comply with the Regional Spatial Strategy for the East Midlands (RSS8), which now incorporates the Milton Keynes South Midlands Sub-Regional Strategy (MKSM). Consultation on the 'Preferred Options for North Northamptonshire: Towards a Joint Core Spatial Strategy' was undertaken by the JPU during December 2005/January 2006. Comments made during this consultation period have been taken into consideration in the formulation of this Preferred Options report for Corby.
- 1.4 Corby Borough Council is preparing four Development Plan Documents (DPD) as part of the North Northamptonshire Local Development Framework:
- Corby Site Specific Proposals Local Development Document (LDD)
  - Corby Town Centre Area Action Plan (AAP)
  - Kingswood & Danesholme Area Action Plan (AAP)
  - Corby Borough Urban Extensions Area Action Plan (AAP)
- The purpose of these documents is to implement the overarching policies contained in the North Northamptonshire Joint Core Spatial Strategy at a local level.
- 1.5 The Local Development Framework also includes the Statement of Community Involvement (SCI) and the Local Development Schemes for North Northamptonshire (coordinated by the JPU). In addition the Annual Monitoring Report provides an assessment of the progress made against targets and the performance of policies in the LDF.
- 1.6 In due course the Council may prepare other Development Plan Documents (DPD's) as part of the LDF and/or Supplementary Planning Documents (SPD's) which will elaborate on policies set out in a Development Plan Document or provide additional detailed guidance.

## **Corby Borough Site Specific Proposals Preferred Options**

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- 1.7 Regional Spatial Strategy (RSS8) seeks to promote major housing and employment growth across North Northamptonshire. In the case of Corby target figures of 16,800 new homes, in the period 2001-2021 have been set. For employment, RSS8 seeks to achieve a net level of employment growth by 2021 of 43,800 jobs for the Corby, Kettering, Wellingborough Boroughs, and East Northants District. In the context of the RSS8 targets, the joint Core Strategy, which is currently being developed by the JPU, will provide the strategy for development in North Northamptonshire, including the distribution of development.
- 1.8 The aim of the Corby Site Specific Proposals Preferred Options Development Plan Document is to interpret the Joint Core Spatial Strategy, provide details of how Corby should be developed up to 2021, and look beyond 2021 to 2031 and give planning guidance in respect of matters that are specific to Corby. The report outlines the basis of the proposals and, where applicable, indicates why the preferred option has been selected.

## **The Consultation Process**

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### ***Issues and Options Preliminary Consultation***

- 1.9 Corby Borough Council has already undertaken public consultation in order to help develop the Preferred Options for Site Specific Proposals in Corby. The Council previously consulted widely on the Local Plan Review Issues Paper in October 2003, this included key questions about the future of Corby.
- 1.10 Additionally, the 'Local Development Framework for Corby Issues & Options Paper (September 2005)' was approved by the Local Plan Committee on 14<sup>th</sup> September 2005 for public consultation. A letter was then sent to all stakeholders in the Corby Development Plan Documents consultation database (2,452 people), members of the People's Panel (181 people) and members of the Community Planning Network (36 people) inviting them to comment on the issues raised in the document.

### ***Stakeholder Workshops***

- 1.11 In addition to the general consultation on the Issues & Options Paper three workshops for stakeholders were also held focusing on three key issues:
- Housing
  - Economy and Employment
  - Villages and Rural Areas
- 1.12 The aim of these workshops was to hold discussions which would elicit more detailed responses than would be possible through the general consultation exercise and also to ensure key stakeholders had an opportunity to share their knowledge and experience at that early stage of the LDF process. The responses received from that consultation exercise have been analysed and the information provided has been used to inform this Preferred Options report.

## Sustainability Appraisal and Strategic Environmental Assessment

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- 1.13 A Sustainability Appraisal (SA) of Development Plan Documents is mandatory. This is to ensure that plans contribute to the achievement of sustainable development objectives. Additionally, a Strategic Environmental Assessment (SEA) must also be undertaken. Whilst the requirements to carry out an SA and an SEA derive from separate Regulations both can be satisfied through a single appraisal process and this Preferred Options report is accompanied by an SA report which incorporates the SEA.

## Consultation – The Next Stage

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- 1.14 Under the new planning system there is a requirement to ensure continuous community engagement in the development of LDF documents. The feedback from the Corby Issues & Options consultation, along with feed back from the North Northamptonshire Joint Core Spatial Strategy Preferred Options, in conjunction with the results of various technical studies, has been used to draw up a preferred way forward for Corby in terms of site specific proposals.
- 1.15 The Council is now seeking your views on the preferred options and proposals contained in this report. This consultation will take place over a statutory period of six weeks which will commence on **Monday 15th May through to 5 pm on Sunday 25th June 2006.**
- 1.16 The Council will take into consideration all representations made within this specified period, when preparing the submission version of the Corby Site Specific Proposals Development Plan Document. Unfortunately any representations received after 5 pm on Sunday 25<sup>th</sup> June 2006 will not be taken into account. It should be noted that representations made at this stage will not be taken forward to the next stage as representations to be considered at the independent examination.
- 1.17 Once the consultation period on the preferred options has closed, the Council will review representations made and have regard to them in the preparation of the submission version of the Corby Site Specific Proposals Local Development Document.
- 1.18 After careful consideration of comments, the Site Specific Proposals Development Plan Document (DPD) will be finalised and submitted to the Secretary of State in October 2006. Upon submission of the DPD to the Secretary of State, there will be a further six-week period for comment. Following this an independent Inspector will undertake an examination into the Plan. It is intended that the DPD will finally be adopted in November 2007. The policies contained within the final document will then form part of the Local Development Framework, and be used by the Council to judge against future planning applications and development proposals for Corby Borough.
- 1.19 Please ensure that you make your views known in respect of the preferred options contained in this report by **5pm Sunday 25<sup>th</sup> June 2006.**

## 2. CONTEXT FOR THE DRAFT DEVELOPMENT PLAN DOCUMENT

### **The Joint Core Spatial Strategy for North Northamptonshire**

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- 2.1 The Joint Core Spatial Strategy is being developed by the JPU in advance of the Preferred Options for Site Specific Proposals for Corby. The vision for North Northamptonshire is set out in the JPU preferred options for the Core Strategy. It states

*'North Northamptonshire in 2021 will be a better place. It will be an area where, through sustainable growth, its component parts have worked together to build a modern, outward looking part of the UK.*

*Through growing, renewing and regenerating the towns of its urban core; creating strong small towns in its rural east; encouraging a vibrant mix of rural communities; and protecting and enhancing its valuable built and natural resources, a distinctive and successful area will have been developed that meets the challenges of the 21<sup>st</sup> century.*

*North Northamptonshire will be a safe, healthy attractive and sustainable area in which to live, work, visit and do business with. It will be an area transformed'*

- 2.2 The emerging Joint Core Spatial Strategy is one that focuses development and regeneration on the growth towns of Corby, Kettering and Wellingborough. This development is to be supported by a comprehensive transport network that enhances North Northamptonshire's sub-regional role and links the growth towns. The RSS8 broadly supports these aspirations by proposing 16,800 new homes in Corby and a share of the proposed 43,800 jobs for North Northamptonshire in the period up to 2021.

### **The Draft Strategy for Development in Corby**

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- 2.3 The proposed Development Plan Documents for Corby will provide a local interpretation of the more strategic policies set out in the Joint Core Spatial Strategy for North Northamptonshire as well as providing a spatial expression of the Corby Community Strategy 2003-2008 which sets out three objectives for Corby covering economy, environment and community. The Development Plan Document will also provide a planning framework for the aims and objectives of the Regeneration Framework which has been developed by Catalyst Corby. In 2003 Corby Borough Council resolved to support the framework in principle and its aspirations. The Regeneration Framework contains the following key interventions:

- Corby central area as set out in the Regeneration Framework to establish a new town centre that will attract quality commercial, retail, leisure and civic facilities
- New housing strategy to deliver a population of over 100,000 people by 2031
- A housing regeneration strategy to secure new investment and revitalise existing housing estates
- An economic strategy to accommodate new and expanding local businesses and create over 30,000 new jobs

- A transport strategy to support housing and economic growth including the development of a new railway station and passenger service to London, new highway infrastructure and better public transport.

### 3. SITE ALLOCATIONS OF LAND

The following sections contain the preferred options for proposals for employment, housing, the villages and rural areas as well as for the town centre & retail, open spaces, community facilities and the environment.

In addition to the documents mentioned in Section 1, the Council has drawn upon numerous background studies, reports and papers to help develop the preferred options for Corby contained in this report. These documents are listed in **Appendix 1** attached to this document, and are also available either on the Council's website at [www.corby.gov.uk](http://www.corby.gov.uk), or on the North Northamptonshire Joint Planning unit website at [www.nntogether.co.uk](http://www.nntogether.co.uk).

Additionally the Council has taken into account the Government's National Planning Guidance contained in relevant Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's).

# ECONOMY AND EMPLOYMENT

## Introduction

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- 3.1 The economy and employment are critical aspects of Corby's growth and regeneration agenda. New allocations are required for a variety of business uses which need to be balanced with housing growth and employment to ensure that overall growth remains balanced but, more importantly, to recognise that economic growth is a key measure to stimulate the local housing market. Land allocations and development policies should be integrated with the wider regional and local economic development agenda which includes business development, education and training, creative industries, information technology and telecommunications.
- 3.2 Government guidance relating to the provision of employment land focuses on the need to encourage continued economic growth. Planning Policy Guidance 4 (PPG4) 'Industrial, Commercial Development and Small Firms' (1992) considers the need to pursue economic growth and a high quality environment, furthermore Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development' (2005) promotes the maintenance of high and stable levels of economic growth and employment.
- 3.3 The Corby Community Strategy 2003-2008 identifies Corby as having low skills levels dominated by manufacturing (40% of the employees working in this sector). Manufacturing is the largest sector making up 24.4% of businesses in Corby. This is closely followed by the wholesale and retail sectors (22.9%) which employ 20% of the workforce. At December 2005 unemployment in Corby was 2.1% against a Northamptonshire County rate of 1.8%.
- 3.3 One of the Community Strategy's economic aims is '*to develop the image and infrastructure of Corby so that it is established as a major business and commercial centre of significance in both the County and the East Midlands*' (Inspirational Corby, page 10).
- 3.4 The Regional Spatial Strategy (March 2005) for the East Midlands (RSS8) and the Milton Keynes and South Midlands Sub-Regional Spatial Strategy (MKSM Strategy) present ambitious targets for the growth of Corby; 14,000 new jobs to 2021 and a further 8,000 new jobs between 2022 and 2031. This is against a background of little growth in either population or employment in recent years. Successful delivery of this strategy will see a doubling of Corby's population, step changes in the size and quality of the local economy and comprehensive improvements to the Borough's environment. With the establishment of the Urban Regeneration Company, Catalyst Corby, and large-scale funding of new infrastructure, including the A43 Corby Link Road, significant steps are being taken towards bringing about this transformation. Catalyst Corby and North Northamptonshire Together are in the process of merging in order to create a delivery vehicle for regeneration and growth across the North Northamptonshire area.
- 3.5 In order to assist the process of growth and regeneration in Corby and provide a basis for the development of employment land policies to support the aims of the North Northamptonshire LDF, an Employment Land and Buildings Study was commissioned by Corby Borough Council. The Roger Tym & Partners Employment Land and Buildings Study (June 2005) is the most recent and up to date evaluation on the availability of land suitable for employment uses (B1/offices, B2/ general industry and B8/strategic distribution) and forms the basis for the selection of the preferred site allocations contained in this report.

## **The Range of Employment Opportunities**

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- 3.6 Consultation on Issues and Options during the plan preparation stage has identified that there is a need to enhance the image of Corby. One way of achieving this would be by encouraging the diversification of employment opportunities and skills in the area. The North Northamptonshire Preferred Options (November 2005) indicates that there is support for this approach.
- 3.7 Increasing the range of employment opportunities in Corby would not only diversify its economy but also increase the potential for inward investment. However, close attention needs to be given to the viability and range of considered employment opportunities in order to ensure that the potential for successful regeneration and growth is optimised.

### **Consultation Response**

- 3.8 The majority of the consultation responses received favoured the option to diversify Corby's economy by creating conditions which would attract higher value added activities and encourage investment in the town.

#### ***EMP 1: Preferred Option for the Range of Employment Uses***

The Preferred Option aims to increase the number of professional/business people residing in the Borough by building on Corby's strengths as an established and successful manufacturing and distribution centre, whilst encouraging economic diversification by allocating land in prime locations for office development. This preferred option aims to create a balanced and long term beneficial land use portfolio.

#### ***EMP 2: Preferred Option for New Employment Development***

In order to ensure that there is an adequate supply of good quality land for office and industrial uses available in sustainable locations, and to ensure that there is a balance of employment opportunities within, and across the Borough, the Council will develop a policy that seeks the provision of a balance between B1, B2 and B8 uses on certain sites above 6 hectares or where the proposed floorspace of the proposed development exceeds 60,000 sq.m., whichever is the lesser.

For these sites, B8 (Storage and distribution) uses shall not exceed 70% of the total floorspace provided by the development, and the remaining shall be made up of other employment generating uses only (including B1 and B2).

### **Other Options considered**

- 3.9 An alternative option considered sought to focus future development towards building on Corby's existing strengths in manufacturing and distribution and assuming that attracting higher value added activities to Corby, such as offices and research and development, was unlikely on a significant scale. However, this option would not contribute to the economic diversification that is required to support the regeneration of Corby.

## The Distribution of Land between Employment uses

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- 3.10 The Employment Land Study by Roger Tym identifies suitable employment sites in the Borough and indicates the total amount of land that Corby would need to allocate in order to facilitate the necessary alterations to Corby's current land use pattern and building stock and bring about enhancement of the town's image.

### **EMP 3: Preferred Option for the Distribution of Land between Employment Uses**

Table 3.1 below indicates the preferred distribution of employment land for Offices (B1), General Industrial (B2), and Strategic Distribution (B8) in Corby. This table is also indicated as a preferred option, within the 'Preferred Options for North Northamptonshire – Towards a Core Spatial Strategy' (November 2005) document, which is based upon the Roger Tym Employment Land Study (2005)

**Table 3.1 – Total Employment Land Requirement**

Use Class	Total Employment Land Required (ha)	Indicative Existing Supply (ha)	Indicative Required Allocation (ha)
General Industrial (B2)	16	33	-17
Strategic Distribution (B8)	83	58	25
Offices (B1)	18	23	-5
<b>Totals</b>	<b>117</b>	<b>114</b>	<b>3</b>

- 3.11 From Table 3.1 it is evident that there is currently an oversupply of land for general industrial (B2) and office (B1) uses and an undersupply of land for strategic distribution (B8). Therefore, an objective of this report is to formulate a methodology for the re-allocation of employment land so as to provide a balanced land portfolio for Corby in sustainable locations which meet policy guidance, the needs of the local community and the requirements of new and established businesses. This proposed strategy is outlined below.

## Employment Land Allocations

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### **Allocation Criteria**

- 3.12 Government guidance specifies that, in order to promote investment in, and diversification of, manufacturing industry, office development and strategic distribution, a supply of employment land should be maintained that will meet the needs of both inward investors and existing firms. Land allocated or safeguarded for industrial development should, as far as possible:
- Be easily accessible by a choice of means of transport
  - Have good accessibility for freight, including rail, where possible

- c) Have a relatively good local environment
  - d) Offer a range of opportunities in terms of location, size and market sector
  - e) Be free of constraints to development which cannot be readily overcome
- 3.13 The Regeneration Framework (Catalyst Corby) establishes a clear strategy to attract new economic investment and diversify the economic base. The economic strategy is intended to help create the environment to attract value-added jobs, broaden the economic structure and open-up opportunities. Further, it seeks to ensure 'that at any one time, a range of different employment land opportunities are available to meet the quality and quantity demanded by the ever-changing market'. In particular it looks to provide a range of locations for office and commercial development, and build a new diversified economic base.

### ***The Mix of Uses***

- 3.14 It has assumed that land-take up during the course of the 25 year regeneration framework will be in the following ratios, providing the assumed level of employment according to floor space:
- 30% business park and offices (B1) – 1 job per 35 sq m floor space
  - 35 % industrial, (B2) - 1 job per 50 sq m floor space
  - 35% distribution (B8) – 1 job per 100 sq m floor space

### ***Monitoring***

- 3.15 It should be noted that these employment targets would not be achieved if B8 (Storage and Distribution uses, including Strategic Distribution) uses were allowed to dominate in terms of employment development within the regeneration period. Take up will be monitored through the Annual Monitoring Report.
- 3.16 The Roger Tym Employment Land and Buildings Study proposes a new land allocation of 40 ha for both manufacturing and strategic distribution at, or near, Stanion Lane Plantation to take advantage of the proposed A43 Corby Link Road. It also identifies the site presently occupied by Corby Community School as suitable for B1 use, on the basis that the school will be replaced elsewhere.

### ***Consultation Response***

- 3.17 Consultation previously undertaken as part of the Issues and Options Document (September 2005), indicated broad agreement with the proposed allocation of about 40 ha in the vicinity of Stanion Lane plantation, as being of adequate size and an appropriate location for the Borough's growth in general industry and strategic distribution to 2031.
- 3.18 In addition consultees generally agreed that the 10 ha site between Oakley Road and Cottingham Road (Community College site), near the town centre and the proposed railway station, is an appropriate location and of adequate size to accommodate B1 development to 2031.

#### **EMP 4: The Preferred Option for the Location of New Employment Development**

Based on the recommendations of the Roger Tym Employment Land & Buildings Study and the methodology outlined above, the following allocation of employment sites are suggested in Tables 3.2 – 3.6, and shown in Figure 3.1.

The preferred option is also to develop a policy that protects these proposed allocations for the purposes specified.

**Table 3.2 – Proposed Employment Sites for Storage and Strategic Distribution (B8),**

Existing Local Plan Site Reference	New Site Reference	Site Name	Total Site Area (ha)	Proposed ha for B8 use only
L20	E3	Stanion Lane Plantation	60.0	42
J14	E4	Phoenix Parkway	15.75	11.02
J23	E5	North of Birchington Road	31.0	21.7
Part J35 and E11	E15	St James Industrial Estate	8.45	5.9
<b>Total</b>			<b>115.2</b>	<b>80.62</b>

3.19 It should be noted that these figures include the Stanion Lane Plantation. Corby Borough Council has recently decided to approve an application (subject to a legal agreement) for development of the Stanion Lane Plantation for B8, B2 and B1 uses.

**Table 3.3 – Proposed Employment Sites for Business Offices (B1) and/or General Industry (B2)**

Existing Local Plan Site Reference	New Site Reference	Site Name	ha to be distributed between B1 and B2 uses
L20	E3	Stanion Lane Plantation	18.0
J14	E4	Phoenix Parkway	4.72
J23	E5	North of Birchington Road	9.3
Part J35 and E11	E15	St James Industrial Estate	2.53
<b>Total</b>			<b>34.55</b>

3.20 The sites in Table 3.3 are in accordance with the preferred option detailed above (Preferred Option for New Employment Development). The B8 uses outlined in Table 3.2 have been divided as a means of ensuring that sites contain more than one use to maximise the regeneration potential available at this point. The additional

land for B1/B2 uses generated by the 70/30% employment land policy will act as a land bank as part of the employment land portfolio for the Borough Council.

**Table 3.4 – Proposed Employment Sites for General Industry (B2)**

Existing Local Plan Site Reference	New Site Reference	Site Name	Total Site Area (ha)
J12	E1	North & South of Sondes Road	10.22
J22	E2	Weldon Stone Quarry	0.9
<b>Total</b>			<b>11.12</b>

3.21 There is a shortfall of land allocated for general industrial use (B2), Table 3.1 (Total Employment Land Requirement), shows a need for 16ha to be allocated for this purpose. However the shortfall can be rectified by dividing the strategic development sites that are over a total of 6ha into 70% for B8 and 30% to reflect and adapt to market demand in growth for office/business use and/or general industry, and Corby's aspirations to ensure a mix of employment opportunities.

**Table 3.5 – Proposed Employment Sites for Business and Office Use (B1)**

Existing Local Plan Site Reference	New Site Reference	Site Name	Size (ha)
J27 CO16	E7	Seymour Plantation, Rockingham Road	11.0
J7	E8	CDC Plots, Oakley Hay	1.0
J24	E9	Site opposite former railway station	0.26
N/A	E10	Community College site between Oakley Road and Cottingham Road	10.9
S24	E11	Bangrave Road, Weldon	1.7
J11	E12	Oakley Hay	1.3
J18	E13*	Former railway station yard	3.06
J37	E17	Priors Hall	9.1
N/A	E14	Site between A6003 and J11 Southern Gateway	1.1
<b>Total</b>			<b>39.42</b>

\*Please note, Site E13 to include some residential, the railway station and interchange

- 3.22 Table 3.1 (Total Employment Land Requirement), indicates a need for a total of 18 ha for office/business purposes. However the proposed allocations, which exceed this amount, seek to address the aspirational aims of Corby which includes altering the land use portfolio of employment sites to reflect the need to attract white collar industries.
- 3.23 Priors Hall has been included both as an allocation for employment (B1 use) as well as indicated in the housing section below. This is because the planning application that the Council is minded to approve includes both residential and employment, (as well as schools, a hotel and a neighbourhood centre) uses.

**Table 3.6 – Proposed Mixed Use Development Sites**

<b>New Site Reference</b>	<b>Site Name</b>	<b>Size (ha)</b>
E16	Southern Gateway, Oakey Hay	5.17
(Part J16) E6	The Enterprise Centre, Cockerell Road	5.63
<b>Total</b>		<b>10.8</b>

- 3.24 The additional sites shown in Table 3.6 are new sites which are allocated as mixed use employment areas to potentially include B1, B2 and B8. They have not previously been identified in the Roger Tym Employment Land Study 2005, but the Council considers they are appropriate sites to allocate for these purposes.
- 3.25 The total amount of land allocated in the preferred option is 176.54 ha. This compares with the recommendation of the Roger Tym Study that 117ha should be allocated for employment land. The proposed 'oversupply', which relates to the allocation for strategic distribution (B8) and for office development, allows the flexibility to meet targets specified in the Roger Tym Study. Whilst the Roger Tym Study (2005) indicated that there would be a shortfall of land for strategic distribution, the proposal to allocate the Stanion Lane Plantation site for such a use alleviates the expected shortfall. The location of the Stanion Lane Plantation responds well to the rail and road network, government guidance and the requirement to increase job provision to maintain a balance with the acknowledged increase in housing provision. The amount of land allocated provides a choice of sites both in terms of quality and quantity ensuring a balanced portfolio as advocated by government guidance.
- 3.26 In order to fulfil Corby's regeneration agenda and the need to enhance the Boroughs image approximately 30% of the total land allocated for development at the Stanion Lane Plantation (60 ha) has been allocated for general industrial (B2) and offices (B1) purposes.
- 3.27 Sites allocated for offices (B1) and general industrial (B2) will need to be protected against pressures for the development of further strategic distribution (B8), however, the oversupply of land relating to strategic distribution should ensure sufficient protection. The phased release of any oversupply of land would enable Corby to meet the expected growth rate and react to market forces. Monitoring of land-take during the LDF period would provide a basis of review to establish the status of any over provision of land.

- 3.28 It should be noted that sites brought forward and developed since the issue of the Roger Tym Study in June 2005 have been taken into account in the site allocation process.

### ***Other Options considered***

- 3.29 The Roger Tym Study advocated that due to Corby's central location, accessibility to a large catchment population (42 million within a 3 hour HGV drive time), site allocations should for the time being concentrate on the existing and established strategic distribution market. However, the commitment to regenerate Corby implies that site allocations for office use should be increased to raise the profile of Corby and increase skills in the area. Therefore the other option considered meant increasing the amount of land dedicated for office use immediately, which may have resulted in a market oversupply and underused office space.

### **Car Storage**

- 3.30 Sites allocated during the last local plan period as car storage facilities (J14, J19, J20 and J28) have previously generally been dismissed as potential future land for alternative employment generating purposes due to significant constraints which may prove insurmountable and unviable. There is however recent evidence to suggest that certain contamination can be overcome – for example the former J14 site. Given the central location of Corby and its significant role as a distribution centre, alternative sites would be required to accommodate the displaced storage facilities.
- 3.31 Additionally, it is recognised that the total amount of land required for car storage may decrease in the future as car manufacturers increase their 'just-in-time' car production practices.

#### ***EMP 5: Preferred Option for Car Storage Land***

The Council will develop a policy that ensures land released from car storage purposes is retained for other employment-generating purposes falling within B1, B2 and B8. The proposed policy will include a presumption against open storage uses in order to seek to improve the visual amenities of the Borough.

### ***Other Options considered***

- 3.32 None. It is in accordance with government advice that employment and other land should be monitored. The Council considers it is appropriate that existing car storage areas should be retained for other employment generating purposes. The proposed policy is intended to ensure visual improvements can be made where such sites are released.

***EMP 6: Preferred Option for the Development of New Employment sites***

The Council will seek to develop a planning policy that requires developers to submit a master plan as part of the planning application for all proposals that seek to develop the allocated employment sites indicated in the tables above, and the existing car storage areas. The master plan should clearly demonstrate how the site can be developed in a comprehensive manner, and for the sites indicated in Table 3.2 (Storage and Distribution) ensures no more than 70% of the resultant floor space is developed for that purpose, with the remaining 30% for B1 and/or B2 purposes.

# HOUSING

## **Housing Land Requirements to 2021 and Proposed Housing Land Allocations**

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### ***RSS8 Requirement***

- 3.33 The Regional Spatial Strategy for the East Midlands (RSS8) provides the strategic framework for establishing the amount of housing and employment land to be provided in Corby during the plan period. The RSS8 requirement is for provision to be made for 16,800 dwellings over the plan period, 2001-2021. One of the purposes of the Site Specific Proposals Development Plan Document is to identify site specific proposals to meet the housing requirements set out RSS8 and the North Northamptonshire Core Strategy Preferred Options.
- 3.34 In accordance with Government advice and good practice Corby Borough Council commissioned an Urban Housing Capacity Study (UHCS) by Roger Tym and Partners in order to identify possible housing sites, or other sources of housing provision, for instance, through the conversion of existing buildings. At the time of the UHCS study (June 2005) it was concluded that approximately 2,139 dwellings were likely to be provided from various sources in the period 2004 to 2021. These sites included greenfield and previously-developed land (p-d l) (also known as brownfield land). Given the proposed level of growth for Corby it is apparent that the required number of dwellings over the plan period cannot be provided exclusively on previously-developed land and that a proportion of new housing will need to be developed on greenfield sites.

### ***Consultation Responses***

- 3.35 Consultees favoured a review of the current Local Plan housing allocations as part of this site allocation process. In addition the majority of respondents indicated a preference for a higher urban housing capacity assumption, which assumes that a higher proportion of development would take place on sites in the built-up area, including urban green spaces (if shown to be surplus to requirements). A consequence of this approach is that the amount of development on greenfield sites around the edge of the town would be reduced.
- 3.36 The Roger Tym Urban Housing Capacity Study (June 2005) indicated that a total of 800 net additional dwellings are expected to be developed for the town centre in the long term, but that 510 were assumed to be developed by 2021. A figure of approximately 510 dwellings being developed in the town centre suggested during consultation was considered by respondents to be too low and could be increased by positive promotion of schemes for mixed use through the town centre AAP.

### **H 1: The Preferred Option for Housing Allocations**

The preferred option for meeting the RSS8 housing requirements is given in Table 3.7. The existing undeveloped sites in the Local Plan that are proposed to be carried forward, and the proposed new housing allocations are given in Tables 3.8 and 3.9, and are shown on the plan in Figure 3.2.

The numbers indicated in Table 3.7 take into consideration existing information on house completions, unimplemented planning approvals, and unimplemented previous local plan allocations from the end of March 2004. Assumptions are also made in terms of anticipated rate of windfalls (those sites that are not specifically allocated for housing development but which unexpectedly become available for development). The table identifies there is a residual requirement of approximately 3,862 units, which will be delivered through a sustainable urban extension. The site at Priors Hall forms only part of the area shown as the possible initial sustainable urban extension to the north-east of Corby as identified in the Preferred Options for the Joint Core Spatial Strategy.

In accordance with the sequential approach advocated by Planning Policy Guidance for Housing (PPG3) the table shows an element of site allocations that include the development of previously-developed land, and urban green field sites. The intention is that the majority of new housing land be concentrated in sustainable locations that relate to the existing urban area of Corby, as opposed to a strategy that allows the majority of housing to be located in the village and rural areas within the Borough. This is in line with the Preferred Options for North Northamptonshire Joint Core Spatial Strategy, for the proposed distribution of housing.

**Table 3.7 – Corby Housing Requirements for 2001-2021**

<b>Corby Housing Requirements for 2001-2021</b>	
<b>RSS8 requirement</b>	16,800
<b>Commitments:</b>	
C(i) Completions April 2001- March 2004	(682)
C(ii) Unimplemented planning permissions as at end March 2004	(3,221)
C(iii) Previously Allocated Housing Sites (within Local Plan 1997) to be carried forward (see Table 3.8 below)	(1,183)
<b>Balance to be provided from April 2004 – March 2021:</b>	
H(i) Proposed Housing Allocations (sites identified as likely to be available within the plan period within the UCS, that will yield 10 units or more, but have no planning approvals at January 2006. See Table 3.9 below)	(1,367)
H(ii) Sites identified in UCS as likely to be available within the plan period, but unlikely to yield more than 9 units	(80)
H(iii) Non site-specific units (Balance from allowance category from UHCS Table 8.1)	(775)
H(iv) Assumed Windfalls	(340)
H(v) Town centre development (NB location to be identified in	(510)

<b>Corby Housing Requirements for 2001-2021</b>	
AAP for Town Centre) <ul style="list-style-type: none"> <li>Likely to be for development up to 2011 - 210 units</li> <li>Possible sites between 2011-2021 - 300 units</li> </ul> (NB UHCS assumes remaining 290 units are to be completed after 2021)	
H(vi) Oakley Vale density increase	(500)
H(vii) Priors Hall (Planning application partly lies in East Northamptonshire – application not determined but all units proposed to count towards the RSS8 requirement). (Although Priors Hall will provide in total of approximately 5,100 units, it is anticipated that 820 will not be developed until after 2021)	(4,280)
<b>Residual requirement at March 2004 figures</b>	<b>Approx 3,862</b>

**Table 3.8 – Previously Allocated Housing Sites to be Carried Forward**

<b>Existing Local Plan Ref</b>	<b>Site</b>	<b>Estimated Dwellings in Original Allocation</b>	<b>Revised estimated Capacity (as identified in UCS where applicable)</b>
<b>CORBY</b>			
H3	Land off Occupation Road	33	24
R2	Pytchley Court	20	11
R4	Pen Green Lane	20	28
R7	Garden Centre, Gainsborough Road	15	13
R8	West of Stanion (NB Planning application pending)	750	970 (as indicated in planning application)
R9	Off Stanion Lane	20	22
<b>WELDON</b>			
R17	Oundle Road	43	43
Part R16	Chapel Road	64	15
<b>GRETTON</b>			
R11	Off Corby Road	57	57
<b>Total</b>		<b>1,022</b>	<b>1,183</b>

**Table 3.9 – Proposed Housing Allocations**

The majority of these sites have been identified in the Roger Tym Urban Housing Capacity Study.

Site UHCS Ref Or Local Plan Ref	Address	BF/ GF	Site Area (ha)	Appropriate Density Category: - 30dph - 40dph - 50dph	Calculated dwelling capacity	Total No. of whole dwellings
110	Oakley Vale (former allocation in Local Plan for Science Park)	GF	11.08	30	412.50	330
552	Weldon Road - former garage site	BF	0.25	50	12.62	12
560	North of Cottingham Road	BF	2.10	40	53.65	53
561	Former Council Depot, Cottingham Road	BF	1.37	40	43.60	43
567	West Glebe allotments	GF	3.31	40	105.51	105
600	Former Beanfield Secondary School NB current application pending for residential development (05/00016/out)	BF	3.21	50	128.12	128
818	Studfall Road - ex depot and community centre (NB original UCS indicated 72 units, planning permission exists for 34 flats – therefore balance of 38 given here)	BF	1.44	50	72.00	38
842	South of Occupation Road	GF	0.91	40	29.16	29
898	Rockingham Rd - builders yard (rear of Garden Centre)	BF	0.90	50	36.80	37
906	Rockingham Road	BF	4.73	50	168.48	168
982	Larratt Road	GF	1.24	50	49.42	40
983	West of Larratt Road allotment gardens	GF	0.32	40	12.00	12
533,& 1018	Earlstrees, Brunel Road (Formerly J6 employment allocation)	BF	8.82	50 (relates to site 1018 only)	45.61 (relates to site 1081 only)	45
Part J10 and including UHCS 60	Land to the south of Headway (Formerly part of J10 employment allocation)	GF	5.26	35	188	188

Site UHCS Ref Or Local Plan Ref	Address	BF/ GF	Site Area (ha)	Appropriate Density Category: - 30dph - 40dph - 50dph	Calculated dwelling capacity	Total No. of whole dwellings
18, part site 20, and 26	South of Copenhagen Road, south of Bamburg Close and north of Great Folds Road, (Includes site formerly designated as E8 Environment and Nature Conservation allocation)	GF	4.6	30- 40	115	Approx 115
Not identified in UHLS	Fiat Garage, Rockingham Road	BF			24	24
<b>Total</b>						<b>1,367</b>

### **Update**

- 3.37 The figures set out in Tables 3.7 - 3.9 will need to be updated in light of housing completions and unimplemented planning approvals since the baseline date of March 2004, and also taking into consideration new sites that have not been identified by the Council, but might be brought forward as a result of this current public consultation if considered suitable.
- 3.38 It is proposed to undertake this updating immediately prior to the finalisation of the Site Specific Proposals Development Plan Document, and having regard to the housing land availability figures from the end of March 2006. Thus any sites approved and or completed since April 2004, will be removed from the relevant subsection and added to the completions or unimplemented planning permissions section as appropriate. If the actual number of units delivered on each site differs from the assumed figure, this will be taken into consideration and the allocations figure amended accordingly. This approach is in line with the Government's advice contained in PPG3 paragraph 8 which advocates the planning, monitoring and manage approach to housing provision. For this the Council will use the information contained in its Annual Monitoring Report (AMR).
- 3.39 Additionally, the net increase or decrease of numbers of dwellings through the regeneration of the Kingswood and Danesholme area would need to be taken into account when finalising the need for additional land for housing.
- 3.40 The Open Space Recreation and Sport Study (January 2006) has identified two types of open space where further work may identify potential sites for release to alternative uses. These are amenity green space and allotments. In the case of amenity green space, further work is required to identify sites of low current value which could be considered for improvement, re-designation or disposal. Demand for allotments is currently low and there are a number of allotment sites that are underused or empty. Further demand analysis is recommended to assess local requirements for allotments.

### Other options considered

- 3.41 Alternative options for housing allocations could include the use only of previously-developed land. It is felt that this option would not deliver sufficient housing to meet the RSS8 requirements.
- 3.42 A second alternative option could be to identify a greater amount of green field land on the edge of Corby, and/or for additional allocations within or adjacent to the villages. This option is considered to be contrary to the search sequence identified in PPG3, and would result in less sustainable forms of development that would not relate to the infrastructure, and potentially be harmful to the character and distinctiveness of the villages in the Borough.

### Rate of Housing Development

- 3.43 The RSS8 requirement is for:
- 560 dwellings per annum in the period 2001-2006
  - 680 dwellings per annum in the period 2006- 2011
  - 1,060 dwellings per annum in the period 2011-2021
- 3.44 Total completions in the period between 2001-2004 were 682, and a total of 293 in 2004-2005. This results in an anticipated shortfall of about 1,265 dwellings.

**Table 3.10 – Housing Trajectory**

	2001-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2016	2016-2021
Completions	382									
Oakley Vale	300	170	330	330	330	330	330	330	1026	
Other permissions		90	97	97	97	96	68			
Land West of Stanion				20	160	200	200	200	190	
Other Local Plan allocations						15	28	29	70	71
Small windfalls		20	20	20	20	20	20	20	100	100
Town centre			35	35	35	35	35	35	150	150
Urban capacity		13	14	128	209	232	290	267	535	534
Priors Hall				148	344	150	250	350	1403	1635
Provision	682	293	496	778	1195	1078	1221	1231	3474	2490
Cumulative Provision	682	975	1471	2249	3444	4522	5743	6974	10448	12938
Requirement	1680	560	560	680	680	680	680	680	5300	5300
Cumulative Requirement	1680	2240	2800	3480	4160	4840	5520	6200	11500	16800
Shortfall/ Over-provision	-998	-267	-64	98	515	398	541	551	-1826	-2810
Shortfall/ Over-provision – cumulative	-998	-1265	-1329	-1231	-716	-318	223	774	-1052	-3862

- 3.45 Table 3.10 sets out a trajectory for housing development over the plan period. As for the assumptions made in the tables above for Corby Housing requirements, the figures set out in the Housing Trajectory Table above will be updated in light of housing completions, and build rates. It is proposed to undertake this updating immediately prior to the finalisation of the Site Specific Proposals Development Plan Document.
- 3.46 Amongst other things, the housing trajectory assumes that the land west of Stanion is approved for 970 dwellings, to be built between 2007 and 2011, and that Priors Hall comes forward for development in 2007 and takes 18 years to build out. It is understood that the developers of Priors Hall project development of 4,280 dwellings between 2006 and 2021, at varying annual rates, with the remaining 820 dwellings contributing to any 2021-2031 requirement. Priors Hall forms only part of the area shown as the possible north-eastern extension in previous reports and studies. Further housing development proposals could therefore be supported in that area.
- 3.47 On this basis, while there is an under-provision of housing in relation to the annual requirement at present, this changes to an over-provision by 2009-10 as the Priors Hall and land west of Stanion developments come on stream. This over-provision is projected to continue at a rate of 400-500 per annum for three years and a shortage of housing land is not then predicted to occur until 2014-15, when a further large scale release of land will be needed. The North Northamptonshire Core Spatial Strategy Preferred Options (November 2005) suggests that the shortfall is best met through a sustainable urban extension west of Corby.
- 3.48 RSS8 requires a sequential approach being adopted to the release of sites for development, with priority given to brownfield urban sites, followed by other sites in the urban area, then by sustainable urban extensions and lastly by development on land not adjoining the urban area. In Corby's case it is recognised that there are insufficient urban brownfield sites to meet the housing requirement and that many urban greenfield sites have amenity value which should be safeguarded. RSS8 advises that the capacity of the existing built up area should be exploited to the full, so that surplus employment land and previously developed land is brought forward for development, but that, in parallel, proposals for urban extensions should be brought forward.

### **Consultation Response**

- 3.49 Consultation responses indicated general support for the principles of the PPG3 sequential approach and an acknowledgement that the release of urban greenfield extensions should be considered after brownfield land within the town has been developed.
- 3.50 Support was also given to the acceleration of the build rate on the Priors Hall site in order to postpone the allocation of further greenfield sites for development.

## **H 2: Preferred Option for the Rate of Housing Development**

In order to achieve a more even balance between brownfield and greenfield sites coming forward in the plan period, a preferred option is to seek to introduce a limited level of phasing of the proposed Greenfield sites. This option is contained in Table 3.11 below.

- 3.51 It is anticipated that the proposed delay in bringing forward these limited number of sites would not impede upon the proposed housing numbers indicated in the housing trajectory figure outlined in Table 3.10 above.
- 3.52 It should also be noted that adopting this approach to a limited amount of phasing of greenfield development would not circumvent the identified need for a western urban extension of approximately 4,000 units to meet the housing requirement for the period to 2021.
- 3.53 The Council has indicated its commitment to delivering the required housing growth by bringing forward greenfield sites in advance of brownfield development, through its agreement in principle to approve planning permission at Priors Hall which is considered to be in part a green field site, and in part previously-developed land. It is envisaged that this site will be developed in parallel with the existing brownfield land in the Borough.

**Table 3.11 - Proposed Phasing of Housing Development**

<b>Brownfield Sites – Proposed Allocations</b>	<b>Up to 2011</b>	<b>2011-2021</b>
Weldon Road – former garage site	-	12
North of Cottingham Road	53	-
Former Council depot, Cottingham Road	43	-
Former Bean field school	128	-
Studfall Road	38	-
Rockingham Road builders yard	-	37
Rockingham Road	-	168
Fiat Garage, Rockingham Road	24	-
Earlstrees, Brunel Road (formerly J6 Employment allocation)	45	-
	<b>(Sub total 331)</b>	<b>(Sub total 217)</b>

<b>Greenfield Sites – Proposed Allocations</b>	<b>Up to 2011</b>	<b>2011-2021</b>
Oakley Vale (former allocation in Local Plan for Science Park)	-	330
West Glebe Allotments	105	-
South of Occupation Road	29	-
Larratt Road	40	-
West of Larratt Road allotment gardens	12	-
Land to the South of Headway (Formerly part of J10)	188	-
South of Copenhagen Road, south of Bamburg Close and north of Great Folds Road (Includes site formerly designated as E8)	115	-
	Sub-total 489	Sub-total 330
<b>Mixed Site (part Brownfield, part Greenfield)</b>	<b>Up to 2011</b>	<b>2011-2021</b>
Priors Hall (including housing, employment, district centre, school site, hotel, neighbourhood centre)	1,242	3,038
	<b>(Sub total 1,242)</b>	<b>(Sub total 3,038)</b>
<b>Greenfield Sites – Existing Local Plan Allocations</b>	<b>Up to 2011</b>	<b>2011-2021</b>
Land off Occupation Road	-	24
Pytchley Court	-	11
Pen Green Lane	-	28
Garden Centre, Gainsborough Road	-	13
West of Stanion	970 (NB Planning application pending)-	-
Off Stanion Lane	-	22
WELDON	-	-
Oundle Road	-	43
Chapel Road	15	
GRETTON		
Off Corby Road	57	
	<b>(Sub total 1042)</b>	<b>(Sub total 141 )</b>

<b>TOTALS</b>	<b>Up to 2011</b>	<b>2011-2021</b>
<b>Total Brown Field Sites</b>	<b>331</b>	<b>217</b>
<b>Total Mixed Site</b>	<b>1,242</b>	<b>3,038</b>
<b>Total Greenfield Sites</b>	<b>1,531</b>	<b>471</b>

3.54 It should be noted that some of the phasing will be dependant upon the provision of infrastructure investment, including the road improvements referred to later in this report, and the upgrading of sewerage disposal infrastructure. The Council will take into consideration the relevant studies and their findings and use this to complete its Development Plan Document for Site Specific Proposals.

### ***Other Options Considered***

3.55 A full phasing policy that seeks the development of all brownfield sites in advance of the greenfield sites could be considered. However many of the brownfield sites in the Urban Housing Capacity Study (and which form the basis of the proposed allocations) and in the town centre are identified as unlikely to come forward in advance of greenfield allocations. If all the proposed allocated greenfield sites are held back from being developed in advance of brownfield sites it is clear that the required housing target set out in the RSS8 will not be met (as indicated in the housing trajectory table above).

### **Allocation of Major Urban Extensions**

3.56 Amongst the advantages of a single large allocation is the scope to support a range of community facilities, including a primary and/or secondary school and health and community facilities and thus encourage the development of a more sustainable community. The alternative is to identify a larger number of smaller sites for housing, including some that may lie outside the Corby Borough boundary.

3.57 The Joint Core Spatial Strategy for North Northants is currently being developed by the Joint Planning Unit. The Preferred Options Paper (November 2005) indicates the identification of an initial urban extension to the north east of Corby, with a possible further urban extension to commence before 2021 to the west of the town. This is based upon the conclusions made in the North Northants Urban Extensions Study (October 2005).

3.58 North Northants Urban Extensions Study considered the merits of different locations for a possible urban extension. It took into consideration matters such as the fact that Corby has on its periphery areas of high environmental sensitivity, the proximity of potential sites to the existing town, and employment areas and other built constraints, such as the scope for on-site provision of services and facilities. The study concluded that, on balance, land to the north east of the town would be the most appropriate location for a mixed-use urban extension.

3.59 Following the approval of and construction of housing in the north eastern extension including Priors Hall, it was recognised however that this site would not be of sufficient scale to provide for the housing requirements up to 2021 (i.e. the additional 3,862 dwellings to 2021 as indicated in Table 3.7). The Urban Extensions study has concluded that the land to the west of Corby was the preferred location for a major urban extension to accommodate the surplus requirement.

## **Consultation Response**

- 3.60 A number of potential sites for development were considered favourably at the previous consultation stage, including sites south of Corby, Corby north east and south of Weldon.

### ***H 3: Preferred Options for Major Urban Extensions to Corby***

The preferred option, consistent with the North Northamptonshire Core Strategy Preferred Options, is to allocate land in the north east of Corby for an initial urban extension. Land to the west of Corby will then be released for a second urban extension prior to 2021 as required. The approximate locations for these urban extensions are indicated diagrammatically in Figure 3.2, and are taken from the Preferred Options for North Northamptonshire Joint Core Spatial Strategy consultation document November 2005.

The decision to allocate such land will be considered in future years having regard to levels of house-building and planning consents as contained in the Council's Annual Monitoring Report (AMR).

- 3.61 The Council has proposed an Area Action Plan for the urban extensions, which will provide the boundaries of these extensions and give planning guidance and further details of how these sites could be developed in terms of the number and mix of housing and the provision of other services and facilities. It will also contain information as to the phasing and implementation of the proposals.

## **Other Options Considered**

- 3.62 Consultation responses indicated a preference for a larger number of small sites in order to accommodate housing growth. The urban extension study indicates that a certain critical mass of between about 4,000 and 6,000 units would be required to ensure that other facilities and infrastructure are provided as part of a sustainable development. For this reason the Council does not support the suggestion that other smaller sites should be explored. However, should housing levels in Corby not reach the anticipated levels set out in RSS8, then the release of smaller greenfield sites on the edge of the existing urban area may be more sustainable than the release of one large urban extension to the west of Corby. This issue will be addressed through the monitoring and review of the Corby Site Specific Policies LDD.
- 3.63 Other sites identified in the urban extensions study do not perform as well as the preferred options.

## **Housing Quality, Type and Mix**

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- 3.64 PPG3 indicates that it is the Government's preference that the planning system should help create mixed and inclusive communities, offering a wide choice of housing. It encourages the creation of planning policies which take account of housing needs and which widen the range of housing opportunities to meet them.
- 3.65 Corby has a young population with more people under 16 years than of retirement age. The town has a lower proportion of private dwellings and higher number of Local Authority dwellings than the average in the sub-region and the town is

recognised as a relatively low-cost housing area, one of the few places in the region where houses can be afforded by key workers in the public sector.

- 3.66 One of the priorities for the Council's Housing Strategy is to promote a balanced housing market. The strategy and the Housing Needs Survey (June 2004) shows that there is a need to make 20% of new housing provision affordable to those on average incomes and around 80% for market sale properties.
- 3.67 The under-provision of executive, low density housing is a factor that is considered to be restraining the regeneration of the town. Any such sites should be within, and not additional to, the 16,800 dwellings required by the RSS8.
- 3.68 The four districts comprising the North Northamptonshire area will be commissioning a joint Housing Market Assessment. This will help inform the creation of the planning policies that are required to promote the changes necessary to overcome these perceived imbalances in the housing market.

### **Consultation Response**

- 3.69 In their consultation responses a number of consultees indicated that they thought it inappropriate to allow sites to be developed entirely for 'upper market' housing and instead preferred the option of all new housing to provide for a mix of house types, sizes and price bands in order to provide balanced communities. It was also recognised that top of-the-market housing is most likely to be provided on a number of smaller sites on the periphery of the town, with some potential for this type of housing in the town centre as part of its redevelopment.

#### ***H 4: Preferred Option for Housing Quality, Type and Mix***

The Council intends to develop planning policies which address the following:

- ◆ The need for mixed house types on housing sites in order to create balanced communities and avoid the creation of large areas of housing of similar characteristics
- ◆ The setting of minimum housing densities
- ◆ The requirement for at least 20% of affordable housing to be provided on new sites. A definition of affordable housing will be provided and thresholds will be set for sites upon which affordable housing is to be provided
- ◆ The circumstances under which off site contributions may be acceptable in lieu of on-site provision of affordable housing

- 3.70 Work on these policies cannot be undertaken in great detail in advance of the housing market assessment and they will be brought forward either through the generic planning policy document to be written by the JPU, or by way of a Supplementary Planning Document (SPD) prepared by the Council.

### **Other Options Considered**

- 3.71 The allocation of sites specifically for certain types of housing is not considered to be appropriate given the overall objective of promoting the development of balanced communities.

## **Preferred Options for Long Term Housing Requirement to 2031**

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- 3.72 RSS8 provides for a further 28,000 additional dwellings in North Northamptonshire for the period 2021-2031 to be borne in mind as an uncommitted planning assumption. No final decisions have been made upon how this additional housing is to be distributed across the North Northamptonshire area. Nonetheless the Council supports the further growth of the town beyond 2021 in line with the Catalyst Corby Regeneration Framework.
- 3.73 There are large areas of under-used land in the urban area of Corby, including land used for car storage. Some of this land may be contaminated and some may provide opportunities for further employment use. Further work is required to assess the potential housing capacity from this source and the likely timeframe for its delivery.
- 3.74 It is also recognised that the town centre and Priors Hall schemes are likely to deliver approximately 1,110 units beyond the 2021 plan period.

### **Consultation Response**

- 3.75 Responses from consultees indicate a preference for urban extensions to be in the south east area of Corby. Furthermore it seems to be accepted that, in considering locations for major urban extensions, account should be taken their potential for expansion up to 10,000 dwellings in total.

#### ***H 5: Preferred Option for Long Term Housing Requirements 2031***

In future the Council will monitor housing completions within the plan period and review the need for additional housing allocations in light of RSS8 plan targets applicable at the time.

In accordance with the RSS8 and Joint Core Spatial Strategy Preferred Options the Council will allocate land for a further extension to the west of the town as a way of meeting future housing requirements.

### **Other Options Considered**

- 3.76 No other options were considered in relation to this issue.

## **Regenerating Existing Housing Areas**

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- 3.77 The provision of new, high quality housing on the sites coming forward in and around Corby needs to be matched by the renewal and improvement of housing in the core of the town. The Council has identified priority proposals for the revitalisation of Kingswood and Danesholme, which are being progressed through an Area Action Plan. A number of phased demolitions of difficult-to-let properties have commenced in the Kingswood area as part of the Council's Housing Strategy to improve the environmental quality of the area and provide for the housing needs of residents. Arran Way has also been identified as a priority area for regeneration but is not the focus of an AAP

### **Consultation Response**

- 3.78 From consultation responses it would appear that the greatest preference was for there to be a link between the phasing of peripheral growth and the progress of housing renewal in the core area. Those that replied to the Issues and Options consultation also identified other housing areas that might be suitable for

regeneration and revitalisation. These included: Arran Way, Lloyds, Exeter and the area around Pytchley Court shops, Beanfield, Lincoln, and older estates, Gainsborough, Turner and Constable Road.

#### ***H 6: Preferred Option for the Regeneration of Housing Areas***

The Council will continue to prioritise the Kingswood and Danesholme area for regeneration, through its phased demolition programme and implementation of the Area Action Plan.

Arran Way is also a regeneration Priority for the Council, although it is not proposed to be subject to an Area Action Plan at this stage.

#### ***Other Options Considered***

- 3.79 The Council has no current plans to progress the housing areas referred to in the consultation responses for renewal but will consider the need for action in these areas in the medium term.

#### **Traveller Accommodation**

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- 3.80 Recent Government advice contained in Circular 01/2006 ('Planning for Gypsy and Traveller Caravan Sites') reiterates the government commitment 'that everyone has the opportunity of living in a decent home'. It provides guidance to local authorities on matters in relation to gypsy and traveller sites. It is clear that the Regional Planning Board should identify the strategic requirements of gypsies and travellers in terms of the number of pitches across the regions.
- 3.81 The Circular suggests that Local Authorities, in the Development Plan Documents should allocate sufficient sites for gypsies and travellers to meet the needs identified in the RSS8. It is intended that the needs for travellers' accommodation will be considered as part of the wider Housing Market Assessment to be undertaken across the North Northants area. Following from this Housing Market Assessment, it is intended that the Joint Core Spatial Strategy for the North Northants area will contain a broad policy for traveller accommodation.
- 3.82 Corby is a member of the Northampton County Travellers Unit (CTU), comprising six Housing and Local Planning Authorities, the County Council, the Primary Care Trust and the Police. The CTU has identified the requirement for a housing needs assessment of travellers to be carried out and for the identification of suitable sites to meet their needs.
- 3.83 Currently in Corby there is a permanent traveller site at Gretton Brook Road which is occupied by new age travellers. There is also an unofficial encampment of more traditional travellers who can show links to the area at the junction of Gretton Brook Road and Phoenix Parkway.

## **Consultation Response**

- 3.84 In response to the consultation it was recognised that there is a need for the identification of sites for travellers, however, it was suggested that sites should be identified on a County-wide basis, rather than at Borough level.
- 3.85 There was also recognition that there was a need for additional facilities to serve travellers. There was concern expressed that traveller facilities should be provided in a co-ordinated manner, close to schools and healthcare facilities and in locations that satisfy the needs of both the existing communities and travellers.

### ***H 7: Preferred Options for Traveller Sites***

Based on the Council's weekly record of encampments over the last two years, the Council considers there is a need for traveller accommodation and intends the following:

The refurbishment of the existing site at Gretton Brook Road

An additional site at the junction of Phoenix Parkway and Gretton Brook Road

The Council has resolved to support a bid for Government funding to refurbish the existing Gretton Brook Site for new age travellers.

The additional site at Gretton Brook Road has received in-principle support from the Council for use on both a permanent and 'stopping places' basis. The Council has supported a bid for Government funding for this purpose.

The DPD will set out fair, reasonable, realistic and effective criteria in relevant policies for the identification of suitable locations for the provision of traveller sites.

## **Other Options Considered**

- 3.86 No other options have been considered in relation to this issue.

## **Monitoring**

- 3.87 The proposed allocations for housing set out above will be subject to annual monitoring through the Annual Monitoring Report.

## VILLAGES AND RURAL AREAS

- 3.88 The rural parts of North Northamptonshire are rich in environmental and landscape quality and contain a wide range of settlements that perform different roles and functions. The majority of Corby's Conservation Areas and listed buildings are located within the rural areas and villages and represent the Borough's principal historic built resource.
- 3.89 The existing Local Plan (1997) has defined the extent of the 'village confines' on the inset plans for the settlements of Gretton, Weldon, Middleton and Cottingham, and Stanion. The areas within these 'village confines' show where development would normally be permitted, and areas outside the village confines would normally be subject to strict development restraint policies. Great Oakley, Rockingham and East Carlton do not have 'village confines' defined in the Local Plan.
- 3.90 In the Local Plan, two large villages- Gretton and Weldon have been defined as 'Limited Development Villages'. The County Structure Plan makes provision for new residential development in the rural areas primarily in such Limited Development Villages. At the time of the 1997 Local Plan it was considered that more land was available in these villages and development could be absorbed without seriously harming the character of the village or overloading services. Most of these previous housing allocations have now been developed, with the exception of the site at Oundle Road, Weldon, the site at Chapel Road, Weldon and the site off Corby Road, Gretton. These are proposed to be retained for a housing allocation, as indicated in Table 3.8.
- 3.91 The settlements of Cottingham, East Carlton, Middleton, Stanion, and Great Oakley have been designated in the existing local plan as 'restricted Infill Villages'. For these villages housing development would be allowed on a small scale, and within the defined 'village confines' including small groups of dwellings, infilling, and redevelopment or change of use of existing buildings.
- 3.92 Rockingham is of outstanding conservation importance and defined in the current Local Plan as a 'Restraint Village'. The existing Planning policy indicates that residential development will only be permitted in exceptional circumstances.
- 3.93 The North Northamptonshire Preferred Options for the Joint Core Spatial Strategy has suggested a preferred categorisation of settlements across the area. Corby is proposed to be defined as a Growth Town, and this is in accordance with the RSS8. The other proposed categories of settlements are Smaller Towns, Rural Service Centres, Local Service Centres, and Network Villages. Corby Borough does not have any settlements that fall within these proposed categories, apart from the unlisted 'network villages'.
- 3.94 The proposed Joint Core Spatial Strategy is to focus development on the growth towns, including Corby, with only limited opportunities for development in villages. This is regarded as the most sustainable approach, given the proposed improved transport links and enhanced town centre to meet the needs of residents from the surrounding rural areas.
- 3.95 The location of the villages in the Corby Borough area is shown in Figure 3.4. Plans indicating the village confines, as indicated in the present Local Plan are given in Figures 3.5 – 3.8.

## **The Impact on the Villages and Rural Areas of the Potential Growth in Corby**

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### **Village Confines**

- 3.96 Planning Policy Guidance 3 Housing (PPG3) suggests that when allocating sites for development local planning authorities should follow a search sequence starting with the re-use of previously-developed land and buildings within urban areas then urban extensions. This is considered to be a more sustainable solution in that it allows growth in locations that have better access to existing facilities, infrastructure and transport, as well as reducing the amount of development occurring on green field land in less sustainable rural locations. Additionally the existing villages in the Borough have distinct character and quality, many of which have areas within them as designated conservation areas. For these reasons, the proposed growth strategy is urban, and not rural based, and therefore there is no current necessity to redefine the village confines, as it is felt it would result in pressure for additional development in unsuitable locations.
- 3.97 Government guidance in Planning Policy Statement 7 (PPS7): 'Sustainable Development in Rural Areas' (2004) encourages the protection of the countryside and the character of rural settlements. At the same time PPS7 encourages the re-use of existing buildings in the countryside for business purposes and advises that a Plan should include criteria based policies against which proposals for the re-use of rural buildings can be assessed.

### **Employment**

- 3.98 The Employment Land Study by Roger Tym & Partners (2005) recommends that 1.7 ha of land should be allocated for office use on Bangrave Road, Weldon, which is outside the village confines as indicated on Figure 3.4. The proposed employment allocations indicated in the above Employment Section indicate a proposed allocation of this land for B1 office use (see Table 3.5), but that sufficient land can be allocated within Corby to satisfy the required employment growth without the need for further sites to be allocated in any of the villages.

### **Housing**

- 3.99 Government guidance in PPG3 notes the importance of adequate housing provision in rural areas to meet the needs of the local people and to contribute towards the delivery of sustainable communities. A key principle of Government planning policy is that new buildings in the open countryside should be strictly controlled by preventing development outside settlement boundaries.
- 3.100 The four districts in the North Northants area are presently considering a housing market assessment that would help identify the level of need and potential location for the provision of affordable housing in the rural areas around Corby. This assessment will inform possible future allocations in the villages for affordable housing to serve identified local needs, in accordance with the provisions of PPG3 (as amended January 2005).

## **Consultation Responses**

- 3.101 Public consultation was carried out to ascertain preferences regarding village boundaries, the need to restrict development around existing villages and whether some expansion of existing communities should be allowed for. There was no clear consensus, although concern was expressed that commuters and investment buyers do not contribute to village life. The provision of more affordable housing and employment opportunities were considered an important means of ensuring villages maintain vitality, and not become rural dormitories.

### **V 1: Preferred Option for Village Confines**

The designation of village boundaries for Great Oakley, Rockingham and East Carlton will be considered and should be based on the consideration of site specific characteristics, the existence of facilities, and community preferences.

The existing boundaries of other villages are proposed to be retained in order to preserve their character. Within the defined areas, development will be limited to infill, conversions and changes of use, subject to normal development control considerations.

The conversion of existing buildings for employment generating uses, in line with PPS7 guidance and accepted conservation principles will be encouraged. To help meet this objective:

- ◆ Home working will be supported and the sympathetic conversion or extension of houses for the purposes of home working will be encouraged
- ◆ Shared office space in community facilities will be promoted
- ◆ Conversion of some farm buildings for suitable employment/housing purposes will be allowed

- 3.102 In the absence of the Housing Market Assessment (HMA) it is not appropriate at this stage to suggest any land allocations for affordable housing within or adjoining to village confines. The Council will take the findings of the HMA into consideration when finalising the Site Specific Proposals DPD.

## **Other Options Considered**

- 3.103 One option considered is to allow some expansion of existing communities, by redefining village boundaries. This option is not preferred as it would be contrary to Government guidance which is clear about the need for the conservation and protection of the countryside and rural areas. In line with the Government policy for sustainable communities there is no need identified in the rural areas for more employment sites. Furthermore, it is considered that, to allow the villages to expand, would undermine the strategy for the regeneration of Corby and may prejudice the more sustainable option of promoting an urban extension to Corby.

## **Sustainable Communities**

- 3.104 The Government seeks to ensure that development takes place in a sustainable way, ensuring that the communities in the future have sustainability principles at their heart and are places where people want to live and work both now and in the future.

## **Housing**

- 3.105 As the villages have developed affordable housing has become an increasing concern as it is often the case that high cost private sector housing is being developed to meet the demand for those wishing to live in the attractive rural surroundings away from the urban centres. PPS7 recommends that the needs of all in the community should be recognised, including those in need of affordable and accessible, special needs housing in rural areas. Nonetheless the focus for most additional housing should be on the existing towns and identified service centres on previously developed land, so as to promote more sustainable patterns of development.
- 3.106 Government guidance in PPG3 notes the importance of adequate housing provision in rural areas to meet the needs of local people and to contribute to the delivery of sustainable communities. It is noted that many rural areas face particular difficulties in securing an adequate supply of land for affordable housing for local needs.
- 3.107 Annex B to PPG 3 (updated January 2005) indicates that all Local Planning Authorities with rural areas should include a rural exception policy in the relevant Development Plan Document. Such a policy enables the allocation or release of small sites within and adjoining small rural communities in order to provide affordable housing to meet local needs in perpetuity.
- 3.108 Paragraph 10 of PPS7 makes clear that isolated new houses in the countryside require special justification if planning permission is to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. However, in the Corby context it is considered more sustainable for such workers to live in nearby towns or villages, or in suitable existing dwellings in the countryside, so as to avoid new and potentially intrusive development in the countryside.
- 3.109 Identifying the level of need for affordable housing in the rural areas around Corby will be looked at as part of the larger North Northamptonshire Housing Market Assessment, being undertaken.

## **Community Facilities**

- 3.110 Government guidance in PPS7 advises Local Authorities to focus most new development in or near to local service centres where employment, housing, services and other facilities can be provided close together. It also encourages the identification of suitable buildings and development sites for community services and the provision of small-scale local facilities to maintain community vitality.
- 3.111 PPS7 also advises Local Authorities to ensure that new development in identified service centres is supported through improvements to public transport, and to walking and cycling facilities, provided in partnership with developers, where appropriate.
- 3.112 In line with Planning Policy Statement 6 'Planning for Town Centres' (PPS6), local centres in the villages are identified in the town centre and retail section below.

## **Consultation Response**

- 3.113 In order to make villages viable communities a strong preference was expressed in consultation responses that affordable housing for local people should be encouraged.
- 3.114 It was also recognised that, with the decline of agricultural activities within village confines, vacant and underused farmyards could come forward for redevelopment.

3.115 The stakeholders' workshop identified that the following facilities were essential for encouraging and maintaining sustainable communities in rural areas:

- Community facilities
- Village hall
- Health clinic
- Facilities for old people
- Meeting places for young people
- Non-licensed places

3.116 The need for additional facilities could be met by developer contributions.

### ***V 2: Preferred Option for Rural Exception Sites for Affordable Housing***

A rural exception site policy is proposed that will be applicable to the rural areas of Corby. It will allocate land for housing in the rural areas having regard to a number of considerations including: Government guidance, the size of villages, the availability of land and services, the results of the Housing Needs Survey (by Fordham Research) (2003) and the findings of the future Housing Market Assessment.

The purpose of the policy will be to provide for affordable housing to meet local needs in perpetuity. The policy will define what is considered affordable for the purpose of this policy, and will set out the area within which needs will be considered 'local'.

### ***Other Options Considered***

3.117 No other option has been considered. The Preferred Option is in accordance with latest government guidance contained in PPG3.

3.118 It is not appropriate for this Preferred Options document to propose locations for these suggested affordable housing allocations in advance of findings of the Housing Market Assessment study being known.

### ***V 3: Preferred Option for Conversion of Rural Buildings***

Conversion of farmyards and derelict agricultural buildings that are worthy of retention would be considered for employment and/or housing purposes once the need is established, subject to normal development control considerations, and other policies in the LDF.

### ***Other Options Considered***

3.119 No other option has been considered. The Preferred Option is in accordance with latest government guidance contained in PPG3, and PPS7.

**V 4: Preferred Option for Provision of Small Scale Retail Development and Other Facilities to Meet Local Need.**

A policy supporting the provision of small scale retail development, and other facilities to meet local needs is proposed for each of the villages. Criteria to assess such planning applications will be developed.

Proposals involving the loss of existing village shops, post offices or public houses will be resisted unless it can be evidenced that all reasonable efforts have been made to continue existing uses.

**Other Options Considered**

- 3.120 Earlier consultation suggested sites for affordable housing. In the absence of the Housing Market Assessment it is considered inappropriate at this stage to suggest allocations for affordable housing in rural areas.

**Policy and Guidance for Rural Areas**

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- 3.121 The use of Parish Plans, although affected by the withdrawal of funding from the Countryside Agency, is a way of empowering communities and such plans could include proposals for increasing the self-sufficiency of each settlement, taking into account opportunities for future housing, employment and leisure development.
- 3.122 Current design guidance in the form of 'Building on Tradition' produced by the Rockingham Forest Trust (RFT) is adopted by the Council as Supplementary Planning Guidance (SPG). It explains the design relationship between the landscape, settlement patterns and buildings and provides a series of principles which can be applied to each area in the consideration of development proposals. In the SPG the emphasis is on protection and the use of traditional designs and materials.

**Consultation Responses**

- 3.123 Earlier consultation indicated that there was strong support for developing capacity within the village communities to enable Parish/Village plans to be prepared for each of the Borough's villages, setting out the way in which each community will develop in the future. Updating the SPG 'Building on Tradition' was also favoured strongly.

#### ***V 5: Preferred Option for Policy and Guidance for Rural Areas***

Design guidance in the form of a Supplementary Planning Document (SPD) will be developed to ensure the principles underpinning 'Building on Tradition' are translated across into the new planning system.

The Council will have regard to the contents of any Parish Plans and Village Design Statements submitted to the Council in the formulation of policy for the villages. Weldon, Middleton and Gretton have submitted Parish Plans to the Council, whilst Rockingham Castle Estate has submitted a draft brief which could form the basis of a Village Plan.

Parish Plans cannot be adopted as Supplementary Planning Documents (SPD) and form part of the LDF unless they have been developed in accordance with the requirements of the Planning and Compulsory Purchase Act 2004.

#### ***Other Options Considered***

3.124 No other options were considered in relation to this issue.

## TOWN CENTRE AND RETAIL

- 3.125 Government retail planning policy guidance focuses on the need to sustain and enhance existing centres and, where appropriate, to plan positively for new development. PPS6 'Planning for Town Centres' (2004) reaffirms the Government's commitment towards town centre development and places increased emphasis on Local Planning Authorities adopting a proactive approach to securing new developments.
- 3.126 The economic and physical regeneration of Corby town centre is identified as a key priority in the North Northamptonshire Joint Core Spatial Strategy Preferred Options which provides the context for the retail and town centre preferred options contained within this document. RSS8 is explicit that Corby is a town in decline and in need of urgent regeneration, including the redevelopment of the town centre. The Catalyst Corby Regeneration Framework highlights the need to break the circle of decline experienced during the last 20 years and seeks *'to establish a completely new heart for the town offering a diverse range of activities in an attractive and well maintained setting'*.
- 3.127 The Corby Town Centre Shopping Study (Barton Willmore, December 2004) analyses the vitality and viability of the town centre based on 'health check' indicators. It concludes that the town centre is not vital and viable and is in need of significant improvement to overcome major shortcomings. Overall the town centre falls short of providing the level of service needed to meet existing community requirements and the expected level of population growth.
- 3.128 The North Northamptonshire Town Centre Roles and Relationship Study (Roger Tym & Partners, 2005) was undertaken to inform the Joint Core Spatial Strategy. It identifies the key sub-regional patterns of retail expenditure. The review of shopping patterns concluded that there is significant 'leakage' of residents' expenditure on 'comparison' goods, with 50% going to places outside North Northamptonshire. Around 18% of expenditure on convenience goods is spent outside the area. The study also noted poor leisure facilities in the town, as well as the short comings of Corby as a centre for 'value retailing' The Town Centre Roles and Relationships study provides the basis for the balanced centres strategy concentrating growth in Kettering, Corby and Wellingborough as set out within the Preferred Options Joint Core Spatial Strategy.

### **Town Centre Boundary and the Need for Additional Retail Growth**

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- 3.129 In terms of the growth agenda for Corby it is estimated that the retail sector, together with associated uses such as leisure, and culture will need to grow significantly both to reclaim the loss of investment over recent years and to reflect the needs of the increased population in future. As new housing development commences, improved facilities in the town centre will need to have been planned for and provided. The Parkland Gateway project, allied with the first phase redevelopment of the retail core, represents a significant move forwards for the town but further measures are required to ensure that the existing town centre is physically capable of sustaining the required levels of expansion in the forthcoming years.

### **Consultation Response**

- 3.130 The majority of the responses to consultations are positive about proposals for retail growth. Almost all of the consultees agree on the issue of tightening the town centre boundary as well as prioritising the town centre for the retail expansion.



### **Other Options Considered**

- 3.131 The identification of a town centre boundary is required by Government and strategic planning guidance. A much wider area identified as Corby Central by the Regeneration Framework was initially considered which includes the Parkland Gateway, Mixed Use Precinct and Station Gateway. However, it is considered that this area is too dispersed and detached from the main concentration of retailing. The proposed boundary is considered sufficient to accommodate the planned level of growth and redevelopment required to regenerate the town centre whilst also maintaining a compact and viable town centre.

#### **TC 2: Preferred Option for 'Town Centre First' Retail Provision**

In order to revitalise Corby as a whole the redevelopment and renewal of the town centre will be the priority. The 'town centre first' approach is important to securing the future of the centre as a critical mass of floorspace is necessary to attract investment into the town centre.

Allowing out-of-centre development or allowing key town centre uses to locate in out of centre locations would undermine the regeneration strategy of the town centre and may prejudice future development and investment. Until such time that the town centre retail expansion has substantially started, no retail development will be supported in out of centre locations other than limited bulky goods/retail warehousing to address the requirements set out in Table 3.15 subject to the sequential test set out in PPS6.

- 3.132 PPS6 applies the sequential approach to site selection for retail developments. In line with PPS6 all proposed developments outside of the town centre should be thoroughly assessed before less central sites are considered for development for main town centre uses.
- 3.133 In accordance with the guidance given in PPS6 developers of sites outside of the town centre will be required to demonstrate:
- ◆ The quantitative and qualitative need for development
  - ◆ That the development is of an appropriate scale
  - ◆ A sequential approach has been applied to site selection
  - ◆ That there are no unacceptable impacts on existing centres
  - ◆ That locations are accessible

### **Other Options Considered.**

- 3.134 No other options were considered in relation to this issue as the Preferred Option is in accordance with Government and strategic guidance and the regeneration strategy for Corby.

## Retail Expansion

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- 3.135 PPS6 recommends that Local Planning Authorities should assess the need for new floor space for retail, leisure and other main town centre uses, taking into account both quantitative and qualitative considerations.
- 3.136 The emerging Joint Core Spatial Strategy proposes a balanced centres strategy, concentrating retail expansion on the three Growth Towns of Corby, Kettering and Wellingborough. The Joint Core Spatial Strategy recognises that Corby currently has significantly less floor space than the two other Growth Towns and does not fulfil its role in the hierarchy. Presently Corby has approximately 18,620 sq.m. of 'comparison' retail floor space, with Kettering containing 40,200 sq.m, and 28,170 sq.m. in Wellingborough. The Joint Core Spatial Strategy identifies the requirement for 21,000sq.m of new comparison floor space as a guide for detailed plans drawn up for Corby. The Preferred Option indicated below plans for a significantly higher level of growth in retail floor space to reflect the regeneration and growth requirements of Corby.
- 3.137 Corby Town Centre Shopping Study (2004) has examined the 'need' for new retail development based on an increased market share scenario reflecting these objectives. The study has identified the scope for further convenience and comparison goods floor space above the levels identified by the Roger Tym & Partners study which looked at retail development needs across North Northamptonshire.
- 3.138 Having regard to Government planning policy guidance, which seeks to direct new retail development to town centres, the Council considers that there is potentially both a qualitative and quantitative need for additional convenience goods floor space in the town centre. The Corby Town Centre Shopping Study has shown that there is considerable 'over trading' within out of centre superstores and in view of the importance of convenience retailing as a catalyst for town centre regeneration, the Preferred Option considers that a quality food store capable of performing a main food shopping function should be developed in the town centre as part of any major redevelopment proposals.
- 3.139 The Corby Town Centre Shopping Study identified the convenience floor space requirements in the Borough set out in the Table 3.12 which will allow flexibility in responding to the rapidly evolving sub-regional retail opportunities. The figures shown (including those shown for comparison floor space) are based upon population projections and the housing requirements provided by RSS8 as set out in the previous section.
- 3.140 If Corby town centre is to increase its comparison goods market share based on the projected level of housing growth over the period to 2021 and by gradually clawing back expenditure that is currently being lost to competing centres, it is estimated that there will be capacity to support the additional comparison floor space set out in Table 3.13
- 3.141 Both the Barton Willmore and Roger Tym retail studies identified the need for major increase in retail floor space for Corby. The level of capacity for additional comparison goods floor space shown in Table 3.13 will support the proposals to redevelop Willow Place at the southern end of the town centre including a new department store and the significant additional retail development that will be required
- 3.142 Plans for the redevelopment of Corby Town Centre are well advanced and, with market support, could be delivered fairly quickly given that Land Securities control the majority of the land required and have started the first phase of the development

(Willow Place). In order to maintain momentum, the aim is to complete the entire redevelopment scheme in the next 5 years or so. This front loading of retail development in Corby will enable the required regeneration of Corby's town centre, meeting the needs of Corby's residents and enhancing the attraction of the town for residential and commercial development.

### ***TC 3: Preferred Option for the Retail Expansion***

The Preferred Option for additional Convenience Retail and Comparison Retail floor space requirement are given in Tables 3.12, and 3.13.

In order to bring forward significant redevelopment of the town centre by Land Securities it is advocated 29,000 sq.m (including existing town centre floorspace) is front loaded and brought forward for development earlier than indicated in the studies.

It is anticipated that the 29,000 sq.m of additional floor space will adequately meet all phases of town centre comparison floorspace development. However, the need may arise for additional phases of development to be brought forward. The actual amount of new floorspace required in the later period to 2021 will be reviewed in accordance with population growth forecasts and up to date retail capacity studies.

**Table 3.12 – Convenience Retail Floor Space Requirement**

<b>Convenience Floor space Requirement</b>	<b>Plan Period</b>
950 sq m net	By 2006
2,050 sq m net	By 2011
3,600 sq m net	By 2016
5,250 sq m net	By 2021

**Table 3.13 – Comparison Retail Floor Space Requirement**

<b>Comparison Floor space Requirement</b>	<b>Plan Period</b>
12,000 sq m net	By 2011
29,000 sq m net	By 2021

### ***Other Options Considered***

3.143 The Preferred Option has considered the need to concentrate new retail development within Corby town centre and the aspiration to undertake a comprehensive redevelopment of the shopping centre. It has examined two possible growth scenarios for Corby Town Centre: first, limited growth based on constant market shares; and second, strategic growth based on increased market shares. The Plan could have projected the need for additional retail floor space based on the town centre maintaining its existing market share. However, this approach would not take into consideration the regeneration objective of clawing back lost expenditure from other centres and increasing the level of investment in Corby town centre in accordance with its projected growth in population.

## Image and Design of the Town Centre

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- 3.144 The town centre does not provide an attractive physical environment. Improvements need to be made both to maintain the existing level of activity and to attract new investment into the town. In previous public consultation in Corby, the poor image of the town centre has featured heavily in the views of people consulted. People enjoy the free parking and a car-free town centre with no traffic congestion, but dislike the poor quality and variety of shops, the ugliness of the buildings and public spaces, the generally untidy environment and the overall poor design.
- 3.145 Pedestrian movement also needs to be carefully considered in any future re-planning of the town centre to enable a more permeable design which is safe and convenient for users. Linkages to public transport including buses, taxis and the rail link and the car parks must be built into any design proposals.

### **Consultation Response**

- 3.146 Consultations have unanimously welcomed the preparation of a town centre masterplan to be drawn up and agreed by all of the key stakeholders such that future planning decisions can be taken in accordance with an agreed framework and key design principles.

#### **TC 4: Preferred Option for a Town Centre Masterplan**

The requirement for a masterplan and design framework will be reflected by its inclusion in a specific Town Centre Area Action Plan (AAP). Where there is a need to provide the planning framework for areas where significant change is needed, PPS12 advises that an Area Action Plan (AAP) should be prepared. The town centre is a particular focus for the growth and regeneration agenda for Corby and a masterplan has been prepared on behalf of the Council and Catalyst Corby to provide the spatial framework to manage the town's retail regeneration and physical renewal. The scale of change necessary and the importance of the town centre to the life and economy of Corby will be reflected in the proposals set out within the AAP, a key feature of which will be its focus on the implementation of development proposals outlined in the masterplan.

The AAP will identify the distribution of uses (i.e. retail, leisure, arts/culture, transport, parking, and housing) and their inter-relationships, including specific site allocations and set the timetable for the implementation of the proposals. Further guidance, such as the layout of uses within these allocations and design requirements will be provided in the AAP. High quality and inclusive design standards, including the integrated use of public art, will be established in order to improve the character and quality of the public realm.

### **Other Options Considered**

- 3.147 No other options were considered in relation to this issue. In accordance with Government and regional guidance, the level of development and investment required in the town centre to attract high quality retail, housing, and employment developments to Corby requires a specific town centre AAP to co-ordinate the implementation of proposals contained within the Corby Town Centre Masterplan.

## The Need for New Facilities

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- 3.148 For the town centre to work effectively additional facilities need to be provided and some of the existing facilities need to be upgraded. Consultants' studies suggest the need for a major convenience store in the centre. Leisure uses are also recognised as being under-provided, for example Corby does not have a cinema. The existing

bus station is closed and is particularly unsightly and the question of what new public transport facilities should be provided needs to be considered. In addition town centre housing has been put forward under the Parkland Gateway proposals and further opportunities may exist.

### **Consultation Responses**

- 3.149 Consultations have indicated that most respondents agree that the town centre has no need for a bus station or transport interchange but buses should stop at stops well located in terms of town centre facilities. Sufficient safe car parking, integrated with the provision of public transport, has also been supported if it is to be provided within the town centre, so as to attract people into Corby.

#### ***TC 5: Preferred Option for Mixed Use Development/Facilities***

Government guidance considers the need to promote mixed use development and mixed use areas (including higher density, multi-storey development) in town centres. Residential, office, leisure and transport and other facilities should be encouraged throughout town centres. The Preferred Option for Corby town centre is proactively to support a mix of uses and activities that will enhance the character, attractiveness, accessibility, vitality and viability of the town centre during both the daytime and evening. Different areas of the town centre present varying opportunities for the range and composition of mixed uses and facilities; these have been set out in the Regeneration Framework and are further elaborated in the Town Centre AAP. Provision will be made for an appropriate range of town centre leisure, cultural facilities such as a cinema, arts venue, restaurants, public houses/bars, civic offices, swimming pool and educational institute, some of which will contribute towards an evening and night-time economy. Town centre housing will also be supported, particularly above ground floor retail facilities.

### **Other Options Considered**

- 3.150 A 'do nothing' option which allows market forces to determine the uses in the town centre is not preferred as this could be contrary to procuring the uses and facilities identified in the Regeneration Framework.

### **Access and Movement**

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- 3.151 The town centre will serve a larger population in the future therefore access and parking arrangements should be considered in the context of changing patterns of movement within the town. This will be addressed by the Town Centre AAP in more detail.

#### ***TC 6: Preferred Option for Access and Movement***

In order to improve linkages it is proposed to reduce the amount of traffic within the town centre which currently creates a barrier to movement, particularly for pedestrians and public transport. Buses will be provided with a 'car free' put down and pick up area located on George Street as well as the provision of well located bus stops along the primary transport routes close to the town centre. It may be possible to relocate the bus and taxi facilities on George Street to a location outside of the main pedestrian area.

### **Other Options Considered**

- 3.152 Allowing vehicles to continue to move through the town centre has been identified as an option. However, it is considered that, in the interest of minimising vehicle and pedestrian conflict and maximising the opportunity for enhancing the public realm, this option is not preferred.

#### **TC 7: Preferred Option for Parking**

Providing a sufficient level of car parking to meet existing and future demand will be critical to the development of the town centre and new developments. New commercial and residential developments will be expected to provide off-street parking in accordance with adopted parking standards. The Preferred Option will be to maximise the potential for shared use of parking spaces, for example, parking which serves daytime uses will be available for use in the evening. There will also be potential for new parking within the town centre for multi-purpose visits including multi-storey and undercroft/ underground car parking.

### **Other Options Considered**

- 3.153 No other options were considered in relation to this issue as it is essential to maintain and enhance public car parking so as to enhance the overall accessibility and attractiveness of the town centre.

### **Local/Neighbourhood Centres and Out-of-Centre Retailing/Retail Warehouses**

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- 3.154 Given the 'town centre first' approach the Council will prioritise the provision of new retail floor space within the existing town centre. However, it is recognised that for sustainable communities to succeed some level of retail and other uses must be provided close to where people live. This suggests that a hierarchy of retail provision needs to be established.
- 3.155 It is also recognised that not all retail uses neatly fit into either the town centre or the out of town retail park situation. Further policy will be required to enable decisions to be taken which will not prejudice the 'town centre first' approach or lead to an uncontrolled and unplanned delivery of out of town retail facilities.

### **Consultation Response**

- 3.156 It was generally recognised through consultation that the town centre should be the priority for retail development and that a retail hierarchy should be identified to support a sustainable pattern of retail development. Phoenix Park is identified as a location for future expansion of out of centre retailing, although this should not be pursued if it encourages car use. The role of farm shops was supported so long as they do not detract from existing village shops.

### **TC 8: Preferred Option for the Retail Hierarchy**

In promoting and enhancing existing centres PPS6 advises that Local Planning Authorities should consider a network of shopping centres and their relationship in a hierarchy reflecting their different role and function. PPS6 advises that providing for local shopping and other services outside of town centres is essential to provide easily accessible shopping to meet day-to-day needs. The need for local shops and services is equally important within urban and rural areas.

The Preferred Option is to define a hierarchy of centres in accordance with PPS6, including Corby town centre and district, local and village centres, and out-of-centre retail park as defined in Table 3.14. They are illustrated in Figure 3.10

**Table 3.14 – The Proposed Retail Hierarchy**

<b>Location</b>	<b>Defined Position in Hierarchy</b>
Corby Town Centre	<p><b>Sub Regional Centre</b></p> <p>The principal shopping centre which functions as the primary service centre, providing a range of facilities and services</p>
None identified	<p><b>District Centre</b></p> <p>Will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.</p>
<ul style="list-style-type: none"> <li>♦ Oakley Vale</li> <li>♦ Danesholme</li> <li>♦ Greenhill Rise</li> <li>♦ Farmstead Road</li> <li>♦ Pytchley Court</li> <li>♦ Welland Vale</li> <li>♦ Occupation Road</li> <li>♦ Studfall Avenue</li> <li>♦ Corby Old Village</li> <li>♦ Rockingham Road South</li> <li>♦ Willow Brook</li> <li>♦ Burghley Drive.</li> <li>♦ Weldon village centre</li> <li>♦ Gretton village centre</li> </ul>	<p><b>Local Centres</b></p> <p>These will normally include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette. In rural areas, large villages may perform the role of a local centre.</p>
Phoenix Parkway	<p><b>Out-of-Centre Retail Park</b></p> <p>Limited bulky goods retail warehousing subject to figures in Table 3.15 and the sequential test set out in PPS6</p>

### **Other Options Considered**

- 3.157 No other options were considered in terms of defining the shopping hierarchy as it is defined by Government guidance. Centres considered but not meeting the definition of a local centre included Canada Square, Rockingham Road North, Rockingham, Middleton, Cottingham and East Carlton. Small parades of shops of purely neighbourhood significance were not regarded as centres for purposes of this preferred option.

#### **TC 9: Preferred Option for Retail Warehousing**

Retail warehousing comprises large stores specialising in the sales of 'bulky' household goods (such as carpets, furniture, and electrical goods), DIY items and other ranges of goods, catering mainly for car borne customers. Proposals for bulky goods retailing in edge or out of centre locations are likely to be more acceptable in planning terms than for 'high street' comparison retailing. However, any proposals for edge or out of centre retailing would be required to satisfy the PPS6 tests for new retail developments; namely demonstrating need, compliance with the sequential test and being acceptable in retail impact terms.

The Corby Shopping Centre Retail Study estimated the potential capacity to support additional retail warehouse shopping floorspace as shown in Table 3.15.

**Table 3.15 – Retail Warehouse Floor Space Requirement**

<b>Retail Warehouse Floor space Requirement</b>	<b>Plan Period</b>
4,300 sq m. net	By 2011
8,900 sq m.net	By 2016
14,200 sq m. net	By 2021

Whether this capacity is met by existing floorspace, by further retail warehousing or, in part, by further new town centre development will be a matter to consider when evaluating individual proposals. There are a number of development proposals before the Council including an additional 8,000 sq.m. retail warehouse provision in Corby as an extension to Phoenix Park. The floorspace requirements indicate the need for an additional 8,900 sq.m floorspace by 2016 and this should be taken into consideration as floorspace ceilings for new retail warehousing over the period. An overriding consideration when evaluating the acceptability or otherwise of any edge or out of centre retail proposal is the 'town centre first' approach and whether they could individually or cumulatively prejudice investor confidence in bringing forward the major enhancements planned for the town centre.

### **Other Options Considered**

- 3.158 The planned expansion of the Phoenix Park or an entirely new site which would not compete in terms of the town centre was considered. However, in accordance with the 'town centre first' regeneration strategy, extant planning permissions for retail warehousing and recent planning appeal decisions, no new out of centre sites are considered necessary as these may prejudice development and investment in the town centre.

#### ***TC 10: Preferred Option for New Local Centres***

PPS6 considers that Local Planning Authorities should take a positive approach to planning for local shops and services. New centres should be designated where the need for them has been established, such as in areas of significant growth or where there is a deficiency in the existing network of centres. The size of the proposed centre should reflect its proposed role in the hierarchy of existing centres and how the centre would function and complement the existing network.

An urban extension is proposed to the north east of Corby, and the possibility of a further urban extension to the west of Corby. In accordance with the principle of creating sustainable and balanced communities new local centres are proposed in these areas to provide local shopping in sustainable locations near to centres of large population. Local centres will be developed to include a range of small shops of a local nature, serving a small catchment. Typically, these might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.

#### ***TC 11: Preferred Option for Other Forms of Retailing***

Modern retailing includes special cases where retail uses have traditionally become established outside of the town centre. Such uses may include; builders and plumbers merchants; hire depots; car and caravan sales; petrol filling stations (and their shops); car accessory shops; tyre and exhaust centres; nurseries and garden centres; factory shops and showrooms and farm shops.

The Preferred Option has considered the need to concentrate new retail development within Corby town centre to support the aspirations to redevelop the shopping centre comprehensively. Care will be taken to ensure that other forms of retailing will be of an appropriate scale and located near to local centres or industrial estates and can demonstrate their need and do not adversely affect the town centre first strategy or undermine the vitality and viability of easily accessible local centres. Farm shops are considered to offer, and can help to meet demand for, local produce in a sustainable way and, in doing so, contribute to the wider rural economy.

### ***Other Options Considered***

3.159 Consideration was given to allowing for a diverse range of small scale retailing normally found in locations outside of town and local centres. However, the preferred option is in accordance with Government and strategic guidance and places priority first and foremost on the regeneration strategy for Corby town centre before the consideration of other locations.

#### ***TC 12: Preferred Option for Street Markets***

Street markets can make a valuable contribution to local choice and diversity in shopping as well as the vitality of town centres. Acting as an integral part of Corby town centre is the existing daily street market located at Queen's Square.

As part of the redevelopment proposals detailed in the Town Centre Area Action Plan a new site for the street market will be developed and fully integrated into the town centre.

### ***Other Options Considered***

3.160 No other options were considered. It is essential for the Plan to maintain and enhance the street market as part of the overall retail provision.

# OPEN SPACE, SPORT, AND RECREATION FACILITIES

## Planning Guidance

- 3.161 Consultants PMP were appointed to undertake an Open Space, Recreation and Sports Strategy for Corby in accordance with current Planning Policy Guidance 17 'Planning for Open Space Sport and Recreation' (July 2002) (PPG17), and Assessing Needs and Opportunities: A Companion Guide to PPG17 (September 2002).
- 3.162 PPG 17 states that well designed and implemented planning policies for open space sport and recreation are fundamental to delivering broader Government objectives which include: supporting an urban renaissance; supporting a rural renewal; promotion of social inclusion and community cohesion. It is essential that the needs of local communities are known and, as stated in PPG 17, the Government expects all Local Authorities to carry out assessments of needs and audits of open space and sports and recreational facilities. Such audits should incorporate qualitative, quantitative and accessibility considerations. National standards are no longer considered to meet local needs although they may be used as benchmarks.
- 3.163 The PPG17 Companion Guide sets out four guiding principles for local assessments: local needs are likely to vary considerably from place to place, even within a single Local Authority area; the delivery of high quality open space and recreational facilities is as reliant on creative design and management as good planning; in many areas there will need to be more reliance on improving the accessibility of existing provision than on new provision; and the value of open space and recreational facilities depends primarily on meeting identified local needs and the wider benefits for people wildlife and the environment.

## Evidence Base/Consultation

- 3.164 The Consultant's study involved a review of the strategic background, a consultation process to identify local needs and an audit of open space and indoor provision. The study was intentionally split geographically into Corby town and the rural area.
- 3.165 The consultation process involved: a household questionnaire survey (347 returns of 4,000 circulated); internal consultations with Borough Council officers; a drop-in session at the Willows Complex; an on-line schools survey (with limited response); consultation with at least five external agencies; and a rural area stakeholder workshop.
- 3.166 The headline findings from the consultation were:
- ◆ The provision to satisfy the recreational needs for children and young people was considered by far the least well provided for
  - ◆ The main reasons given for non-usage of open spaces were personal safety and anti-social behaviour
  - ◆ The most frequently used sites are West Glebe Park, East Carlton Park, and the Boating Lake (Thoroughsale Woods)
  - ◆ Council Officers did not identify any major deficiencies in quantity of provision
  - ◆ There is a need for greater linkage between open spaces
- 3.167 The study considered the eight types of green space set out in PPG17 in addition to indoor sports facilities. These are set out below with a brief statement on the findings of the audit and consultation.

### ***Parks and Gardens (including the ancient woodlands)***

3.168 There are six sites which fall into this category, four in Corby town and two in the rural area, totalling 151 ha. In addition there are four pocket parks in the rural area. The majority of consultees felt that the quantity of provision of this type of open space was about right.

### ***Natural and Semi-Natural Greenspace***

3.169 There are 39 sites which fall into this category, 12 in Corby town and 27 in the rural area, totalling 98 ha. Consultees felt there to be a good level of provision of this type of open space.

### ***Amenity Green Space***

3.170 There are 197 sites which fall into this category, 182 in Corby town and 15 in the rural area, totalling 74 ha. This is the type of space visited by the highest number of consultees on a daily basis. The current level of provision is relatively high compared to other authorities. The consultation indicated a split between those who thought there was enough of this type of space and those who thought there was too much.

### ***Provision for Children and Young People***

3.171 There are currently 37 play areas for children and 14 play spaces for young people/teenagers. Consultees in general felt there was inadequate provision of this type of facility.

### ***Outdoor Sports Facilities***

3.172 The current provision is 141 ha of outdoor sports facilities spread over 45 sites (including golf courses and school playing fields). The consultation indicated a perception that there is insufficient of certain types of sports facilities, although the Consultant's view is that this perception is predominantly due to the poor quality of existing facilities and access to these facilities.

### ***Indoor Sports Facilities***

3.173 Corby has two Local Authority owned leisure facilities, one being a swimming pool (the only other swimming pool in the Borough is a private facility) and a number of sports halls and health and fitness provision. There is a quantitative undersupply of facilities, although in general the quality of indoor facilities is perceived to be good.

### ***Allotments***

3.174 There are nine allotment sites in Corby. The results of the consultation on this type of space were inconclusive. Demand for allotments is currently low and there are a number of allotment sites that are underused or empty.

### ***Cemeteries and Churchyards***

3.175 There are nine cemeteries and churchyards within Corby, most maintained to a high quality. This type of space is well valued by residents and can be a significant proportion of open space in some locations, particularly in rural areas.

### ***Green Corridors***

3.176 A Local Green Infrastructure Framework has been piloted in Corby setting out a vision for multi-functional greenspace corridors. This will inform and support the North Northamptonshire Green Infrastructure Framework. There are four identified sub-regional corridors which link Corby to other Local Authority areas and six corridors which have local significance within Corby

### ***OS 1: Preferred Options for Open Space, Sport and Recreation***

The Corby Open Space Sport and Recreation Strategy (February 2006) has involved a thorough and robust assessment in accordance with Planning Policy Guidance Note 17. The strategy sets out a series of local standards for each of the eight types of green space set out above in addition to indoor sports facilities.

The preferred option is to adopt the standards proposed in the strategy. For each of the nine types the following is proposed:

- ◆ A Quantity Standard (as area per 1,000 population) (for some types, separate quantity standards have been set for Corby town and the rural area)
- ◆ An Accessibility Standard (as minimum walking time from facility with minimum distance equivalent)
- ◆ A Quality Vision (in the form of a statement)

For most of the types the proposed quantity standard reflects current provision and the existing facilities should be protected and enhanced. For others a surplus or shortfall is identified.

In the case of amenity green space the majority should be protected and enhanced, however further work is required to identify those sites of low current value which should be considered for improvement, re-designation, or disposal.

In the case of allotments further demand analysis is recommended in relation to those areas where a nominal deficiency has been identified.

In addition to the standards the strategy sets out a series of recommendations for each open space/indoor sports type on how the standards can be achieved. These should be incorporated in policy, where possible.

It is also recommended that a Supplementary Planning Document be prepared. As well as guidance on standards, this should incorporate: a process for determining planning contributions; advice on thresholds for on versus off-site contributions; a process for the establishment of pooled funds; and guidance on commuted sums.

### ***Other Options Considered***

- 3.177 As the preferred options are based on a robust study in accordance with PPG17 no other options have been considered.

## COMMUNITY FACILITIES/ SERVICES

### Developers Contributions

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- 3.178 It is clear that the projected growth for Corby cannot be achieved without commensurate expansion of the town's community facilities, services and infrastructure. A way in which the Council can achieve a balanced growth and achieve environmental improvements (such as those proposed in the town centre or through the Council's Arts, and Heritage strategies, as well as Corby's Cultural Strategy) is to ensure that developers contribute to the provision of such facilities, through the use of planning obligations attached to any planning approval. The legal mechanism for this to be achieved is a Section 106 agreement under planning legislation.
- 3.179 The existing Local Plan provides the broad principles for how the Council will ensure some facilities are provided by developer contributions through Section 106 agreements. The recently published government guidance in the form of circular 05/2005 (Planning Obligations) provides the basis for updating this policy and will be taken into account under the Local Development Framework.

#### ***CF 1: Preferred Options for Policy for Developers Contributions***

The Council will support the provision of a North Northamptonshire wide Supplementary Planning Document (SPD) in relation to developers' contributions. This document will provide a strategic approach across the North Northants area, to ensure the relevant and necessary facilities are provided alongside new development. This may result in standard charges being required for strategic infrastructure provision. The SPD will take in to account the latest government advice in Circular 05/2005. Further work on this matter is on-going.

Additionally, the Council will continue to require developers to provide facilities in Corby that are specific to Corby and are in accordance with the relevant Borough-wide strategies, for example the provision of affordable housing, or public art.

#### ***Other Options Considered***

- 3.180 The do nothing approach is not considered appropriate and will not deliver Corby's regeneration and environmental improvements.

## Infrastructure

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- 3.181 In considering the needs for infrastructure to support the growth of Corby, the Council has had regard to the 'Corby Utilities Capacity and Strategy Study' and 'Strategic Flood Risk Assessment (SFRA) (Stage I) (the Stage II assessment is not available at the time of writing this report). The Council has also commissioned work for the Water Cycle Study (WCS). The WCS was not available at the time of this report, but will be taken into consideration when the Council finalises its development plan document for site specific proposals.
- 3.182 The Utilities Capacity Study indicates there are no insurmountable barriers to delivering Corby's growth although there are a number of areas where strategic reinforcement is necessary. This relates primarily to the existing sewerage treatment works and to new large mains for water supply. The Environment Agency is preparing a watercycle study which will deal with these, and flood risk issues, in greater detail.
- 3.183 The Utilities Capacity Study has also identified the problem arising from individual sites coming forward that may trigger a need for strategic utility provision, (an 'investment peak') above and beyond that necessary to serve the individual development. The UCS notes that if abnormal, disproportionately high costs are associated with these developments then developer interest may be adversely affected.

### ***CF 2: Preferred Option for Infrastructure***

The Council will consider the results of the Utilities Capacity Study, in particular:

- to develop the Site Specific Proposals DPD in order to identify the provision of sites for Sewerage Treatment Works (STW), and for two electricity sub-stations
- to consider the use of Section 106 developer contributions for the provision of renewable energy sources
- to require Section 106 developer contributions are made in a structured manner, that ensures strategic utility provision is made, whilst being fair and proportionate to the individual developer
- develop a Sustainable Urban Drainage Systems (SUDS) policy

- 3.184 Additionally, the results of the water cycle strategy and Study II of SFRA will be taken into consideration in the development of the final DPD for site specific proposals for development.

### ***Other Options Considered***

- 3.185 Not applicable.

## Education

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- 3.186 Northamptonshire County Council (NCC) as Local Education Authority (LEA) has identified a need for a new secondary school (non site specific) in Corby during the plan period. It is hoped that additional details will be forthcoming prior to submission of this Site Specific Proposals document to enable a site allocation to be made.
- 3.187 The County Council put in place measures to ensure that housing developers contribute adequate levels of funding toward schools in Northamptonshire where their developments necessitate new or expanded school facilities. The document entitled 'Supplementary Planning Guidance (SPG) – Planning Obligations and Local Education Authority School Provision' was approved in June 2004. It has been used by other Districts and Boroughs in the county since that time.

### ***CF 3: Preferred Option for Education***

The Council will work with NCC to identify a suitable location for the required new secondary school, having regard to the proposed locations of new housing development.

Corby will continue to have regard to the 'Planning Obligations and Local Education Authority School Provision' SPG when negotiating with housing developers for financial, and other planning contributions, pending the completion of the North Northamptonshire broader approach to infrastructure contributions.

### ***Other Options Considered***

- 3.188 It is considered that to do nothing or not implement the County Council's SPG will result in a short fall of local education authority school educational facilities for Corby, which would be unacceptable.

## Transport

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- 3.189 Specifically in relation to Corby, the preferred approach of the Joint Core Spatial Strategy in terms of strategic connections is to:
- support essential road infrastructure improvements to accommodate development as well as growth in existing traffic on the key roads through Northamptonshire – A14, A45, A43, and A605
  - support the transfer of freight movements by rail
  - emphasise that it is fundamental to Corby's planned greater role that the town should be linked to the national rail passenger network as a priority
- 3.190 In terms of key local connections the Joint Core Spatial Strategy preferred option is to:
- set out the requirement for a North Northamptonshire bus network and highlight what the key roles of this should be
- 3.191 For local movement and accessibility, the Joint Core Spatial Strategy preferred option is to

- build on accessibility and patterns of local movement as part of new development
  - focus new development so that it best links to existing and proposed network and facilities
  - create and maintain transport hubs that are accessible
  - focus town-wide services and facilities at town centre
- 3.192 The Northamptonshire Local Transport Plan (LTP) 2006/07-2010/11 identifies the A43 Corby Link road as being committed, and due to commence before 2011.
- 3.193 It is noted that Corby is one of the largest towns in Britain without a railway station. The provision of a railway station at Corby is an identified investment priority for strategic transport infrastructure in Northamptonshire (in MKSM Strategy).
- 3.194 The improvements to the A14, being the Kettering by-pass, is indicated as being under active consideration.
- 3.195 Northamptonshire County Council has developed a Corby Transport Model (CTM) which sets out the strategy for dealing with Transport Infrastructure Improvements to accommodate Corby's anticipated growth. The Council will take this Corby Transport Model into consideration once it is finalised, and use it to complete its Development Plan Document for Site Specific Proposals.

#### ***CF 4: Preferred Option for Transport***

The Plan will support the Joint Core Spatial Strategy Preferred Options by promoting key development on locations either well served by (or offering the potential for) public transport, pedestrian and cycle links.

The Council will continue to press for the required road improvements including

- The realignment and dualing of the A6003
- Improvements to the A6116
- Dualing of the A43 Corby Link Road, and
- Improvements to the A14

The Council will also continue to press for the provision of a rail passenger station and service for Corby.

#### ***Other Options Considered***

- 3.196 The 'do nothing' approach is not favoured as the key improvements in local transport links and infrastructure are considered essential for the delivery of Corby's regeneration.

#### ***Other Community Facilities***

- 3.197 At the Issues and Options stage previous consultation responses suggested there is a need to allocate land for a new prison in the area. The Council is not aware of the need for any such allocation, and in any event such requirements would normally be identified via other mechanisms through central government.

3.198 Weldon Parish Council and Gretton Parish Council have indicated that there is a need for additional land to be identified for burial plots. This is currently being investigated.

***CF 5: Preferred Option for Prison Development***

The Council proposes no allocation of land for a prison.

***CF 6: Preferred Option for Burial Land***

The Council will allocate additional land for burial plots within the Site Specific Proposals Development Plan Document if current investigations identify a requirement.

# ENVIRONMENT

## Natural Environment

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- 3.199 The need to strike a balance between the growth and development expected in Corby and the need to protect and enhance existing environmental assets is a key consideration in increasing investment potential and liveability: making Corby an attractive place to live and work is a key objective of the Community Strategy.
- 3.200 The Joint Core Spatial Strategy Preferred Options (November 2005) has identified the need “to bring about a step change in biodiversity management” and to increase the variety and availability of habitats.
- 3.201 The development of policies for the environment will relate specifically to environmental character assessments, local distinctiveness, the historic landscape, character assessments of biodiversity and the current landscape. However, all landscapes are important assets especially as a means of maintaining and/or increasing the biodiversity of the natural environment. Environmental Character Areas will provide a basis for the development of new policies as part of the LDF.

## Planning Guidance

- 3.202 PPS9: ‘Biodiversity and Geological Conservation’ promotes the need to ensure that policies contribute to the conservation of the abundance and diversity of British wildlife and habitats or minimise the adverse effects on wildlife where conflict of interest is unavoidable. An essential requirement for Local Authorities is to make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features.
- 3.203 Circular 06/2005: ‘Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System’, accompanies PPS9 and provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England.

## Studies and Evidence Base

- 3.204 North Northamptonshire Environmental Sensitivity Assessment outlines the results of an environmental sensitivity assessment of defined land areas around the existing settlements of Corby, Kettering and Wellingborough. This is as part of Northamptonshire County Council’s (NCC) participation in the Joint Planning Unit to determine to what degree a particular area is able to accommodate change without significant effects on its character.

## *Biodiversity*

- 3.205 It has been identified that Corby incorporates a large number of areas of high biodiversity sensitivity. Overall the area falls within the RSS8, (Regional Spatial Strategy) Biodiversity Conservation Area of Rockingham Forest. A high proportion of statutory and non-statutory sites of conservation value in Corby are associated both with quarried and brownfield sites, woodland (including ancient woodland), and forest and parkland landscapes. The small proportion of land of lowest sensitivity can be seen in areas of landfill or intensive farming.

## **Landscape**

3.206 The study concluded that the landscape around Corby Borough shows a high degree of sensitivity especially in the north west, north and north east where the landscape is highly distinctive but largely beyond the setting of Corby itself. These areas have strong historical associations, particularly the largely unspoilt Welland Valley which includes Rockingham Castle and the setting of Kirby Hall and forms a northern boundary to the wider landscape of the Rockingham Forest. Large areas of woodland also exist, mainly along ridges to the east creating important and visually distinctive elements. Land south of Cottingham, south west and east of Corby are less sensitive to change.

## **County Wildlife Sites**

3.207 The Wildlife Trust is currently reviewing and updating the County Wildlife Sites in North Northamptonshire. Once completed, this work will be taken into consideration when the Council finalises its Development Plan Document for Site Specific Proposals.

## **Environmental Character Areas**

3.208 Northamptonshire County Council is currently undertaking an assessment and identification of environmental character across North Northamptonshire. The identification of environmental character areas recognises the local distinctiveness of all areas and negates the need to designate Special Landscape Areas or other local landscape designations as advocated by PPS 7. This work is currently underway and will be taken into consideration when the Council finalises its Development Plan Document for Site Specific Proposals.

## **The Corby Borough Local Plan**

3.209 Nature conservation designations (except for Stanion Lane Plantation) within the current Local Plan are proposed to be carried forward to continue the same level of protection in the new DPD.

3.210 An application has been submitted to the Borough Council for the development of 84 ha of the Stanion Lane Plantation. Mitigation measures are proposed as part of the application to compensate for the loss of natural habitat and would provide approximately 70 ha of replacement woodland.

### ***ENV 1: Preferred Options for Nature Conservation***

The Preferred Option is to carry forward the existing nature conservation designations within the current Local Plan (except for Stanion Lane Plantation) with the same level of protection in the new DPD. The existing Special Landscape Areas will be replaced by Environmental Character Areas, and new policies providing guidance on the location and design of development in the different landscape areas will be produced.

The Preferred Option is to re-designate the Stanion Lane Plantation site for employment land and take the opportunity for approximately 70 ha to be provided for green spaces as part of the mitigation for the development of the Stanion Lane Plantation. This will increase the greening potential of the area, creating accessible and valuable recreation facilities to improve well being and health and provide an opportunity to link green infrastructure routes with the provision of the proposed woodland to form a significant and viable wildlife havens.

### **Other Options Considered**

- 3.211 The 'do-nothing' option was considered but it would not increase the amount of natural assets in the Borough and would fail to maintain a balance between economic growth, social improvements and cohesion and the provision of environmental improvements.

### **Green Infrastructure**

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- 3.212 Green Infrastructure comprises a network of multifunctional green spaces set within, and contributing to, a high quality natural and built environment. It is an essential requirement for the enhancement of quality of life, for existing and future generations and an integral element in the delivery of 'liveability' for sustainable communities, whilst ensuring that the character and diversity of the wider countryside is protected and, wherever possible, enhanced. Its provision, and importantly, its connectivity is relevant at every level from county wide rural landscapes down to a local level within the larger urban as well as small rural settlements.

### **Planning Guidance and Issues Raised in Studies and the Evidence Base**

#### *Regional Spatial Strategy and the MKSM Sub-Regional Spatial Strategy*

- 3.213 The Regional Spatial Strategy for the East Midlands (RSS8) (March 2005) incorporating the MKSM Sub-Regional Strategy, formally identifies the requirement for the provision of 'green infrastructure'. One objective of the MKSM Strategy is to ensure that '*development contributes to an improved environment ...protecting and enhancing environmental assets (including landscape and biodiversity) and providing greenspace and related infrastructure (green infrastructure)*';

- 3.214 A net gain in the provision of green infrastructure is required to meet the needs generated by growth and to rectify existing deficiencies. The Strategy defines Green Infrastructure as:

- ◆ Recreational and sports facilities
- ◆ Pathways and routes
- ◆ Natural and historic sites
- ◆ Canals and water spaces
- ◆ Accessible countryside

#### *The North Northamptonshire Green Infrastructure Framework Plan*

- 3.215 The overall Strategic Green Infrastructure Framework Plan applies to the whole of the North Northamptonshire area and has identified opportunities for linking existing spaces and facilities to provide a network of multi-functional green spaces.

- 3.216 The North Northamptonshire study identified the following Strategic Green Infrastructure Corridors linking into Corby:

#### Sub Regional Corridors

- ◆ Ise Valley
- ◆ Jurassic Way
- ◆ Willow Brook

- ◆ Harper's Brook

#### Local Corridors

- ◆ Stoke Albany – Little Albany
- ◆ Boughton Park –Titchmarsh Wood
- ◆ Geddington – Stanion
- ◆ Stanion Deene Park
- ◆ Gretton- Harringworth (Jurassic Way)
- ◆ Welland Valley

3.217 The Local Green Infrastructure Framework study for Corby also proposed an additional 4 local corridors:

- Harpers Brook- Weldon Park
- Priors Hall- Harringworth
- Corby- Cottingham
- Southern Gateway- Rockingham

3.218 Opportunities for Green Infrastructure have also been identified within Corby town which will form a framework of green corridors. They are:

- ◆ Cottingham Road
- ◆ Weldon Road (A427)
- ◆ Oakley Road (A6014)
- ◆ Rockingham Road (A6003)
- ◆ Corby Railway Line

## ***ENV 2: Preferred Options for Green Infrastructure Provision***

Studies have identified potential green infrastructure routes which provide the opportunity to link existing and future sites to deliver the concept of 'liveability' for sustainable communities which conforms to North Northamptonshire Green Infrastructure Strategic Framework Study - Part 1 (01 September 2005). Future development needs to provide linkages between open spaces, create the opportunities to develop the green infrastructure network and use existing assets such as dismantled railway lines and cross country nature trails that already exist.

The preferred options for green infrastructure provision in Corby Borough are illustrated in Figure 3.12. These are:

### Sub Regional Corridors:

- Jurassic Way
- Willow Brook (link to Priors Hall)
- Harper's Brook

### Local Corridors:

- Stoke Albany – Little Albany
- Geddington – Stanion
- Stanion Deene Park
- Gretton- Harringworth (Jurassic Way)
- Welland Valley

### Four additional local corridors:

- Harpers Brook- Weldon Park
- Priors Hall- Harringworth
- Corby- Cottingham
- Southern Gateway- Rockingham

### Green Corridors for the town:

- Cottingham Road
- Weldon Road (A427)
- Oakley Road (A6014)
- Rockingham Road (A6003)
- Corby Railway Line

The priority will be to ensure that links between corridors, open spaces and green infrastructure routes are maintained and protected against the pressures of development. The preferred approach is to identify how linkages can be achieved along each of the corridors and ensure new development contributes to the provision and maintenance of this green infrastructure through Section 106 agreements.

Monitoring mechanisms will ensure the protection of areas which are the most vulnerable and identify locations where enhancement and new designations should be focussed.

### **Other Option Considered**

- 3.219 No other options have been considered, except the do-nothing scenario, which would not increase or maintain the level of protection and enhancement required for the provision of green infrastructure routes and strategic corridors in the Borough.

### **Built Environment**

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- 3.220 There is considerable contrast between the built environment within the town centre and the countryside surrounding Corby. The majority of Corby's conservation areas and listed buildings are located within the rural areas and villages providing essential resources for the Borough.
- 3.221 The Town Centre does not provide an attractive physical environment, and it is recognised that improvements need to be made. Development plan policies in relation to development affecting the countryside, listed buildings and conservation areas have, in the past, been aimed at the restriction and control of development.
- 3.222 In terms of built form in the rural areas, the current design guidance is in the form of 'Building on Tradition' produced by the Rockingham Forest Trust (RFT) adopted by the Council as Supplementary Planning Guidance (SPG). As guidance to the Authority in respect of planning applications it explains the design relationship between the landscape, settlement patterns and buildings and provides a series of principles which can be applied to each area. The emphasis is on protection, building on traditional design and materials.

### **Planning Guidance**

- 3.223 'Planning Policy Guidance: Planning and the Historic Environment' (PPG15) (1994) provides guidance for the identification and protection of historic buildings, conservation areas and other elements of the historic environment in compliance with the guidance on archaeology and planning given in 'Planning Policy Guidance: Archaeology and Planning' (PPG16) (1990). It identifies the role of conservation as a key element in promoting economic prosperity by ensuring that an area offers attractive living and working conditions which will encourage inward investment; environmental quality is increasingly a key factor in many commercial decisions. The Government are presently proposing to alter the system for designating and protecting Listed Buildings and Scheduled Ancient Monuments. Any changes to planning policies for Corby required as a result of these proposed alterations will be incorporated into the DPD as appropriate.
- 3.224 Design is considered to be a key element in the creation of sustainable development in 'Planning Policy Statement 1: Delivering Sustainable Development' (PPS1) (2005), which emphasises the Government's commitment to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. It also recognises the fact that the condition of our surroundings has a direct impact on the quality of life and the conservation and improvement of the natural and built environment brings social and economic benefit for local communities.
- 3.225 'Planning Policy Statement 7: Sustainable Development in Rural Areas' (2004) (PPS7) advises that Local Planning Authorities should ensure that development contributes to a sense of local identity and regional diversity and be of an

appropriate design and scale for its location, having regard to the guidance on design contained in PPS1 and supported in 'By Design'. Planning Authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make towns and villages better places for people to live and work.

- 3.226 Local Planning Authorities should prepare policies and guidance that encourage good quality design throughout their rural areas, in accordance with Annex C to PPS1 utilising tools such as Landscape Character Assessments and Village or Town Design Statements and the design elements of Village or Parish Plans prepared by local communities.
- 3.227 Government policy as set out in PPS 7 supports the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. The replacement of buildings should be favoured where this would result in a more acceptable and sustainable development than might be achieved through conversion.

### ***Corby Strategies and Policies for the Built Environment***

- 3.228 The Culture and Regeneration Strategy prepared by the Borough Council in 2005 comments on the absence of rule books regarding good design, or public art practice, or culture or regeneration and provides an action plan to implement the strategic aims of the strategy.
- 3.229 The Arts Strategy for Corby objectives include support for continuing improvements to the quality of the built and natural environment. It also mentions that plans for large-scale expansion in the Borough will create opportunities for new standards of urban design, with cultural aspects of the town's development supported through planning agreements.
- 3.230 Appendix 1: Action Plan of the Arts Strategy for Corby suggests developing an education project with the Commission for Architecture and Built Environment (CABE), as part of raising the quality of urban design and community involvement.
- 3.231 The Heritage Strategy for Corby Borough points out the contrasting character of the built environment in the Borough, expressed through the post-medieval buildings that are dispersed across the town and villages of the area, 20th century steel works and the modern factory units, offices and retail uses.
- 3.232 The Heritage Strategy Action Plan recommends maximising the contribution of arts, culture, design and conservation activities to regeneration and growth. It also suggests that an Extensive Urban Survey be carried out to record the 20th and 21st century heritage of the Borough, including that associated with the steel making period.
- 3.233 The strategy also recommends including Corby old village, with three Grade II Listed Buildings, and Stanion, with 15 Listed Buildings, as conservation areas, in addition to the existing seven conservation areas. Work has commenced on the Stanion Conservation Area Assessment.
- 3.234 The Heritage Strategy also explores the possibility of the restoration of a historic building in Corby Old Village for use as a small heritage centre and exhibition space.

***ENV 3: Preferred Options for the Protection of the Built Environment***

A general policy to support the protection of Scheduled Ancient Monuments (SAMs), Conservation areas, and other matters covered by Corby's Heritage strategy will need to be developed. This may be coordinated by the Joint Planning Unit to cover the whole of the North Northamptonshire area, as part of the generic development control policies identified in the Local Development Scheme (LDS). Otherwise the Council will seek to include relevant policies in the Site Specific Proposals DPD.

Any such policies will have regard to the proposed changes to the system to be made by the Government.

***ENV 4: Preferred Options for Design Guidance***

Design guidance in the form of a Supplementary Planning Document (SPD) will be developed to ensure the principles underpinning 'Building on Tradition' are translated across into the new planning system.

***ENV 5: Preferred Options for Conservation Areas***

Appraisals of existing conservation areas will be on going. The designation of additional conservation areas will be considered and management proposals for conservation areas will be developed once the appraisals are complete.

***ENV 6: Preferred Options for the Provision of Public Art***

A strategic approach to public art will be taken to help change the image of the town centre, and across the Borough. This may be coordinated by the Joint Planning Unit to cover the whole of the North Northamptonshire area, as part of the generic development control policies identified in the Local Development Scheme (LDS). Otherwise the Council will seek to include relevant policies in the Site Specific Proposals DPD or it will be included as a developers' contribution under the proposed Planning Obligations SPD to support plans for growth through positive community activities.

***Other Options Considered***

3.235 None applicable.

## SUSTAINABLE DEVELOPMENT

- 3.236 'Planning Policy Statement 1: Delivering Sustainable Development' (PPS1) (2005), emphasises the Government's commitment to sustainable development. It states that sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987 "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*".
- 3.237 The North Northamptonshire Joint Core Spatial Strategy aims to deliver policies which relates to the achievement of sustainable development. Such policies will cover the whole of the North Northants area. The Council will however, consider the need for the development of policies specific to Corby that would compliment policies contained in the Core Spatial Strategy.

### ***SD 1: Preferred Options for Sustainable Development Policies***

The Council will support the development of North Northamptonshire area-wide planning policies for sustainable development in line with the principles advocated by the Government through PPS's and PPG's.

Consideration will be given to the inclusion of relevant sustainable development planning policies specifically for Corby within Site Specific Proposals Development Plan Document if required.

### ***Other Option Considered***

- 3.238 No other options to this issue have been considered. The inclusion of appropriate policies is in line with government advice to consider sustainable development matters within a LDF.

## 4. MONITORING AND REVIEW

- 4.1 Monitoring is now a requirement and statutory part of the new planning system and will provide a mechanism for review and assessment of the performance of the plans and policies comprising the LDF.
- 4.2 The Site Specific Proposals Development Plan Document will be monitored through the Council's Annual Monitoring Report. This is normally produced in December of each year and will report on the plan's performance in the previous financial year.
- 4.3 Once the Site Specific Proposals Development Plan Document is finalised, appropriate local indicators will be determined and these indicators will help assess the performance of the plan. This process will ensure that the policies are monitored regularly and any new circumstances or change in Government or regional guidance are properly considered.
- 4.4 The Sustainability Appraisal will also be updated to take into consideration any changes that may have occurred and to ensure that policies are meeting sustainability objectives.

## 5. WHAT COMES NEXT

- 5.1 This Preferred Options report will now be subject to a six week statutory consultation period. This document is to be distributed across the Borough and will be available on the Council's website. The Council will also be holding workshops to discuss the themes arising from this document. Details of these events are available on the Council's website or can be obtained by contacting the number below.
- 5.2 We really want your views on the Preferred Options for Site Specific Proposals in the Borough. Please use the response forms provided, completing a separate form for each element or policy area you wish to comment upon.
- 5.3 All responses will be scanned and made available on the Corby Borough website as will a report summarising the responses. For these reasons please note that your comments and any identifying information contained in your response will not remain confidential.
- 5.4 Following this period of consultation the plan will be prepared and submitted to the Government Office in October 2006 when there will be a further opportunity to comment.
- 5.5 For further information on this process, or the contents of this document please:
- Visit Corby Borough Council's web page at [www.corby.gov.uk](http://www.corby.gov.uk)
  - Visit the North Northamptonshire Joint Planning unit website at [www.nntogether.co.uk](http://www.nntogether.co.uk)
  - Telephone the Borough's Planning Policy section on 01536 463185
  - E-mail the Council at [planning.services@corby.gov.uk](mailto:planning.services@corby.gov.uk)
  - Write to the Council at  
Local Plans, Corby Borough Council, Deene House, New Post Office Square, Corby,  
Northants, NN17 1GD
- 5.6 This document can be made available in other languages or in large print upon request. Please contact the Council at the above address.
- 5.7 All comments on this Preferred Options report should be made to the Council by **5pm on Sunday 25th June 2006.**
- 5.8 We will not be able to consider late responses. Please contact us if you are likely to encounter any difficulties with responding in the required timescale.

# GLOSSARY

## **Affordable Housing**

Housing subsidised in some way for people unable to rent or buy on the open housing market. The definition of 'affordable housing' includes key worker housing and shared ownership homes.

## **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

## **Annual Monitoring Report (AMR)**

Produced by the Council to provide an assessment of the progress made against targets and the performance of policies. The monitoring period is April to March.

## **Area Action Plans (AAP)**

Area Action Plans are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of Area Action Plans will be the focus on implementation. They will deliver the planned 'growth' areas and resolve conflicting objectives in the areas subject to the major development pressures.

## **Biodiversity**

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

## **Brownfield**

Previously-developed land (PDL). In the sequential approach this is preferable to greenfield land. Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Guidance Note 3 'Housing'.

## **Community Facilities**

Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas. It may also include areas of informal open space and sports facilities.

## **Conservation Area**

An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

## **Development Plan**

The statutory development plan is the starting point in the consideration of planning applications for the development or use of land. In future the development plan will consist of Regional Spatial Strategies prepared by the regional planning bodies; and

Development Plan Documents prepared by the District, and Borough Councils, with Minerals and Waste Development Plan Documents, prepared by County Councils.

### **Development Plan Documents (DPD)**

The Local Development Framework is partly comprised of Local Development Documents. This includes Development Plan Documents within it, which in turn comprise the Joint Core Spatial Strategy, Site Allocations, Area Action Plans, Proposals Map, and General or Generic Development Control Policies.

### **Ecology**

The interactions and relationships between plants, animals and their environment.

### **Environmental Impact Assessment (EIA)**

A process by which information about the environmental effects of a project is collected, whether by the developer or others, and taken into account by the Local Planning Authority in determining planning applications. Project types which should be subjected to EIA, are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

### **Generic Development Control Policies**

These are policies which set out criteria against which planning applications for development and use of land and buildings will be considered. Such policies will ensure that development accords with the spatial vision and objectives set out in the Joint Core Spatial Strategy.

### **Greenfield**

Land which has not been developed before. Applies to most sites outside built-up area boundaries.

### **Habitat**

The natural home or environment of a plant or animal.

### **Independent Examination**

Undertaken on the 'soundness' of the Submission Local Development Framework Documents. The examination is held by an independent inspector appointed by the Secretary of State. The final report is binding on the Council. For Development Plan Documents an examination is held even if there are no representations.

### **Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

### **Issues and Options Preliminary Consultation Document**

This was a the first stage in the production of development plan documents which the Council brings possible issues and options for the Borough into the public domain, in order to generate responses to aid the development of the 'Preferred Options' development documents, which is a statutory stage of the Local Development Framework preparation for the Borough.

### **Joint Core Spatial Strategy for North Northamptonshire**

The Joint Core Spatial Strategy sets out the key elements of the planning framework for the area. It is comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with

clear objectives for achieving delivery. Once adopted, all other Development Plan Documents must be in conformity with it.

### **Limited Development Villages**

Villages in which limited development will be allowed.

### **Local Development Document (LDD)**

The Local Development Framework will be partly comprised of the Local Development Document, prepared by District and Borough Councils. These documents include the Statement of Community Involvement; Supplementary Planning Documents; and Development Plan Documents (being the Joint Core Spatial Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control Policies).

### **Local Development Framework**

The Local Development Framework is not a statutory term, however it sets out, in the form of a 'portfolio/ folder', the Local Development Documents which collectively deliver the spatial planning strategy for the local planning authority's area. The Local Development Framework will be comprised of Local Development Documents, and Supplementary Planning Documents. The Local Development Framework will also include the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

### **Local Development Scheme**

This is a public statement of the Council's programme for the production of Local Development Documents. The scheme will be revised when necessary. This may either be as a result of the Annual Monitoring Report which should identify whether the Council has achieved the timetable set out in the original scheme or if there is a need to revise and/or prepare new local development documents.

### **Masterplan**

A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.

### **Mitigation measures**

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

### **Network Villages**

These settlements have been defined in the preferred options paper of the Joint Core Spatial Strategy. These villages are considered to be dependant upon the service centres or growth towns (Corby, Kettering, and Wellingborough) for services. They are considered to meet local needs on a small scale.

### **Planning Policy Guidance Notes (PPG) Planning Policy Statements (PPS)**

Central Government produce Planning Policy Guidance Notes, to be replaced by Planning Policy Statements which direct planning in the country.

### **Preferred Options**

This stage of preparing documents takes into account the communities comments, having regard to them in the preparation of the final Development Plan Document. The intention is to provide sufficient information to ensure that people can understand

the implications of the Preferred Options. The aim of the formal public participation on the Preferred Options stage is to give people the opportunity to comment on how the local planning authority is approaching the preparation of the particular Development Plan Document and to ensure that the Council is aware of all possible options before it prepares the final 'submission' Development Plan Document which is the next stage in the process.

### **Previously-Developed Land (PDL)**

(See *Brownfield*.)

### **Regional Planning Guidance (RPG)/ Regional Spatial Strategies (RSS)**

Central Government produces Regional Planning Guidance Notes, to be replaced by Regional Spatial Strategies which direct planning in the Regions. Current Regional Planning Guidance East Midlands (RSS8) covers the period up to 2021 setting the framework for the longer term future.

### **Remediation works**

The work needed to raise the quality of land to an acceptable level before it is used or developed. For example, contaminated land may need pollutants removing.

### **Restraint Village**

Villages where residential development will only be permitted in exceptional circumstances.

### **Restricted Infill Villages**

Villages where housing development will be allowed on a small scale within the defined village boundaries, including small groups of dwellings, infilling and redevelopment or change of use of existing buildings.

### **Saved Plan**

The Planning and Compulsory Purchase Act 2004 allows for existing plans to be 'saved'; that is they will remain a material consideration (i.e. has to be taken into account) as part of the development plan for three years and be contained within the Local Development Framework.

### **Saved Policy**

A policy from an existing development plan that has been 'saved' in the manner described in *Saved Plan*.

### **Sequential Approach**

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.

### **Site of Special Scientific Interest (SSSI)**

A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its wildlife or geology.

### **Spatial Planning**

Spatial planning goes beyond traditional land use planning to bring together and

integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

### **Stakeholders**

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

### **Statement of Community Involvement (SCI)**

This sets out the standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications. The Statement is a clear public statement enabling the community to know how and when they will be involved in the preparation of Local Development Documents and how they will be consulted on planning applications.

### **Statement of Compliance**

A report or statement issued by the local planning authority explaining how they have complied with the Town and Country Planning Regulations 2004 and their Statement of Community Involvement during consultation on Local Development Documents.

### **Statutory Development Plan**

The Development Plan for an area which has been taken to statutory adoption. In other words, it has been through all the formal stages and has been approved by the relevant Government office and adopted by the Council.

### **Submission**

The final stage in preparation of Development Plan Documents and the Statement of Community Involvement. The documents are sent to the Secretary of State and an Independent Examination will be held into the soundness of the particular document.

### **Supplementary Planning Guidance (SPG)/ Supplementary Planning Documents (SPD)**

Where prepared under the new planning system, Supplementary Planning Documents will be included in the Local Development Framework and will form part of the planning framework for the area. Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies in a Development Plan Document.

### **Sustainable Development**

In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy '*Securing the future - UK Government strategy for sustainable development*'. The five guiding principles, to be achieved simultaneously, are: Living within environmental limits; Ensuring a strong healthy and just society; Achieving a sustainable economy; Promoting good governance; and Using sound science responsibly.

**Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)**

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. A Sustainability Appraisal is a systematic appraisal process. The purpose of a Sustainability Appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

**Transport Assessment (TA)**

An assessment of the availability of, and levels of access to, all forms of transportation. It also includes an assessment of the impact of development on the transportation network.

**Tree Preservation Order (TPO)**

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value which maybe under threat.

**Village Confines**

Another name for the boundary of a Village.

**Windfall site**

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most 'windfalls' are referred to in a housing context. They tend to be sites that will provide less than 10 dwellings.

## APPENDIX 1 - Background Papers

In addition to the documents mentioned in this paper, the Council has drawn upon numerous background studies and papers to help develop the preferred options contained in this report. Set out below are a number of the key documents and sources that have been used:

- ◆ 'Annual Monitoring Report' Corby Borough Council (December 2005)
- ◆ 'Corby Employment Land & Buildings Study' by Roger Tym & Partners for Corby Borough Council (Revised June 2005)
- ◆ The consultation responses to Corby Borough Council 'Local Development Framework for Corby Issues and Options' (consultation undertaken September -October 2005 by Corby Borough Council)
- ◆ Corby Town Centre Shopping Study by Barton Wilmore for Corby Borough Council (December 2004)
- ◆ Corby Borough Council Local Plan Review Issues Paper Responses (November 2004).
- ◆ 'Corby Utilities Capacity and Strategy Study' by WSP Development Limited for Catalyst Corby (July 2004)
- ◆ 'Employment Land Futures' by Roger Tym & Partners for North Northamptonshire Joint Planning Unit (Revised November 2005)
- ◆ 'Employment & Economy, Villages and Rural and Housing Stakeholder, Workshops' held September 2005 as part of the preparatory work for the Corby Site Specific Proposals Development Plan Document
- ◆ 'Environmental Sensitivity Assessment North Northamptonshire: Corby, Kettering and Wellingborough'
- ◆ 'Housing Strategy 2005-2008' Corby Borough Council (March 2005)
- ◆ 'Inspirational Corby - Community Strategy' (2003-2008) Local Strategic Partnership (LSP)
- ◆ 'Milton Keynes and South Midlands Regional Spatial Strategy' (MKSM) (March 2005)
- ◆ 'North Northamptonshire Green Infrastructure: Strategic Framework Study-part 1' (September 2005); North Northamptonshire Joint Planning Unit
- ◆ 'North Northamptonshire Green Infrastructure: Local Framework Study for Corby' (September 2005); North Northamptonshire Joint Planning Unit
- ◆ 'Open Space, Recreation and Sport Study' by PMP for Corby Borough Council (2005)
- ◆ 'Preferred Options for North Northamptonshire: Towards a Joint Core Spatial Strategy' – North Northamptonshire Joint Planning Unit (document for public consultation between November 2004 – 27th January 2006)
- ◆ 'Regional Spatial Strategy for the East Midlands' (RSS8) Government Office for the East Midlands (GOEM) (March 2005)
- ◆ 'The Regeneration Framework' by EDAW for Catalyst Corby (January 2003)
- ◆ 'Strategic Flood Risk Assessment Stage 1 –Data Collection and Evaluation' by Bullen Consultants for Corby Borough Council (March 2004)
- ◆ 'The Town Centre Roles and Relationships Study' by Roger Tym and Partners (2005)

- ◆ 'Urban Housing Capacity Study' by Roger Tym & Partners for Corby Borough Council (June 2005)
- ◆ 'Urban Extensions Study' (October 2005), North Northamptonshire Joint Planning Unit
- ◆ 'Building on Tradition: Countryside Design Summary' (July 2000); The Rockingham Forest Trust, Northamptonshire County Council
- ◆ 'Culture and Regeneration Study' (November 2004); Corby Borough Council
- ◆ 'Arts Strategy for Corby' (March 2004); Corby Borough Council, Arts Council England, Northamptonshire County Council
- ◆ 'A Heritage Strategy for Corby Borough' (February 2006); Corby Borough Council, Oxford Archaeology, Graham Barrow Research and Consulting Ltd.
- ◆ 'Summary of Housing Stakeholder Workshop' (November 2005); Corby Borough Council
- ◆ 'Summary of Villages and Rural areas Stakeholder Workshop' (November 2005); Corby Borough Council
- ◆ 'Summary of Employment & Economy Stakeholder Workshop (November 2005); Corby Borough Council

Additionally the Council has taken into account the Government's planning guidance contained in relevant Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). Where appropriate, these have been referred to within the main part of this report.