LOCAL DEVELOPMENT FRAMEWORK FOR NORTH NORTHAMPTONSHIRE TO 2021

A consultation document for the proposed Site Specific Allocations Development Plan Document for Corby Borough

Consultation
SEPTEMBER – OCTOBER 2009
Local Development Framework for North Northamptonshire to 2021

Consultation Document

September 2009

Notice

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<td>AAP</td>
<td>Area Action Plan</td>
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<td>AMR</td>
<td>Annual Monitoring Report</td>
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<td>BAP</td>
<td>Biodiversity Action Plan</td>
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<td>CABE</td>
<td>Commission for Architecture and the Built Environment</td>
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<td>CBC</td>
<td>Corby Borough Council</td>
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<td>CIL</td>
<td>Community Infrastructure Levy</td>
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<td>CHNA</td>
<td>Corby Housing Needs Assessment</td>
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<td>CoPELA</td>
<td>Commercial Property and Employment Land Assessment</td>
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<td>DC</td>
<td>Development Control</td>
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<td>DCLG</td>
<td>Department of Communities and Local Government</td>
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<td>DEFRA</td>
<td>Department for Environment, Food and Rural Affairs</td>
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<td>DPD</td>
<td>Development Plan Document</td>
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<td>EMRP</td>
<td>East Midlands Regional Plan</td>
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<td>FRA</td>
<td>Flood Risk Assessment</td>
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<td>HMA</td>
<td>Housing Market Area</td>
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<td>I&amp;O</td>
<td>Issues and Options</td>
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<td>JPU</td>
<td>Joint Planning Unit</td>
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<td>Local Development Document</td>
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<td>Local Development Scheme</td>
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<td>LEA</td>
<td>Local Education Authority</td>
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<td>Local Nature Reserves</td>
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<td>LPA</td>
<td>Local Planning Authority</td>
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<td>NE</td>
<td>Natural England</td>
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<td>NCC</td>
<td>Northamptonshire County Council</td>
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<td>NNCS</td>
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<td>NNDC</td>
<td>North Northants Development Company</td>
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<td>Term</td>
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<td>NNHMA</td>
<td>North Northamptonshire Housing Market Area</td>
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<td>NNSHLAA</td>
<td>North Northamptonshire Strategic Housing Land Availability Assessment</td>
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<td>NNR</td>
<td>National Nature Reserves</td>
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<td>MKSM SRS</td>
<td>Milton Keynes and South Midlands Sub-Regional Strategy</td>
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<td>ODPM</td>
<td>Office of the Deputy Prime Minister</td>
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<td>PA</td>
<td>Proposed Alternatives</td>
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<td>PCPA</td>
<td>Planning and Compulsory Purchase Act (2004)</td>
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<td>PO</td>
<td>Preferred Options</td>
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<td>PPG</td>
<td>Planning Policy Guidance</td>
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<td>Planning Policy Statement</td>
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<td>PSA</td>
<td>Primary Shopping Area</td>
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<td>SINC</td>
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<td>SM</td>
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<td>SSA</td>
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<td>Site Specific Allocations Development Plan Document</td>
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<td>SSSI</td>
<td>Site of Special Scientific Interest</td>
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<td>SUE</td>
<td>Sustainable Urban Extension</td>
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<td>UCS</td>
<td>Utilities Capacity Study</td>
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<td>Town and Country Planning Act (1990)</td>
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1. **Introduction**

Corby Borough Site Specific Allocations

1.1 Corby has been identified as a growth town and ambitious targets for increases in housing, employment, and retail development have been set. Corby Borough Council (‘the Council’) propose a ‘Site Specific Allocations’ (SSA) Development Plan Document (DPD) that will contain the planning policies and allocations for various land uses and will be used to guide future development across the borough in a sustainable manner. Once adopted, the SSA DPD will replace a number of policies that are currently saved in the Corby Local Plan (adopted in 1997) (See Appendix D for a schedule of saved policies, including those policies intended to be superseded upon adoption of this document).

1.2 This consultation document is an important stage in the preparation of the proposed SSA DPD for Corby. It builds upon and updates previous consultation contained in the documents for the ‘Site Specific Proposals Preferred Options’, the ‘Town Centre Area Action Plan Preferred Options’ as well as the ‘Kingswood Area Action Plan Preferred Options’ document. The Sustainability Appraisals (SA) of all three of those documents were also subject to consultation at that time.

1.3 One of the purposes of the Corby SSA DPD will be to interpret the Sub Regional Core Spatial Strategy (the ‘North Northamptonshire Core Spatial Strategy’ (NNCSS)), (adopted June 2008), by way of providing details of how Corby should be developed up to 2021. It will also look forward to the period 2021 to 2026.

1.4 Chapters 5 – 14 of this document propose ‘Proposed Alternatives’ for a number of land use designations, and development control policies including housing, employment, retail, rural areas, recreation and leisure, conservation and the protection of open spaces. Each Proposed Alternative is accompanied by a ‘Reasoned Justification’ that explains why the particular alternative is considered preferable. It is upon these alternatives that the Council seek your views.

1.5 Sites proposed to be allocated for development or identified for protection within this document are also illustrated on the ‘Corby Borough Draft Proposals Map’.

**Previous Consultation**

1.6 Corby Borough Council has already undertaken public consultation in order the help develop the Proposed Alternatives contained in this document.

1.7 The Issues and Options (I&O) Report was subject to consultation over a 6 week period in September 2005. The issues raised related to the need to plan for:

- Employment growth
- Housing need, and
- Potential impacts of planned growth on rural communities within Corby Borough Council’s boundary.
1.8 The responses to the Issues and Options consultations, information from evidence gathered, and background studies were then used to inform and develop the following consultation documents:

- Site Specific Proposals Preferred Options (May/June 2006)
- Town Centre Area Action Plan (AAP) Preferred Options (May/June 2006), and
- Kingswood Area Action Plan (AAP) Preferred Options (February 2007).

1.9 Work to progress these documents was put on hold to allow for the undertaking of various assessments to inform the final documents, and to allow further progression of the NNCSS. These included the further consideration of transportation matters, particularly proposals for the A14, and the results of a Strategic Flood Risk Assessment (SFRA).

1.10 The Council has now decided not to progress with separate Area Action Plans for the town centre and Kingswood. Instead, the proposed policies for both these areas, along other Corby-wide proposals have been incorporated into this single consultation document. The Council however remains committed to the redevelopment and revitalisation in these areas as an integral part of the wider strategy for growth and regeneration. Similarly, proposals for Danesholme and Sustainable Urban Extensions are no longer proposed to be covered within their own documents.

1.11 This updated consultation document now takes into account various studies that have been undertaken since the previous consultation stages, late representations from previous consultation, other emerging policy documents, and development that has already taken place within the borough.

1.12 It should be noted there has been a delay in the completion of the Strategic Flood Risk Assessment (SFRA) for the Corby area, and this document is based upon information available at the time of publication. The findings of the future SFRA will however be taken into account before the proposed SSA DPD is finalised. This may mean that some of the proposed designations contained in this consultation document might be removed if found to be in an unsuitable location in terms of flood risk.

**Consultation – The Next Stage**

1.13 The Council is now seeking your views on the ‘Proposed Alternatives’ and proposals contained in this report. **This consultation will take place over a statutory period of six weeks which will commence on 7th September to 19th October 2009.**

1.14 Once the consultation period has closed, the Council will review representations made and have regard to them in the preparation of the pre-submission version of the Corby Site Specific Allocations Development Plan Document. This will then be submitted to the Secretary of State in March/April 2010. At that time, there will be a further six-week period for comment. Following this an independent Inspector will undertake an examination into the soundness of the proposed Plan. It is intended that the DPD will finally be adopted in March 2011. The policies contained within the final document will

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1 Analysis of the consultation results report can be viewed at Corby Borough Council website www.corby.gov.uk.
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.

1.15 The full adoption process, showing the various stages in the creation of the SSA DPD is illustrated in Figure 1.1 below.

1.16 Please ensure that you make your views known in respect of the Proposed Alternatives contained in this report by **5pm Monday 19th October 2009**. Unfortunately any representations received after 5 pm will not be taken into account.

1.17 Guidance notes for making representations may be found in chapter 16. If you have any questions regarding making your representation please contact the Council’s Local Plan section on 01536 464165, or 01536 463188.

1.18 Please use the response form that accompanies this document to make your comments and return by post to:

   Local Plans,
   Corby Borough Council,
   Deene House,
   New Post Office Square,
   Corby,
   Northants,
   NN17 1GD

1.19 Alternatively, representations can be made by e-mail to planning.services@corby.gov.uk. Copies of the response form can be downloaded from the Council’s website at www.corby.gov.uk.
Figure 1.1 - Adoption process for the Site Specific Allocations Development Plan Document

Evidence gathering

Issues and Options Consultation (September 2005)

Site Specific Allocations Document Preferred Options (May/June 2006)

Town Centre AAP Preferred Options (May/June 2006)

Kingswood AAP Preferred Options (Feb 2007)

Site Specific Allocations Consultation Document September/October 2009 (THIS DOCUMENT)

Site Specific Allocations: Pre-submission Consultation Document March/April 2010

Submission of Site Specific Allocations DPD to Secretary of State March/April 2010

Independent Examination December 2010

Binding Report January 2011

Adoption March 2011

Monitoring and Review

Public participation

North Northamptonshire (JPU) Core Spatial Strategy

Representations and participation in examination

This document
The Local Development Framework (LDF)

1.20 The Local Development Framework (LDF) for the North Northamptonshire sub-region is a ‘folder’ of Local Development Documents (LDDs) that together set out different land use policies for the North Northamptonshire area which will meet the local community’s economic, environmental and social needs for the future up to 2021, and, in the longer term to 2026. The North Northamptonshire LDF as it relates specifically to Corby is shown below in Figure 1.2

Figure 1.2 - North Northamptonshire Local Development Framework (LDF) - Corby Borough

Prepared by JPU

North Northamptonshire Core Spatial Strategy (NNCSS) (Adopted June 2008)

North Northamptonshire Sustainable Design SPD (Adopted Spring 2009)

Joint Statement of Community Involvement (Adopted October 2006)

Prepared by Corby Borough Council

Site Specific Allocations DPD

Proposals Map

Area Action Plans (AAPs) (No AAPs currently exist or are proposed for Corby)

Supplementary Planning Documents (SPD)

Prepared Jointly

Local Development Scheme

Annual Monitoring Report

Joint Supplementary Planning Documents Including the proposed North Northamptonshire Developer Contributions SPD
1.21 The Councils of Corby, Kettering, Wellingborough and East Northamptonshire, together with Northamptonshire County Council are working together through a Joint Planning Unit (JPU) to produce a joint LDF for North Northamptonshire. To date the North Northamptonshire Core Spatial Strategy (NNCSS) has been adopted (June 2008) through this joint working. The NNCSS is the overarching document in the North Northamptonshire LDF. The proposed Site Specific Allocations document will be developed in accordance with the NNCSS.

1.22 Details of the other documents comprising the LDF documents for Corby are given in Appendix A.

Sustainability Appraisal and Strategic Environmental Assessment

1.23 Each DPD within the LDF is required to be subject to Sustainability Appraisal (SA). The SA process tests how the document will aid the development of sustainable communities. Section 19(5) of the Planning and Compulsory Purchase Act (PCPA) 2004 requires that DPDs are compliant with the requirements of the European Directive 2001/42/EC (known as the Strategic Environment Assessment or SEA Directive), and to undertake a full Sustainability Appraisal (SA).

1.24 The objective of the SEA Directive is: “To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans... which are likely to have significant effects on the environment.” (Article 1)

1.25 The Environmental Assessment of Plans and Programmes Regulations (2004) stipulate that SAs of LDFs should be undertaken to meet the requirements of the SEA Directive. The SEA Environmental Report should be incorporated into the SA report as one combined approach. The SA involves several stages, and is a cyclical process, with outcomes from each stage being fed back into the emerging version of the SSA DPD for Corby.

1.26 An initial scoping report for the North Northamptonshire authorities had been prepared by the JPU and the advice of consultation bodies and other representatives and key stakeholders was sought during its production, as required by the Environmental Assessment of Plans and Programmes Regulations 2004.

1.27 The I&O report was subject to an initial SA to test how the options identified performed against the sustainability objectives within the Scoping report. The SA recommended a number of mitigation measures aimed at preventing, reducing or offsetting any identified adverse environmental, social, or economic effects. The outcome of the SA fed into the preparation of the PO consultation documents referred to above. Each of the Preferred Options consultation documents was also subject to a SA. Information from these Appraisals has in turn fed into and informed this document.

1.28 This document and pre-submission document will also be subject to further stages of SA.

Appropriate Assessment

1.29 The purpose of an Appropriate Assessment (AA) is to assess the impacts of a land-use plan against the conservation objectives of a European Site (these consist of Special
Protection Areas, Special Areas of Conservation and sites of lists for protection as outlined in Regulation 10 of the Habitats Regulations 1994) to ascertain whether it would adversely affect the integrity of that site.

1.30 An AA was undertaken of the Preferred Options consultation documents for the Town Centre AAP, Kingswood AAP, and Site Specific Allocations DPD. It also had regard to the broad area indicated on the Proposals Map for the western urban extension.

1.31 The AA concluded that the proposals would not have the potential to impact significantly on any European or Ramsar site (Ramsar sites are wetlands of international importance). It is not considered there will be any significant ecological effects of these plans extending beyond 15 km. Therefore the effects of the regeneration plans for Corby are not considered likely to contribute to ‘in combination’ effects on any European or Ramsar site.

1.32 In conclusion, there are no likely significant effects on any European or Ramsar sites from proposals forwarded at the time of the assessment.
2. Context for the Site Allocations Development Plan Document

Spatial Portrait

2.1 The borough of Corby is situated in the heart of England with excellent road links via the A14 to the M1, M6 and A1 and a direct rail service to London. It covers 8,003 hectares and contains the town of Corby, formerly a new town, seven villages and large areas of countryside.

2.2 Northamptonshire has been identified by the Government as a ‘Growth Area’ within the Milton Keynes and South Midlands (MKSM) Sub-Regional Strategy. In turn, Corby has been designated as a ‘growth town’ of North Northamptonshire.

2.3 This growth town status places the emphasis for Corby on growth, with the aim to double the borough’s population by 2030, with a complementary increase in jobs, prosperity and quality of local public services. It is envisaged that this growth, along with that in the two other local growth towns of Kettering and Wellingborough, will improve the self-sufficiency of north Northamptonshire as a whole.
Policy Context

2.4 The proposals contained within this document have been developed having regard to national policy and guidance. In addition it has had regard to existing development plan documents that are applicable across the East Midlands region, and North Northamptonshire sub-region. The documents that are of particular relevance to the production of this document are listed in the sections below.
National Planning Policy Guidance and Advice

2.5 National planning policy is set out in Planning Policy Statements (PPS), Planning Policy Guidance Notes (PPG) and Circulars. The following national planning policies are reflected in this document:

- **Planning Policy Statement 1**: Delivering Sustainable Development (PPS1) and its supplement - Planning and Climate Change
- **Planning Policy Statement 3**: Housing (PPS3)
- **Planning Policy Guidance 4**: Industrial, and Commercial Development and Small Firms (PPG4)
- **Planning Policy Statement 6**: Planning for Town Centres (PPS6)
- **Planning Policy Statement 7**: Sustainable Development in Rural Areas (PPS7)
- **Planning Policy Statement 9**: Biodiversity and Geological Conservation (PPS9)
- **Planning Policy Statement 12**: Local Spatial Planning (PPS12)
- **Planning Policy Guidance 13**: Transport (PPG13)
- **Planning Policy Guidance 15**: Planning and the Historic Environment (PPG15)
- **Planning Policy Guidance 16**: Archaeology and Planning (PPG16)
- **Planning Policy Guidance 17**: Planning for Open Space, Sport and Recreation (PPG17)
- **Planning Policy Statement 22**: Renewable Energy (PPS22)
- **Planning Policy Statement 23**: Planning and Pollution Control (PPS23)
- **Planning Policy Statement 25**: Development and Flood Risk (PPS25)

2.6 Further details and summaries of the PPS’s and PPG’s are provided in Appendix B.

The East Midlands Regional Plan (2009) (EMRP)

2.7 The East Midlands Regional Plan (March 2009) replaced The Regional Strategy for the East Midlands (RSS8). It provides a broad development strategy for the East Midlands to 2026. A partial review of the plan is presently being undertaken, which will cover a number of limited topics including household projections, setting targets for affordable housing, approaches to reviewing the policies for the Milton Keynes & South Midlands (MKSM) sub region, renewable energy generation and carbon reduction targets. The intention is to consider the period to 2031. This phase of consultation is due to close in October 2009.

2.8 The EMRP identifies the scale and distribution of new housing and priorities for the environment, transport, infrastructure, economic development, agriculture, energy, minerals and waste treatment and disposal. It indicates that North Northamptonshire should accommodate approximately 66,075 new dwellings between 2001 and 2026, provided that they are consistent with the principles of sustainable development set out in PPS1 and tested through SA. For the period 2016 to 2026 a proposed total of 13,975 dwellings are to be provided across the North Northamptonshire Housing Market Area (NNHMA). The target for build rate is of 2,795 each year. The proposed distribution of
this additional housing across the NNHMA is to be considered at a later stage through the review of the North Northamptonshire Core Spatial Strategy (NNCSS).

2.9 For employment creation, EMRP states that the levels of development proposed will be monitored against an increase in employment of 43,800 jobs for the Corby, Kettering, Wellingborough Boroughs and East Northants District. For housing in the period to 2021 the requirement is 34,100 dwellings and a further 28,000 dwellings from 2021 to 2031.

2.10 EMRP seeks to revitalise Corby as a whole through the priority redevelopment and renewal of the town centre.

The North Northamptonshire Core Spatial Strategy (2008) (NNCSS)

2.11 The North Northamptonshire Core Spatial Strategy (NNCSS) provides a vision for the future of the area:

"North Northamptonshire in 2021 will be a better place; a show piece for modern green living within a high quality environment and a prosperous economy"

2.12 The NNCSS focuses development and regeneration on the growth towns of Corby, Kettering and Wellingborough. Emphasis will be on the regeneration of the town centres, although new sustainable urban extensions to the growth towns are envisaged. These will provide major locations for housing and employment growth. This development is to be supported by a comprehensive transport network (that enhances North Northamptonshire’s sub-regional role and links the growth towns) and infrastructure and services.

2.13 The NNCSS also sets out its vision and policies for green living, the environment, as well as retail and other services located within town centres. Objective Nine seeks to ensure the regeneration of Corby, through the maximum use of previously-developed land for new development, providing the necessary infrastructure and inspiring community confidence in the need for positive change.

2.14 The NNCSS is currently in the first stages of review. The need for review arises from concerns about uncertainties with infrastructure provision, and the need to roll the plan forward to 2026, in line with the EMRP. Consultation on the proposed scope of the Core Strategy review ended in March 2009. It is currently proposed that adoption of the reviewed plan will be in February 2011.

2.15 The Site Specific Allocations DPD for Corby will be in accordance with the adopted and emerging reviewed NNCSS.

Evidence Gathering, Area Specific Studies and Other Strategies

2.16 This Site Specific Allocations consultation document has been developed having regard to a number of individual strategies and technical studies that have been prepared in recent years for Corby. These are listed in Appendix C.

2.17 The proposed Site Specific Allocations DPD will form part of the spatial expression of The Community Plan for Corby Borough (2008-2013) ‘More in Corby’. This plan contains a shared vision and priorities for the communities, partners and stakeholders of Corby for the period 2008-2013. It describes long-term aims for Corby that are necessary to ensure that planned growth activities are undertaken and located where they are most needed.
and will make the biggest impact in line with the emerging LDF. It includes objectives specific to regeneration, growth, economic development, and jobs and skills. This reaffirms the target for the delivery of 16,800 new homes and to develop priority areas of housing around the borough. The plan also contains targets for affordable homes.

**Partnership working and the Programme of Development**

2.18 The Programme of Development is the infrastructure plan identifying how the North Northamptonshire CSS will be delivered. It informs the investment programmes of delivery partners and provides the overarching case and programme for infrastructure delivery in North Northamptonshire, a ‘common rule base’ for investment priorities and decisions and a robust, transparent, targeted approach to the delivery of key infrastructure in North Northamptonshire. It is the infrastructure plan referred to in Planning Policy Statement 12 as being necessary to underpin the Local Development Framework (LDF). The Programme of Development provides the Government, regional bodies, local authorities and the private sector with a blueprint for future investment decisions.

2.19 The Programme of Development is produced by the North Northants Development Company (NNDC), which maintains a key coordination role in the sub-region, providing agencies and service providers with up to date information on the rate and potential impact of growth across the sub-region and brokering relationships between agencies that work together, acting as a mediator/facilitator. As an Urban Regeneration Company, NNDC is a partnership across the public, private and voluntary sectors, on which all four districts/boroughs councils and the County Council are represented at Board level. Its effective relationship working alongside the Joint Planning Unit and respective Local Authorities ensures that the relationship between planning and delivery are properly considered. In this regard, NNDC is uniquely placed to orchestrate the preparation and delivery of the Programme of Development on behalf of its local authority partners ensuring the timely delivery of infrastructure to meet the CSS and RSS growth trajectories.
3. Sustainable Development

Planning Policy Statement 1

3.1 ‘Planning Policy Statement 1: Delivering Sustainable Development’ (PPS1) (2005), emphasises the Government’s commitment to sustainable development, asserting that sustainable development is the core principle underpinning the planning process. At the heart of sustainable development is 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”.

3.2 Sustainable development objectives aim to minimise the environmental impact of development, taking account of climate change and flood risk.

3.3 PPS 1, paragraph 24, indicates that planning authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider the interrelationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development - for example, by recognising that economic development, if properly planned for, can have positive social and environment benefits, rather than negative impacts, and that environmental protection and enhancement can in turn provide economic and social benefits.

Planning Policy Statement 1 Planning and Climate Change

3.4 The supplement to PPS 1, ‘Planning Policy Statement: Planning and Climate Change’ (December 2007), re-iterates the importance of reducing levels of pollution which lead to global warming, maximising the use of renewable resources including energy and the application of energy saving technologies.

East Midlands Regional Plan

3.5 The Regional Vision for the East Midlands states that aims are to be achieved for the benefit of present and future generations through the integration of, amongst other factors, sustainable patterns of development that make efficient use of land, recourses and infrastructure, reduce the need to travel, incorporate sustainable design and construction, and enhance local distinctiveness. The protection and enhancement of the environment is a central theme of this document, with policy aimed at reducing the causes of climate change and reducing the impacts of climate change.

North Northamptonshire LDF

3.6 Sustainable development is at the heart of the North Northamptonshire Local Development Framework and underpins policy within the North Northamptonshire Core Spatial Strategy (NNCSS).

3.7 The Council aim to achieve sustainability in all future development. At the strategic level this is to be achieved through the appropriate location of development and provision of infrastructure and services. At the site specific level, through the consideration of planning applications, sustainability will be achieved by requiring high quality sustainable
design solutions in line with sustainability principles which actively promote safety, well-being and community participation whilst having due regard for local amenity, health and safety. Sustainable construction and operational management methods are encouraged, in addition to sustainable layouts and access to formal and informal green space. Balance is sought between making developments safe and attractive, whilst ensuring pollution levels are not increased and adverse effects of the construction process are minimised.

3.8 Policies 13, 14, 15 and 16 of the NNCSS specifically refer to the principles and objectives that need to be implemented in order to achieve more sustainable development within North Northamptonshire.

3.9 In the context of sustainability objectives, the Council will also have regard to other relevant planning documents. These include,

- Sustainable Design Supplementary Planning Document (SPD) North Northamptonshire
- Corby Borough Council (CBC) Climate Change Strategy ‘think global act local’.

3.10 For a number of proposals there will be a need for developers to provide on site or financial contributions for off site works or other items. These items will contribute to the creation of sustainable communities and sustainable development. Further details are given in chapter 10.
4. Site Specific Proposals

Spatial Policies

4.1 The North Northamptonshire Core Spatial Strategy (NNCSS) sets out the strategic context for Corby Borough. The policies within the NNCSS are used as the basis for identifying specific sites for allocations according to their ability to accommodate new development.

4.2 The allocations identified have been set out in accordance with national, regional and local policy, the Sustainability Appraisals and feedback from the community and stakeholder consultation. They reflect community need and ensure sustainable development and growth.

4.3 This document proposes a development strategy for the Corby area that accords with the NNCSS, allocating sufficient sites to create the growth required, in accordance with sustainable development principles.

4.4 Each proposed ‘Proposed Alternative’ is intended to provide more detailed guidance than can be found in the NNCSS and indicates the nature of development which is likely to be permissible. This will be supported by a ‘Reasoned Justification’ which explains the rationale for each allocation or policy. Other options considered will also explain why other alternatives have not been carried forward into this document.

How the Policies in Development Plan Documents will Work in Practice

4.5 Two key principles govern how the Council will implement the proposed policies in this plan. These are explained below.

Overlap of Policies

4.6 When the Council makes development control decisions, it will test proposals against all relevant policies at national, regional, and local level; thus even if it appears that a proposal is wholly consistent with a single policy, it may still be unacceptable. This is because the whole of the proposed site allocations plan and all of its policies, as well as those policies contained in both the EMRP and NNCSS must be used as the basis for decision-making.

Material Considerations

4.7 Development control decisions will follow planning policies unless any material consideration is deemed sufficiently important to outweigh policies. This stems from Section 38 (6) of the Planning and Compulsory Purchase Act that requires development control decisions to accord with the Development Plan “unless material considerations indicate otherwise”. However, there are no firm rules about the range and type of matters that are counted as material considerations, or about the weight that is attached to them in individual planning decisions. There are three reasons for the indefinite effect of material considerations upon the development plan’s policies:

- Firstly, the matters regarded as material considerations are subject to change in light of government guidance and court judgements.
• Secondly, the development plan cannot explain which consideration may, or may not, be material in a particular planning decision because the circumstances of each proposal are often different.

• Thirdly, the weight given to material considerations in planning decisions may be affected by the circumstances of the individual case.

Other Plans

4.8 The proposed Site Specific Allocations DPD should also be read in conjunction with other plans for the Corby area, such as the emerging Minerals and Waste Development Framework, currently being developed by the County Council.

Implementation

4.9 When the Council creates policies for the plan, it has to show how the policies will be implemented, i.e. whether through the granting or refusal of planning permission or through some other means. Also, appropriate indicators and targets must be established to assist in the policies’ implementation. These requirements help readers to understand how the policies will work and allow the plan to be kept under review and updated when necessary.

4.10 In general most of the proposed policies as contained for each Proposed Alternative set out in this document are to be implemented by the Council (when it decides planning applications), and developers through the construction of approved schemes.

Summary

4.11 In summary, every policy in all Development Plan Documents for the North Northamptonshire area (including the EMRP and the NNCSS), and polices saved in the Corby Borough Local Plan (1997) that have not been superseded should be read as if it were accompanied by the following caveat:

“This policy is subject to all other relevant policies in the Development Plan and to all other material considerations”.

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5. Economy and Employment

Introduction

5.1 Economy and employment are critical to achieving the step-change in growth and regeneration of Corby as required by the East Midlands Regional Plan (EMRP) and the North Northamptonshire Core Spatial Strategy (NNCSS). Corby must plan not only for the needs of the existing community, but also to become a destination of choice; somewhere that greater numbers of people and businesses want to live and invest in. New allocations are required for a variety of business uses. These business requirements must be considered against need to achieve a balance between housing and employment growth 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, telecommunications, and infrastructure provision (e.g. transport, health).


5.3 The Government published a consultation paper on the new Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Development in December 2007. A further consultation paper on PPS4 was published on 5 May 2009. The latest Draft PPS 4 requires Local Development Frameworks (LDFs) to adopt a flexible approach to the supply and use of land in order to be responsive to changes in market demand whilst at the same time supporting local economic aspirations. Attracting inward investment to deprived areas is a key aim. This Site Specific Allocations consultation document is consistent with the emerging national advice contained in the consultation to PPS4. As PPS4 is currently the subject of consultation it can only be afforded limited weight as it might be subject to change. Regard will be had to the finalised PPS4 should it be published in its final form during the later stages of preparing the Site Specific Allocations Development Plan Document (SSA DPD).

5.4 The Community Plan for Corby Borough (2008-2013) ‘More in Corby’ recognises that Corby faces major economic challenges in terms of diversifying its employment base, increasing wages and prosperity, and raising skill levels. However the aim of the Community Plan is to enable Corby to fulfil its potential as a dynamic, fast growing and increasingly prosperous borough. One of the objectives stated in the Community Plan is to facilitate employment creation through business attraction into Corby and business formation and growth within Corby. Another key objective is to develop an enterprise centre in Corby for aspiring entrepreneurs in addition to developing other high quality business accommodation in Corby.
5.5 The Draft Strategic Northamptonshire Economic Action Plan (SNEAP) was sent out for consultation in about February 2008. The draft plan indicates that in Corby there are clear weaknesses in its overall level of productivity and performance. The new station at Corby and major town centre redevelopments were identified as key interventions which will help overcome some of the barriers to improved economic performance in Corby.

5.6 Over the last 30 years Northamptonshire has experienced in-migration from Europe, the South East, London and, the West Midlands which has diversified the skill base of the County. This diversification provides a mix of traditional industries specific to the area, such as, footwear manufacturing, steelmaking and agriculture and a recent shift in employment opportunities to the service sector, technology based industries, engineering and distribution sectors, providing diversified industrial, commercial and manufacturing employment prospects. There are minimal opportunities for employment in banking, finance, insurance, public administration education, and health services. Corby provides employment for approximately 28,600 employees based on 2002 statistics (Roger Tym and Partners, 2005).

5.7 Corby is located in the north east of Northamptonshire with proximity to Peterborough in the east, Northampton and Milton Keynes in the south and Market Harborough and Leicester in the west. The motorway network supports the centralised aspect of Corby and this has maximised the area’s potential to accommodate the growth in distribution and storage facilities due to the availability of access routes both north and south via the A1 and the M1 and east and west via the A14 Trans-European Transport Network Route. Northamptonshire includes access to two strategic freight interchanges: one adjacent to the M1 in the west of the County (DIRFT) and Eurohub in Corby.

5.8 Policy 20 of East Midlands Regional Plan (EMRP) outlines that employment land should be allocated so as to ensure there is a range of employment sites in sustainable locations. The allocations will:
- serve to improve the regeneration of urban areas;
- ensure the needs of high technology and knowledge based industries are provided for; and
- be responsive to market needs and the requirements of potential investors.

5.9 Policy 21 states that Local Authorities and their partners should ensure that for additional strategic distribution centres over 25,000 square meters in area priority should be given to sites which can be served by rail freight, and operate as inter-modal terminals.

5.10 Policy 1 – ‘Milton Keynes and South Midlands Sub-Regional Strategy (MKSM SRS) Northamptonshire’ in the EMRP retains the commitment to concentrating major new development at Northampton and the neighbouring growth towns of Corby, Kettering and Wellingborough. The Plan regards Corby as an important business centre which serves its own catchment but that the town centre will need to adapt to cater for increased population growth and regeneration needs.

5.11 Policy MKSM SRS Northamptonshire 4 states that in Corby the capacity of the existing built-up area will be utilised to the full to accommodate additional development. The policy goes on to state that the levels of development proposed will be monitored against an increase in employment of 43,800 jobs in north Northamptonshire in the period up to
2021. This employment figure is a reference value for monitoring purposes rather than a target.

5.12 NNCSS Policy 11 sets out the net increase in jobs to be achieved in Corby over the plan period. The job creation targets reflect the preferred strategy of seeking to diversify the economy across North Northamptonshire, whilst building on existing strengths. NNCSS Policy 11 also seeks to protect existing employment areas from alternative use unless it can be demonstrated that such a use would:

- not be detrimental to the overall supply and quality of employment land within the district; and/or
- resolve existing conflicts between land uses.

5.13 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, Corby Borough Council commissioned Roger Tym & Partners to produce the Corby Employment Land and Buildings Study (June 2005). This study assessed the existing supply of employment land in Corby and estimated the future demand for such land over the period 2006-2016.

5.14 The North Northamptonshire Employment Land Futures Study (2005) looked at demand up until 2021. Subsequently the Northamptonshire Commercial Property and Employment Land Assessment (December 2006) (CoPELA) provided more up to date data on the supply of employment land in Corby and a reclassification of job types to update the predicted level of demand for the period 2001-2021. In June 2009 a draft of the Northamptonshire Strategic Employment Land Assessment was published. Key elements of that report included an evaluation of current employment land allocations in relation to commercial market demands and advice on the nature and location of new employment land allocations required to achieve forecast jobs growth.

5.15 The East Midlands Strategic Distribution Study (November 2006) looked at demand for employment land up until 2026 and placed a greater emphasis on Eurohub. These studies together with information on completions, planning applications and planning permissions up to May 2009 have provided the evidence base for assessing the availability of land suitable for employment uses and for selecting the site allocations contained in this document. In accordance with the CoPELA 2006 study and the North Northamptonshire Core Spatial Strategy (NNCSS) a quarter of the demand forecast for the period 2001-2021 has been added to provide a 5 year margin for demand.

5.16 The 2005 Employment Land and Buildings Study (ELBS), as updated by the 2006 CoPELA study, identifies the qualitative and quantitative need for employment land in Corby. It identifies suitable employment sites in the borough 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. The amount of land proposed to be allocated for employment uses in this consultation document is greater than the demand forecasts as stated in the 2005 Roger Tym Study and updated by the 2006 CoPELA study.

5.17 The ambitious growth targets in the NNCSS are set against a background of little growth in employment in Corby in recent years although there has been a step change in population growth in the 3 years since the Site Specific Proposals Preferred Options Consultation. 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, North Northants Development Company, and large-scale funding of new infrastructure, including the A43 Corby Link Road, significant steps are being taken towards bringing about regeneration and growth across the North Northamptonshire area.

5.18 The Town and Country Planning (Use Classes) Order 1987 (as modified) divides the use of land for employment purposes into three classes as follows: B1 Business, B2 General Industrial and B8 Storage and Distribution. Table 5.1 below indicates the proposed distribution of jobs between these uses classes in Corby as set out in the NNCSS.

5.19 In January 2008 the North Northamptonshire Joint Planning Unit published a ‘Technical Note for partner Local Planning Authorities on translation of job numbers into employment land requirements’. The following ratios, as recommended in the Technical Note, have been used to convert the number of jobs into the floorspace requirements shown in Table 5.1:

\[
\begin{align*}
B1 & \quad 1 \text{ job } / 18 \text{ square metres;} \\
B2 & \quad 1 \text{ job } / 35 \text{ square metres;} \\
B8 & \quad 1 \text{ job } / 88 \text{ square metres.}
\end{align*}
\]

5.20 The floorspace figures have been converted into land requirements for each of the B class uses using a plot ratio of 40%. The demand for employment land has then been factored up by 25% to identify employment land requirements up until 2026 in accordance with the NNCSS. The land requirements are shown in Table 5.1.

Table 5.1 - Total Jobs and Floorspace/Land Requirements for Corby

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Number of Jobs</th>
<th>Floorspace (sq.m)</th>
<th>Land Requirement up to 2021 (Ha)</th>
<th>Land Requirement up to 2026 (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business (B1)</td>
<td>2450</td>
<td>44100</td>
<td>11.03</td>
<td>13.79</td>
</tr>
<tr>
<td>General Industrial (B2)</td>
<td>1900</td>
<td>66500</td>
<td>16.63</td>
<td>20.79</td>
</tr>
<tr>
<td>Storage and Distribution (B8)</td>
<td>3640</td>
<td>320320</td>
<td>80.08</td>
<td>100.1</td>
</tr>
</tbody>
</table>
5.21 In order to identify the quantum of land to be allocated for employment use, data on developments completed since 2006 have been used to reduce the land requirement figures. Results from the Annual Monitoring Reports between 2006 and 2009 are shown in Table 5.2 and 5.3 below. The impact this has on the land requirements up to 2021 and 2026 is shown in Table 5.4. This table will be updated as and when monitoring data becomes available.

### Table 5.2 – Completions from the 2006/07 and 2007/08 monitoring periods

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Annual Monitoring data on Completions (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2006/7</td>
</tr>
<tr>
<td>Business (B1)</td>
<td>0.88</td>
</tr>
<tr>
<td>General Industrial (B2)</td>
<td>1.35</td>
</tr>
<tr>
<td>Strategic Distribution (B8)</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 5.3 - Completions from the 2008/9 monitoring period

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Location</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business (B1)</td>
<td>J28 Greatline Developments, Mitchell Road</td>
<td>0.49</td>
</tr>
<tr>
<td></td>
<td>J5 Gretton Brook Road, Earlstrees Industrial Estate</td>
<td>0.04</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>0.53</td>
</tr>
<tr>
<td>Strategic Distribution (B8)</td>
<td>J28 Greatline Developments, Mitchell Road</td>
<td>9.55</td>
</tr>
<tr>
<td></td>
<td>J15 Ray Smith Haulage, Darwin Road, Willowbrook East Industrial Estate</td>
<td>0.6</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>9.55</td>
</tr>
</tbody>
</table>
### Table 5.4 - Land Requirements

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Total Employment Land Required up to 2021 (ha)</th>
<th>Total Employment Land Required up to 2026 (ha)</th>
<th>Completions up until May 2009 (ha)</th>
<th>Required Allocation up to 2021 (ha)</th>
<th>Required Allocation up to 2026 (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business (B1)</td>
<td>11.03</td>
<td>13.79</td>
<td>1.19</td>
<td>9.84</td>
<td>12.60</td>
</tr>
<tr>
<td>General Industrial (B2)</td>
<td>16.63</td>
<td>20.79</td>
<td>1.35</td>
<td>15.28</td>
<td>19.44</td>
</tr>
<tr>
<td>Strategic Distribution (B8)</td>
<td>80.08</td>
<td>100.1</td>
<td>14.15</td>
<td>65.92</td>
<td>85.95</td>
</tr>
<tr>
<td>Totals</td>
<td>107.74</td>
<td>134.68</td>
<td>16.69</td>
<td>91.04</td>
<td>117.99</td>
</tr>
</tbody>
</table>

**Employment Land Allocations**

**Preferred Options**

5.22 The Preferred Options (PO) consultation identified a proposed distribution of land, and identified sites proposed to be built out for B1, B2, and B8 uses.

5.23 The PO sought to help enhance the image of Corby by encouraging the diversification of employment opportunities in the area. Increasing the range of employment opportunities would not only diversify its economy but also increase the potential for inward investment.

5.24 The majority of the consultation responses received at the Issues and Options stage favoured the option to diversify Corby’s economy by creating conditions which would attract higher value added activities and encourage investment in the town. This was consistent with the Regeneration Framework (Catalyst Corby). During Preferred Options consultation, ninety three responses were received in regard to Employment Land Allocations, the majority of which supported the Proffered Option. A number of respondents drew attention to the need for mixed use, including employment, within future urban extensions. Two responses concerned flood risk and the need for sequential testing of sites in line with PPS 25.

5.25 The Preferred Options Sustainability Appraisal indicated that the Preferred Option fulfils the most positive criteria in comparison to other options, doing particularly well in terms of economic and employment growth objectives and well in terms of social progress. However it performs less well in terms of environmental protection and prudent use of resources due to potential poor effects caused by the proposed processes, which include large areas for distribution operations. However, in comparison to the other options, the Preferred Option fares well in these categories also.

5.26 An increase in the number of professional/business people residing in the borough was to be achieved 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. Much emphasis has been placed on the cultural and sports led regeneration of Corby over the past few years and this is set to continue as a priority of the Corporate Plan. Proposals for sustainable
economic development that seek to provide employment opportunities that will support
knowledge based and creative industry will be encouraged across the town.

5.27 The PO favoured the development of a policy that protects these proposed allocations for
the purposes specified.

Updates

5.28 The following key employment land matters raised during consultation on the Preferred
Options have been taken on board in developing the proposals in this consultation
document:

- The need for Corby to build upon the traditional economic strengths of the town
  but also diversify the economic base.
- The 70% site area limit on distribution uses at strategic sites was considered by
  some consultees to be not low enough to generate the required increase in B1
  and B2 employment opportunities.
- The 70% site area limit on distribution uses at strategic sites was regarded by
  some consultees as being too inflexible, likely to unduly restrict inward
  investment and not properly recognising the contribution that B8 developments
  make to the creation of skilled jobs.
- Need to provide a wide choice of employment sites.
- The importance of urban extensions containing a mix of uses including
  employment uses to provide opportunities to reduce the need to travel.

5.29 The revised table indicating proposed allocations has been updated to take into account
sites that have been identified for employment uses since 2006. Those sites include land
within the Western Sustainable Urban Extension.

5.30 The proposed designation of employment sites in this consultation document is
supported by the Councils detailed assessment of employment sites.

5.31 The following sites were promoted by consultees following publication of the PO but are
not proposed as allocations in this document for the reasons given below:

- Land at Geddington Road: This is a greenfield site which is outside the urban
  area. Potentially there would be a need for significant investment in
  infrastructure both on an off site. In addition the site would impact on the
  amenity of the villages of Stanion and Weldon.
- Gretton Brook Road: This site is being promoted as the Brookfield Resource
  Recovery Park consisting of waste management operations linked to commercial
  developments which can utilise the outputs from waste management operations.
  However the Northamptonshire Sites for Waste Development DPD (at
  submission stage) does not identify the land at Gretton Brook Road as an
  integrated waste management facility which weakens the case for locating
  commercial developments at this location. Furthermore this is a greenfield site,
  outside the urban area which would need improvements to access and utility
  connections.
5.32 The following sites were identified in the Draft Northamptonshire SELA. They are not proposed as employment allocations for the reasons given below:

- Snatch Hill (Site J25 in the adopted Local Plan): This is a greenfield site, which is approximately 2.5 miles away from Corby Town Centre, would impact on residential amenity and would need new utility connections.

- J36 Princewood Road is a greenfield site, irregular in shape with some change in levels. New utility connections would be required and potentially there may be de-contamination costs.

5.33 The employment land requirements in this document are based on the job/floorspace ratios recommended in the JPU’s ‘Technical Note for partner Local Planning Authorities on translation of job numbers into employment land requirements’.

**EMP 01 Proposed Alternative for proposed employment land allocations**

The total amount of land proposed to be allocated for employment use (B use class only) for Corby within the plan period as identified in Table 5.5 is 226.32ha. This proposes an oversupply of employment land for B1 Office, B2 General Industry and B8 Storage and Distribution uses relative to that required by the NNCSS. This allows the flexibility to meet targets specified in the Roger Tym Study. In addition, the NNCSS anticipates an over allocation to cater for development time lags and to provide a margin for choice and uncertainty.

The Council will protect the use of the sites indicated in Table 5.5 for the B1, B2, and B8 employment uses proposed.

The proposed employment land allocations are shown on the Proposals Map.

**Reasoned Justification**

5.34 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:

a) be easily accessible by a choice of means of transport
b) have good accessibility for freight, including rail, where possible
c) have a 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.

5.35 In addition this consultation document proposes to allocate employment sites having regard to the criteria in EMRP, Policies 9 and 11 of the NNCSS i.e. priority is given to developing on previously-developed land, contributing to urban renaissance and promoting sustainable transport patterns.
5.36 The following sites which are now proposed as allocations in this consultation document were not specifically included at the Preferred Options stage. The reasoning for their inclusion is given below:

- Willowbrook North (Car Storage Site)(J14 in the adopted Local Plan): identified in the draft Northamptonshire SELA, a previously-developed site within the urban area with existing access, no sensitive uses in close proximity to it and improved connectivity with the opening of the Link Road.

- Genner Road: previously-developed site, within the urban area, Good prominent site, existing access, in an existing employment area, 2ha, suitable for B2.

5.37 Some of the sites which were allocated for employment use in the adopted Local Plan and subsequently saved by the Secretary of State have been carried forward into this consultation document. The sites which aren’t being taken forward and the reasoning for this is provided below.

5.38 The following sites which were allocated in the adopted Local Plan and saved by the Secretary of State have all been discounted due to no realistic prospect of them coming forward for the development of B class uses:

- J13 Willowbrook East
- J20 Barn Close
- J22 Weldon Stone Quarry
- J26 Ex Sludgebeds.

5.39 The following sites are not to be taken forward following the Council’s assessment of potential sites due to either flooding constraints or because they achieved a relatively low score in the assessment matrix:

- J8 CNT Plots Oakley Hay
- J33 Maylan Road, Earlstrees
- J36 Princewood Road.

5.40 The following sites have been wholly or partially developed and therefore are not being taken forward:

- J5 South of Gretton Brook Road
- J15 Willowbrook South
- J9 Adjacent Astra Headway
- J28 Ponds off Phoenix Parkway.

5.41 Sites J19 Former Tarmac Land and J20 Barn Close are saved allocations from the adopted Local Plan while Site E2 Weldon Stone Quarry was identified in the PO document. These are no longer proposed as employment site allocations as there is no reasonable prospect of them being used brought forward for economic use during the plan period. This approach is consistent with the proposed Policy EC4 of draft PPS4.
Other Options Considered

5.42 No other options were considered.
### Table 5.5 - Proposed Employment Sites for Business Offices (B1), General Industry (B2) and/or Storage and Distribution (B8)

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>B8</th>
<th>B2</th>
<th>B1</th>
<th>Other Non-B Class Uses</th>
<th>Total Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1</td>
<td>North and South of Sondes Road</td>
<td>0</td>
<td>5.3</td>
<td>0</td>
<td>0</td>
<td>5.3</td>
</tr>
<tr>
<td>E2</td>
<td>Land East of Weldon (Mixed use development forming part of the North East Corby Sustainable Urban Extension)</td>
<td>0</td>
<td>0</td>
<td>0.8625</td>
<td>0</td>
<td>0.8625</td>
</tr>
<tr>
<td>E3</td>
<td>Stanion Lane Plantation</td>
<td>60</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>60</td>
</tr>
<tr>
<td>E4</td>
<td>Centrix Park, Phoenix Parkway</td>
<td>10.84</td>
<td>1.51</td>
<td>1.51</td>
<td>0</td>
<td>13.86</td>
</tr>
<tr>
<td>E5</td>
<td>North of Birchington Road</td>
<td>25.2</td>
<td>5.4</td>
<td>5.4</td>
<td>0</td>
<td>36</td>
</tr>
<tr>
<td>E6</td>
<td>Cockerell Road</td>
<td>3.2*</td>
<td>3.2*</td>
<td>3.21*</td>
<td>0</td>
<td>9.61</td>
</tr>
<tr>
<td>E7</td>
<td>Seymour Plantation, Rockingham Road</td>
<td>0</td>
<td>0</td>
<td>11</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>E8</td>
<td>CBC Plots</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>E9</td>
<td>Parkland Gateway (Mixed Use Development consisting of Retail, Employment and Residential uses)</td>
<td>0</td>
<td>0</td>
<td>2.78</td>
<td>0</td>
<td>2.78</td>
</tr>
<tr>
<td>E10</td>
<td>Land between Wheatley Road and Station Road (mixed use including residential)</td>
<td>0</td>
<td>0</td>
<td>4.67</td>
<td>5.57</td>
<td>10.24</td>
</tr>
<tr>
<td>E11</td>
<td>Banggrave Road, Weldon</td>
<td>0</td>
<td>0</td>
<td>1.7</td>
<td>0</td>
<td>1.7</td>
</tr>
<tr>
<td>E12</td>
<td>Oakley Hay</td>
<td>0</td>
<td>0</td>
<td>1.3</td>
<td>0</td>
<td>1.3</td>
</tr>
<tr>
<td>E13</td>
<td>Rockingham Motor Speedway</td>
<td>0</td>
<td>16.8</td>
<td>0</td>
<td>0</td>
<td>16.8</td>
</tr>
<tr>
<td>E14</td>
<td>Genner Road</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>E15</td>
<td>South of St. James Industrial Estate</td>
<td>3.8</td>
<td>0.83</td>
<td>0.83</td>
<td>0</td>
<td>5.46</td>
</tr>
<tr>
<td>E16</td>
<td>Southern Gateway, Oakley Hay</td>
<td>0.97*</td>
<td>0.97*</td>
<td>0.97*</td>
<td>0</td>
<td>2.91</td>
</tr>
<tr>
<td>E17</td>
<td>Priors Hall (mixed use development forming part of the North East Corby Sustainable Urban Extension)</td>
<td>0</td>
<td>1.45</td>
<td>4.35</td>
<td>0</td>
<td>5.8</td>
</tr>
</tbody>
</table>
### PROPOSED ALTERNATIVES FOR SITE SPECIFIC ALLOCATIONS DPD

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Name</th>
<th>B8</th>
<th>B2</th>
<th>B1</th>
<th>Other Non-B Class Uses</th>
<th>Total Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E18</td>
<td>Car Storage site, Willowbrook North</td>
<td>18.13</td>
<td>3.89</td>
<td>3.89</td>
<td>0</td>
<td>25.9</td>
</tr>
<tr>
<td>E19</td>
<td>Corby Western Urban Extension</td>
<td>0</td>
<td>6.9</td>
<td>6.9</td>
<td>0</td>
<td>13.8</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>122.14</strong></td>
<td><strong>48.25</strong></td>
<td><strong>50.37</strong></td>
<td><strong>5.57</strong></td>
<td><strong>226.32</strong></td>
</tr>
<tr>
<td>Required Allocation up to 2021(ha)</td>
<td></td>
<td>66.9</td>
<td>14.69</td>
<td>9.12</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Required Allocation up to 2026(ha)</td>
<td></td>
<td>86.92</td>
<td>18.85</td>
<td>11.88</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

* Site areas for each use have been estimated by splitting the site up equally*
Mix of Uses on Strategic Distribution (B8) Sites

Preferred Options

5.43 The proposed policy on strategic distribution sites in the PO reflected the key objective of attracting higher value added activities whilst building on Corby’s strengths as a successful manufacturing and distribution centre. The PO in respect of limiting distribution uses on large sites included a site threshold which related to site area but also floorspace.

Updates

5.44 Since the PO consultation, the NNCSS has been adopted. The Draft Northamptonshire SELA and the consultation draft of PPS4 have also been published. The NNCSS reinforces the requirement to diversify the Corby economy by encouraging investment in knowledge based industries whilst building on the strength of Corby as a location for distribution facilities. Draft PPS4 emphasises the need for allocations to be responsive to market needs.

5.45 On Site E4 Centrix Park, off Phoenix Parkway, the first phase of development has been completed and thus the site area has been reduced accordingly.

5.46 Site E18 Willowbrook North (car storage area) was previously covered by Policy EMP5 in the PO. This site has now been elevated to the status of a proposed specific allocation and included in Proposed Alternative EMP 02 because the draft SELA indicates that the site is more deliverable than was previously thought to be the case.

EMP 02 Proposed Alternative for Mixed Uses on Strategic Distribution (B8) Sites

The Council will seek the provision of the balance between B1, B2 and B8 uses on Sites E3, E4, E5, E15, and E18 as shown in Table 5.5 unless it can be demonstrated that an alternative balance would not compromise the strategy to diversify Corby’s economy. For other strategic sites which come forward in the future consideration will be given to the requirement to include elements of B1 and B2 uses.

Reasoned Justification

5.47 The land proposed to be allocated in Table 5.5 for business uses (Class B1) is some way in excess of the figures in the last two columns of Table 5.4 (which show land requirement). This is due to the local circumstances in Corby as shown in the CoPELA report from December 2006. That report indicates that there is not sufficient deliverable supply to meet forecast demand for B1 office use in Corby. The study also indicates that the quality of the supply of land for office development is only average. CoPELA 2006 also states that deliverable supply of land for B2 use is below the demand forecast and within that supply there is a shortage of high quality sites. Similarly the emerging Northamptonshire SELA demonstrates that a
large majority of potential employment sites in Corby have development constraints. It is for this reason that it is proposed to allocate a total site areas for B1 and B2 use in Corby greater than the figures shown in the last two columns of Table 5.4

5.48 This proposed policy will contribute to a key aim of the NNCSS: to diversify the town's economy whilst building on existing strengths.

5.49 To enhance the image of Corby and help achieve the step change in growth required in the town, it is proposed to diversify Corby’s economy by creating conditions which would attract higher value added activities and encourage inward investment in the town, in accordance with the EMRP, Policy 8 in the NNCSS and the Corby Community Plan.

5.50 By allocating land in prime locations for office development (B1) in the research and development sector the number of professional/business people residing in the borough will be increased. This in turn is to be provided for by building on Corby’s strengths as an established and successful manufacturing and distribution centre, whilst encouraging economic diversification.

5.51 The proposed approach to strategic sites reflects a policy-led rather than a market-led approach i.e. the desire to attract more knowledge based jobs to Corby. This is key to achieving the required step-change in population growth and economic growth in the town. However it is noted that the Strategic Distribution study undertaken for the East Midlands Development Agency (EMDA), the Employment Land Provision Study (ELPS) (produced by Experion Business Strategies, on behalf of the Regional Assembly)(2006) and the Draft Northamptonshire SELA indicate that growth in the B8 sector will decline. Given that the CSS is also showing increased job growth over CoPELA 2006, the sector is not being unduly constrained. Some growth in B8 is inevitable, but a large land take for B8 may seriously undermine aspirations of higher quality employment choices. It should however be noted that B8 developments often include ancillary B1 office space, leading to a mix of uses even with large strategic sites.

5.52 The demand for B8 storage and distribution uses will only be for larger sites in the borough and therefore smaller sites will be less vulnerable to pressure to be developed exclusively for B8. The proposed policy on strategic distribution therefore ring-fences those larger sites. Data on completions set out in the CoPELA 2006 study has been used in identifying 6 hectares as the threshold at which sites become more vulnerable to solely B8 development.

5.53 Unless overridden by extant planning permissions the proposed proportional split between the Class B uses at the Strategic Distribution Sites as shown in Table 5.5 reflects the figures from the Roger Tym Study (June 2005) which was based on the then Regional Spatial Strategy employment growth targets and Roger Tym’s analysis. The proportional split is 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% split will act as a land bank
as part of the employment land portfolio for the Council. The 70% limit on B8 uses at the strategic sites provides a guide to what is likely to be acceptable however the policy is flexible enough to respond to market needs.

5.54 On Site E3, Stanion Lane Plantation, outline planning permission has been granted for B8 development on the whole site because this site has the potential to be served by rail, consistent with Paragraph d) of Policy 11 in the NNCSS and Policy 21 in the East Midlands Regional Plan. The Draft Northamptonshire SELA (June 2009) evaluated all major existing and potential sites in Northamptonshire with a particular emphasis on the importance of maximising rail freight opportunities. Consequently the Draft Northamptonshire SELA identifies Stanion Lane Plantation as a suitable site for strategic distribution, both in terms of both sustainability and viability.

5.55 On Site E4 Centrix Park, off Phoenix Parkway, planning permission has been granted for B8 use on 80% of the site and 20% for other employment uses in the B use class. In accordance with Policy 11 of the NNCSS this site is within the urban area of Corby. Part of this previously-developed site has been developed and is known as Alpha Court.

5.56 The Council has resolved to grant outline planning permission for the development of B1, B2 and B8 uses (with B8 development limited to 70% of the site) on Site E5, land north of Birchington Road. Consistent with Policy 11 of the NNCSS this site adjoins the North East Corby Sustainable Urban Extension (SUE). The site also has the potential to contribute to the Technology Realm initiative by virtue of the size and the location of the site. Again this would be consistent with Policy 11 in the NNCSS. Construction of a distribution centre on the southern part of the site has commenced, leaving around 36 ha of the site still available.

5.57 Site E15 St James Industrial Estate has outline planning approval for B1, B2 and B8 uses with a condition attached requiring at least 15% of the floorspace to be B1 or B2. The site is near to the town centre and the new passenger railway station, consistent with Policy 11 of the NNCSS.

5.58 Site E15, South of St. James Industrial Estate, is a brownfield site within the urban area, less than one mile from the Town Centre. The area of this site has been slightly reduced form that shown in the Preferred Options to reflect the most up to date figure contained in the Draft SELA.

5.59 In accordance with Policy 11 of the NNCSS Site E18, the car storage site at Willowbrook North, lies within the urban area of Corby.

5.60 Consistent with Policy 9 of the NNCSS, all sites proposed for strategic distribution by Proposed Alternative EMP02 (with the exception of Stanion Lane and land North of Birchington Road), are previously-developed sites.

5.61 North Northamptonshire Employment Land Futures Study (NNELFS) (study on the future demand and need for employment land and its geographical distribution across the sub-region to 2021) indicated North Northamptonshire should aim for the greatest achievable growth in the
higher-value economic sectors, such as offices and research and development, the knowledge-based economy, but should resist growth of other activities, including distribution, only where it would hit capacity constraints, compete directly with higher-value economic activities for specific sites, or produce adverse impacts, e.g. in terms of transport. The study concludes that there is a need to both build on existing strengths and diversify the economy into higher-value sectors. This will require enhancing the skills base, as well as having a range of higher education establishments and ensuring there are sufficient high quality sites to support this. The hourly and direct rail service from Corby to London will help promote Corby as an office location.

Other Options Considered

5.62 The preferred approach to the development of employment land in Corby is to diversify the economy whilst building on existing strengths. An alternatives to this involved Corby focussing mainly on building on its existing strengths in manufacturing and strategic distribution and accepting that higher value added activities such as offices and research and development are unlikely to be attracted to Corby on any significant scale. This option was discounted as the majority of respondents at the Issues and Options stage favoured diversification whilst building on existing strengths.

5.63 The PO approach to large employment sites was to impose a limit of 70% in respect of land allocated to B8 (Storage and Distribution) uses as a means of ensuring that sites contain more than one use to maximise the regeneration potential of these sites. Regeneration remains an objective and this is to be achieved by the development of a combination of the different B class uses at strategic distribution sites. However an explicit 70% limit on B8 uses is no longer proposed as it is considered to be too inflexible to respond to market needs. In any event the Council recognises that B8 uses can provide ancillary B1 uses on site.

Location of General Industry (B2) Sites

Preferred Options

5.64 The proposed policy on general industrial sites in the PO reflected the key objective of attracting higher value added activities whilst building on Corby’s strengths as a successful manufacturing and distribution centre.

Updates

5.65 Since the PO consultation, the NNCSS has been adopted. Planning permission has been granted for a bio-refinery at Sondes Road, (November 2007 ref: 06/00118/OUT). Site E2 Weldon Stone Quarry has been omitted as an allocation because it scored relatively poorly in the Assessment of Potential Employment Sites, an LDF background paper. In addition the site does not appear in the Northamptonshire SELA.
EMP_03 Proposed Alternative for location of General Industry (B2) use sites

The Council will seek the provision of General Industry (B2) uses on Sites E1, E13 and E14. These sites will be safeguarded for B2 use. The sites are identified in Table 5.5, and are shown on the Proposals Map.

Reasoned Justification

5.66 Table 5.5 shows there will be an oversupply of land allocated for general industrial use (B2). This consultation document proposes an allocation of additional sites for B2 use. This is 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.

5.67 Part of the rockingam Motor Speedway, labelled Site E13, falls within the administrative boundary of Corby. This area is envisaged as being suitable for the location of High Performance Engineering and Motor Sport employment uses, as supported by the SELA which recommends the location for these sector specific opportunities, forming part of a cluster of such industry with strong links to other employment sites such as Willowbrook North and Priors Hall.

5.68 Sites allocated for B2 (industrial) use are all previously-developed sites in accordance with Policy 9 in the NNCSS. They also will support Corby’s growth and regeneration agenda in accordance with the EMRP and Policy 9 in the NNCSS and the Corby Community Plan.

Other Options Considered

5.69 A key option which was presented at the Issues and Options stage was for Corby to focus mainly on building on its existing strengths in manufacturing and strategic distribution and accept that higher value added activities such as offices and research and development are unlikely to be attracted to Corby on any significant scale.

5.70 At the Issues and Options stage the question was raised as to whether the 40 ha of land in the vicinity of Stanion Lane plantation is of adequate size and is an appropriate location for growth in general industry and strategic distribution to 2031 or whether further sites should be identified.

Location of Business & Office (B1) Use Sites

Preferred Options

5.71 The proposed policy on the location of sites for business and office use in the PO reflected the key objective of attracting higher value added activities whilst building on Corby’s strengths as a successful manufacturing and distribution centre.
Updates

5.72 In the PO report the following sites were identified for their potential to accommodate B1 uses however since then these sites have either been developed or are no longer considered to be suitable for solely B1 use:

- the Community College site between Oakley Road and Cottingham Road (E10);
- Priors Hall E17; and
- the site between A6003 and J11 Southern Gateway (E14).

5.73 Land opposite the railway station (Site E9 in the Preferred Options), the Community College Site (Site E10 in the Preferred Options) and the former railway station yard (Site E13 in the Preferred Options) were all previously identified for B1 use. These three sites have now been combined into one site which is now allocated for mixed use, including employment uses, consistent with the master plan for the area around the station which is currently in preparation.

5.74 Since publication of the PO report a number of events have taken place which have required additional sites to be identified in EMP 04. Firstly land east of Weldon is the subject of a planning application for mixed use development including B1 uses and thus an allowance has now been made in EMP 04 to account for this.

5.75 Since the PO consultation, construction of elements of Parkland Gateway has commenced. The Parkland Gateway project is located to the west of the retail heart of the Corby and will be a mix of cultural, civic, educational, residential, retail and leisure uses creating a mixed use quarter.

EMP 04 Proposed Alternative for location of Business and Office (B1) uses.

The Council will seek the provision of Business and Office (B1) uses on Sites E7, E8, E9, E11, and E12. These sites will be safeguarded for B1 use. The sites are identified in Table 5.5 and are shown on the Proposals Map.

Reasoned Justification

5.76 Table 5.5 indicates that there will be an oversupply of land for office/business purposes. However the site specific allocations 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. To enhance the image of Corby it is proposed to diversify Corby’s economy by creating conditions which would attract higher value added activities and encourage inward investment in the town, in accordance with the EMRP, Policy 8 in the NNCSS and the Corby Community Plan. By allocating land in prime locations for office development in the research and development sector the intention is to increase the number of professional/business people residing in the
borough. The hourly and direct rail service from Corby to London will help change perceptions of Corby as an office location.

5.77 Site E7 has full planning permission for B1 (office) use. In accordance with Policy 11 of the NNCSS this site lies within the urban area of Corby as defined on the Proposals Map. In addition the size and location of the site has the potential to attract knowledge intensive activities in accordance with the Technology Realm initiative and Policy 11 in the NNCSS.

5.78 Site E8 lies in close proximity to the proposed Corby Western SUE. Development of Site E8 and E11 Bangrave Road would be consistent with Policy 9 in the NNCSS due to their location within the urban area.

5.79 B1 Offices uses and other employment opportunities will be allowed at the mixed use Parkland Gateway site to contribute to the regeneration of the town centre.

Other Options Considered

5.80 A key option which was presented at the Issues and Options stage was for Corby to focus mainly on building on its existing strengths in manufacturing and strategic distribution and accept that higher value added activities such as offices and research and development are unlikely to be attracted to Corby on any significant scale.

5.81 The question was raised as to whether the 10 ha between Oakley Road and Cottingham Road near the Town Centre and the proposed Rail Station is of an adequate size and is an appropriate location to meet the demand for B1 Business uses to 2031.

Location of Mixed Business (B1) and General Industrial (B2) Use Sites

Preferred Options

5.82 This proposed alternative did not feature in previous PO.

Updates

5.83 The Preferred Options report proposed to include within the mixed use development at Prior’s Hall an element of employment (this was then proposed as E17). This employment allocation was for Business and Office Use (B1) only. Subsequently the approved land budget at Priors Hall submitted in October 2007 in relation to condition 3 of the outline planning approval (ref. 04/00240/OUT) totals 5.8 hectares. The Environmental Statement submitted for the proposed development prescribed that overall at least 75% of this land would be devoted to B1 use with up to 25% for B2 use. It is now proposed to allocate the site for a combination of B1 Business and B2 General Industrial use consistent with the planning permission.

5.84 The emerging Northamptonshire SELA has identified the potential to allocate land in the Western Corby Urban Extension for employment
purposes. In the LDF background paper on the Western Sustainable Urban Extension it is estimated that 13.8 hectares of land should be made available for employment purposes.

**EMP 05 Proposed Alternative for Location of Mixed Business (B1) and General Industrial (B2) Use Sites.**

The Council will seek the provision of a combination of B1 and B2 uses on sites E17 and E19. These sites will be safeguarded for the mix of uses shown in Table 5.5. The sites are shown on the Proposals Map.

**Reasoned Justification**

5.85 Table 5.5 indicates that in quantitative terms there will be an oversupply of land for B1 Business purposes and B2 General Industrial use. However the site specific allocations seek to address the aspirational aims of Corby, which includes altering the land use portfolio of employment sites to reflect the need to attract higher value added activities and encourage inward investment in the town, in accordance with the EMRP, Policy 8 in the NNCSS and the Corby Community Plan. The over allocation provides a margin for choice. The sites proposed to be allocated will support Corby’s growth and regeneration agenda in accordance with the EMRP and Policy 9 in the NNCSS and the Corby Community Plan.

**Other Options Considered**

5.86 Please refer to the ‘Other Options Considered’ section under EMP 02 for a description of the alternative option to focus mainly on existing strengths.

**Location of Mixed Use Sites**

**Preferred Options**

5.87 Please refer to the ‘Other Options Considered’ section under EMP 02 for a description of the alternative option to focus mainly on existing strengths.

**Updates**

5.88 Since publication of the PO it has been recognised that a number of additional sites have the potential to accommodate a mix of different business and non-business uses. The additional sites are quoted in the proposed alternative below. Site E16 Southern Gateway has been partially developed since publication of the PO document and thus the site area to be allocated has been reduced accordingly. The boundaries of Site E10, the former Community College, have been amended to reflect the draft masterplan currently being prepared.

**EMP 06 Proposed Alternative for location of mixed use sites**

The Council will seek the provision of B Class uses in combination with other employment generating uses and/or non employment generating uses on sites E6, E9, E10 and E16 in...
Reasoned Justification

5.89 Sites proposed to be allocated for mixed use will support Corby’s growth and regeneration agenda. To enhance the image of Corby it is proposed to diversify Corby’s economy by creating conditions which would attract higher value added activities and encourage inward investment in the town, in accordance with the EMRP, Policy 8 in the NNCSS and the Corby Community Plan.

5.90 By allocating land in prime locations for mixed use development, including development to support high technology and knowledge-based industries, it is intended that the number of professional/business people residing in the borough will be increased. Regeneration through new mixed use developments, providing jobs and services, delivering economic prosperity and supporting self sufficiency of centres, is consistent with Policy 1 of the NNCSS.

5.91 Some of the sites identified in EMP06 will be appropriate for the development of a mix of uses including B class uses and other employment generating uses such as retail and leisure uses. At other sites, B class uses in combination with non-employment generating uses such as residential will be appropriate.

5.92 Site E6, at Cockerell Road, has outline planning approval for a mixture of the following uses: a car showroom, leisure use, an enterprise centre, industrial use and warehousing. The Draft Northamptonshire SELA states that the consented uses are currently being reviewed and it is anticipated that the site will be marketed for B1, B2 and B8 uses. Development at Site E6 would be consistent with Policy 9 in the NNCSS as it is a previously-developed site located within the urban area.

5.93 Site E16 has outline permission for residential development and detailed consent for the development of offices, a hotel and B2 use on 3.9 hectares of the site. Offices have been developed on part of the site identified at the PO stage. Development at Site E16 would be consistent with Policy 11 of the NNCSS as it lies within the urban area of Corby as defined on the Proposals Map.

5.94 Site E10 has been identified as suitable for a mixture of B1 and residential use. Part of the site is previously developed land, it is in the urban area, consistent with Policy 9 in the NNCSS, and is situated near to the new railway station and the town centre. In accordance with Policy 11 in the NNCSS the site has the potential to meet the requirements of the Technology Realm initiative by virtue of its size and the quality of the environment. It has been assumed that this site will be allocated for mixed use including residential. The site is identified as a strategic site in the Draft Northamptonshire SELA (June 2009). Planning permission has been granted for Tresham College to develop the former Corby Community College buildings to the south/west of the playing fields. The playing fields...
Consultation Document

PROPOSED ALTERNATIVES FOR SITE SPECIFIC ALLOCATIONS DPD

to the north and east of the building complex and the Firdale Education Centre are being put forward for residential and mixed use commercial development (Approximately 5.66 ha). A walkway across the site linking the town centre to the railway station is proposed.

5.95 Site E17, Priors Hall, is identified as part of the North Eastern SUE and thus development of employment uses would be consistent with Policy 11 of the NNCSS. The site has planning permission for mixed use development including up to 5.8ha of employment land. It is envisaged that at least 75% of this land will be developed for B1 use with the remainder devoted to B2 use.

Other Options Considered

5.96 Please refer to the ‘Other Options Considered’ section under EMP 02 for a description of the alternative option to focus mainly on existing strengths.

Design of Employment Sites and Car Storage Areas

Preferred Options

5.97 The PO proposed a policy which covered the redevelopment of car storage areas. A number of sites were allocated in the Local Plan as car storage facilities. These had previously generally been dismissed as potential future land for alternative employment-generating purposes due to significant constraints. However at the time of the publication of the PO there was evidence to suggest that certain constraints, such as contamination could be overcome. Therefore the PO proposed to include a policy which would ensure that land released from car storage purpose would be retained for other employment generating uses falling within B1, B2 and B8. At such sites there would have been a presumption against open storage uses in order to seek to improve the visual amenities of the borough. For the reasons explained in the updates section this policy has been broken up and its objectives are now covered by proposed alternatives EMP 02 and EMP 07.

Updates

5.98 The policy on car storage sites in the PO has been removed from this consultation document because:

- Willowbrook North (car storage site) is included in EMP1.
- The former ponds off Pheonix Parkway (Site J28 in the adopted Local Plan) has been redeveloped.
- Other car storage sites do not currently offer any realistic prospect of coming forward for the development of employment uses.

5.99 The presumption against open storage on employment sites to protect visual amenity has been incorporated into EMP 07.

5.100 The design of employment sites, including any sites formerly used for car storage, should be of a high quality and adhere to Sustainable Development Principles as indicates by CSS Policy 13.
EMP 07 Proposed Alternative for Design of Employment Sites and Car storage areas

The Council will require the submission of a master plan as part of any planning application for all proposals that seek to develop the proposed allocated employment sites indicated in the proposed policies above and any other employment sites that come forward.

The master plan should clearly demonstrate how the site can be developed in a comprehensive manner. The master plan should take into account the visual impact of the proposed uses on site and the capacity for HGV parking. The design of buildings and their settings should incorporate flexibility, enabling them to adapt to future needs including information communication technologies and to take into account the needs of all users. Design, landscaping, and architecture should be of a high standard and enhance the character of its surroundings.

There will be a presumption against open storage uses on all new employment sites in order to improve the visual amenities of the borough.

Reasoned Justification

5.101 A master plan for all employment sites will facilitate the comprehensive and sustainable development of all such sites.

5.102 Para. 3.99 of the NNCSS highlights the importance of addressing the impact of HGV parking at employment sites. EMP 07 seeks to enable this issue to be properly considered at the planning application stage.

5.103 The provision of high quality broadband, telecommunications, and other information communications technology infrastructure will encourage and drive forward the MKSM Growth Strategy by supporting high value-added and innovative new (start-up and grow-on), existing and inward investment businesses, as supported by the NNCSS.

5.104 Bespoke HGV parking facilities within employment sites have previously been overlooked in the design of employment sites, which has lead to inappropriate parking and traffic congestion issues.

Other Options Considered

5.105 A separate policy on the redevelopment of car storage areas has been discounted for the reasons set out in the ‘updates’ section above.

5.106 An alternative option considered would allow planning applications for proposals that seek to develop all or part of proposed allocated employment sites, or any other employment sites that come forward, to be made according to market needs without the need to consider the comprehensive design of sites in their entirety. This option, it is considered,
is likely to lead to inefficiencies in the use of developable space and does not conform to CSS Policy 13.
6. Housing

Introduction

National Guidance

6.1 PPS3 ‘Housing’ (2006) reflects the Government’s commitment to improving the affordability and supply of housing in all communities, including in rural areas. The Government’s key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.

Regional Guidance – The East Midlands Regional Plan (EMRP)

6.2 The East Midlands Regional Plan (EMRP) (2009) provides the strategic framework for establishing the amount of housing to be provided in Corby during the plan period 2001 – 2026. It replaces the Regional Spatial Strategy (RSS8) (March 2005) that previously covered the period to 2021. The EMRP indicates that for the period between 2021 and 2026 a proposed total of 13,975 dwellings should be provided across the North Northamptonshire Housing Market Area. A build rate of 2,795 each year is assumed during that period.

North Northamptonshire Core Spatial Strategy (NNCSS)

6.3 The North Northamptonshire Core Spatial Strategy (NNCSS) was adopted before the publication of the EMRP. This sets out how and when the planned growth for North Northamptonshire will be distributed and delivered up to 2021. The intention is that of the 16,800 new dwellings planned for the Corby borough, approximately 15,510 will be built in the town itself, and in Sustainable Urban Extensions (SUE). The remaining housing, approximately 1,290, is to be provided in Corby’s rural areas. This includes a development under construction to the west of Stanion. The NNCSS has assumed the west of Stanion site would provide for 970 dwellings, but permission has since been granted for a total of 1,018 units. Construction has commenced. The NNCSS also recognises that housing delivery in the period 2001 – 2006 has fallen short of the regional targets set out in the former RSS8.

6.4 The NNCSS proposes distribution of housing development across the Corby area that seeks to enhance the role of Corby as a growth town, and limit housing and other development within or, (in exceptional circumstances) on the edge of villages.

6.5 NNCSS recognises that proposed SUEs West and North-East of Corby have potential to continue to grow to help accommodate requirements beyond 2021. Additionally, it is recognised that the delivery of housing growth is dependant upon the timely delivery of infrastructure. For this reason, planning permission will not be granted for the proposed Corby Western SUE unless infrastructure solutions and phasing have been agreed.
6.6 The proposed distribution of the additional housing across the North Northamptonshire Housing Market Areas (NNHMA) as set out in the EMRP is to be considered at a later stage through the forthcoming review of the NNCSS.


6.7 The Community Plan for Corby re-affirms the target for the delivery of 16,800 new homes and to develop priority areas of housing around the borough. The plan also contains targets for affordable homes.

Evidence

6.8 PPS3 para 11 identifies the need for Local Development Documents (LDDs) to be based upon a robust shared evidence base, in particular, of housing need and demand through a Strategic Housing Market Assessment (SHMA) and land availability through a Strategic Housing Land Availability Assessment (SHLAA). The proposed alternatives set out later in this chapter have been informed by the following:

- **North Northamptonshire Strategic Housing Market Assessment (NNSHMA) (August 2007)**

  This provides an analysis of local housing market conditions, using new housing needs surveys and analysis of other data. This study looks at the requirements for all tenures and types of dwellings in the area.

  The study recognised that, compared to the other council areas within the North Northamptonshire Housing Market Area, Corby has the highest proportion of terraced (mainly local authority housing stock), semi-detached housing, and flat/maisonettes. Corby also contains the lowest proportion of detached properties within the North Northamptonshire Housing Market Area. The assessment concludes that in order to meet local needs there should be a target of 30% affordable housing provision on qualifying sites in Corby (this is now incorporated into Policy 15 of the NNCSS). The assessment also recommends a threshold (of 15 units in the core part of Corby, and lower thresholds elsewhere) for housing sites that will be expected to contribute towards mixed-tenure housing (i.e. provide for a mixture of affordable and market housing).

  A proportion of the housing should be provided to Lifetime Homes standard. It proposes that 5% of new market and affordable housing on sites over 15 dwellings should be designed as wheelchair accessible.

  It should be noted that future work is proposed to be commissioned by the Council that will test the impact of affordable housing requirements upon the viability of proposed housing sites.

- **Corby Housing Needs Assessment (CHNA) (October 2007)**

  This report was commissioned as a Housing Needs Assessment (HNA) for Corby. It is closely related to the Strategic Housing Needs Assessment (SHMA) for the whole of the sub-region.
The assessment explores the nature of housing needs in Corby, taking into consideration existing housing stock (in terms of size and tenure), and needs arising from current and future households. It cross references to the technical appendices contained in the NNSHMA that in turn, contains recommendations for future planning policies in terms of the general principles for development, and housing mix proposed on medium and larger sites, as well as for rural housing.

- **Gypsy and Traveller Accommodation Assessment in Northamptonshire (March 2008)**

Legislation requires local authorities to consider Gypsies and Travellers accommodation needs in their local housing strategies. This county-wide assessment considered the needs for a range of gypsy and travellers groups, including travelling showpeople. For Corby, the identified requirement for additional provision over the ten years 2007-2017 was 3 residential pitches, 3 transit pitches and none for travelling showpeople plots. These facilities are in addition to the 5 authorised sites existing at the time of the survey. The preferred size for permanent/residential sites is 11-15 pitches.

- **North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA) (2009)**

This is the first assessment of its kind for North Northamptonshire. The SHLAA considers the potential supply of housing for a range of settlements in the area over a 20 year period. The purpose of the study is to identify sufficient deliverable sites to meet each Council’s 5 year dwelling targets, and further developable sites to meet the 10, 15 and 20 year dwelling targets. The study concerned itself only with sites above the agreed minimum size threshold of 0.25 hectares.

A total of 160 sites were assessed on their suitability and potential for development. The SHLAA provides a 3-category grading of housing sites across North Northamptonshire, in terms of both their development potential and the likelihood of their delivering housing within 20 years. Category 1 contains those sites which perform best in the assessment and appear to be most developable/deliverable.

The study notes that for Corby, outstanding planning permissions can easily meet the target for the first 5 years (including the permission at Priors Hall), and the 10 year target can be reached by using development on SUE and some of the Category 1a sites.

Overall the SHLAA identifies yield capacity for over 30,000 dwellings in Corby borough, across a 20 year period, which includes existing commitments and sites with significant constraints.

For Corby borough, the study concludes that to meet the 20 year requirement it will be necessary to explore the potential extension of the SUEs and look again at the potential of some Category 3 sites.
The SHLAA is a strategic study (to be updated annually) which serves as a starting point for the detailed technical assessments of sites by the Council as part of the preparation of Site Specific Plans.

- **Assessment of Potential Housing Sites for Corby (June 2009)**

  In order to inform the selection of potential housing sites, detailed assessments have been undertaken that enables a systematic and transparent comparison of potential development sites.

  The assessment builds on past consultations and evidence gathered over time. A total of 127 sites were considered. Each site has been assessed against a ‘Site Assessment Matrix’ that contains a range of assessment measures, including access to the railway station, proximity to schools and health centres, bad neighbour constraints and impact on environmental designations. The purpose of this assessment work was to identify the sites that are in sustainable locations and meet policy objectives.

  The general approach to this assessment work was ratified by the Local Plan Committee in July 2009.

### Corby Housing Strategy 2008-2011

6.9 The Corby Housing Strategy for the period 2008-2011 identifies the following aims and objectives:

- New design frameworks to maximise the provision of ‘flexible’ home designs (including a percentage for lifetime homes in mixed tenure housing developments)

- Tenure targets for new housing – 70% market housing, and 30% affordable (to be made up of 20% at Registered Social Landlord (RSL) rent, and 10% low cost units tied to local incomes)

- To develop rural exception sites for affordable units, and

- Secure the regeneration of Lincoln Way, Arran Way and Finland Way.

6.10 One of the purposes of the Site Specific Allocations Development Plan Document (DPD) will be to identify and allocate suitable sites to meet the housing requirements to 2021. The housing land requirements are proposed to be met through dwellings already completed, unimplemented planning permissions, allocated housing sites, and the North East Corby SUE, (incorporating the Priors Hall site and land east of Weldon), and a Corby Western SUE.

6.11 In addition to need for meeting the overall housing targets, it is recognised that there is a requirement to address some of the present imbalances in the mix and tenure of the housing market in Corby. Corby has a young population with more people under 16 years of age than of retirement age. The town has a lower proportion of owner-occupied dwellings (62.7% in 2001) and higher number of Local Authority dwellings (27.6%) than the average in the sub-region. 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.

6.12 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 target.

6.13 The Council proposes the creation of planning policies as set out in this chapter, that are required to promote the changes necessary to overcome these perceived imbalances in the housing market, and to deliver the needed growth to regenerate the town.

Housing Provision and Housing Land Allocations

Preferred Options

6.14 The Preferred Options (PO) proposed that housing in Corby in accordance with the then RSS8 requirements would be met through a combination of implemented and unimplemented planning permissions, previously allocated housing sites (within the adopted Local Plan 1997), as well as proposed allocations, and windfalls. The proposed new allocations had been identified through the Urban Housing Capacity Study (2005).

6.15 Comments received through the PO consultation were mixed in respect of this topic. The majority objected to the approach, citing differing reasons from; querying the overall numbers required, disagreeing with the bringing forward of the previous allocated sites, and a variety of objections to the various new sites that were being suggested at the time.

Updates

6.16 The NNCSS has since been adopted which reaffirms the proposed housing numbers, and broad distribution for Corby in the plan period 2001–2021.

6.17 The break-down of how these requirements will be met has been revised. The updates now take into account the following:

- housing development that has occurred since 2004 (this being the base line for the housing numbers at the time of the PO consultation);
- new planning permissions, and in some cases a review of the numbers of units that could be delivered on site;
- proposed new allocations (these sites being identified within the SHLAA, and a small number of additional sites that emerged since the SHLAA had been undertaken) which have been subject assessment in terms of sustainability criteria;
- a reduction in the number of housing allocations previously contained in the adopted Local Plan, that were proposed to be carried forward as new allocations within the PO consultation document. This number is now reduced as some of these sites have since been built out, or commenced (most notably the previously rural allocation at the land west of Stanion, which now has planning approval for 1,018 dwellings, 51 of these have been completed as at March 2009), or have been subject to re-assessment on a consistent basis to test against other
candidate sites, and therefore have not been brought forward (for example the Local Plan R7 allocation comprising land at Garden Centre, Gainsborough Road Corby is no longer proposed).

6.18 The updated information is given in Table 6.1.

**H 01 Proposed Alternative for Corby Housing Provision for 2001-2021**

_Provision will be made for at least 16,800 net additional dwellings over the plan period 2001 to 2021 as set out in Table 6.1_

<table>
<thead>
<tr>
<th>Table 6.1 - Proposed Housing Provision 2001 to 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Corby Housing Requirements for 2001-2021</strong></td>
</tr>
<tr>
<td>East Midlands Regional Plan and North Northamptonshire Core Spatial Strategy requirement</td>
</tr>
<tr>
<td>Commitments:</td>
</tr>
<tr>
<td>C(i) Net Completions April 2001- March 2009</td>
</tr>
<tr>
<td>C(ii) Balance of unimplemented planning permissions as at end March 2009 (construction commenced but not complete)</td>
</tr>
<tr>
<td>Balance to be provided from April 2009 – March 2021:</td>
</tr>
<tr>
<td>H(i) Proposed Housing Allocations comprising: previous allocations within Local Plan 1997 to be carried forward, sites with planning permission for 5 units or more, (Construction not commenced as at end March 2009) new allocations (No current planning approval)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>H (ii) North East Corby Sustainable Urban Extension, comprising: Priors Hall (within CBC boundaries) (Planning Approval Granted) Priors Hall (within East Northamptonshire District) (Planning Application pending)(NB the figures given here for Priors Hall relate to the anticipated number to be built within the plan period to 2021) Land East of Weldon</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>H (iii) Proposed Corby Western Sustainable Urban Extension (not before 2011)</td>
</tr>
<tr>
<td>Small site allowance (not required according to the SHLAA)</td>
</tr>
<tr>
<td>Total Provision</td>
</tr>
<tr>
<td>Overprovision</td>
</tr>
</tbody>
</table>
Reasoned Justification

6.19 The numbers indicated in Table 6.1 take into consideration existing information on house completions, unimplemented planning approvals, and unimplemented previous Local Plan allocations at the end of March 2009. It indicates in broad terms how the housing targets will be met within the plan period. In accordance with the NNCSS, assuming that the Corby Western Urban Extension accommodates 4,000, this will result in an overall total of approximately 16,988 units over the plan period, which would be approximately 188 units above the target.

6.20 The principal national guidance on housing now derives from PPS3, and a number of sites for housing have been identified through the SHLAA. PPS3, para 58 indicates that Local Planning Authorities (LPA's) should not include sites for which planning permission exists unless it can be demonstrated that the sites are developable and are likely to contribute to housing delivery.

6.21 The previous PO included an assumed figure of 340 dwellings as windfalls. PPS3 (para 59) indicates that, in general, windfalls should not be included in the first 10 years of land supply.

6.22 The figures in Table 6.1 do not include a ‘small sites allowance’ (sites less than 0.25ha) for Corby as there is insufficient data on the recent rate of completions on small sites available to justify one (SHLAA).

6.23 The site at Priors Hall has been granted planning permission for a mixed use development including at total of 4,360 dwellings within the administrative boundary of Corby. It has been estimated that approximately 4,106 will be built up to 2021, and 254 after 2021. The remainder of the site lies in the East Northamptonshire District, and the planning application remains to be determined. It has been estimated that 549 units will be built to 2021, and 186 after 2021. All of the dwellings in East Northamptonshire on the Priors Hall site will count towards Corby's housing target in accordance with EMRP and NNCSS.

Other Options Considered

6.24 The general distribution and numbers in the proposed alternative are in accordance with the numbers required by the adopted EMRP and NNCSS. In turn, these have regard to national guidance in PPS3. Alternative options that rely on the greater use of previously-developed land within the borough and less in the proposed SUEs would not deliver the required growth for the town within the plan period. For this reason, this option has been discounted.

Housing Land Allocations, Densities and Phasing

6.25 PPS3 states there is a need to identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption. The Site Specific Allocations DPD is anticipated to be
adopted in 2011. Further details of long term housing requirements are given in the relevant section below.

Preferred Options and Updates

6.26 As for housing provision above.

6.27 The PO stage also included details of the assumed housing densities and numbers to be delivered on each site.

Updates

6.28 NNCSS, (Policy 9) contains a target that 30% of all new housing across the North Northamptonshire area shall be provided on previously-developed land and buildings.

---

**H 02 Proposed Alternative for Housing Land Allocations**

The Council will protect the use of the sites indicated in Table 6.2 for residential purposes (unless identified as mixed use sites). These comprise:

- previous allocations within Local Plan 1997 to be carried forward,

- Sites with planning permission (Construction not commenced as at March 2009) (this includes the planning approval granted by CBC within its boundaries comprising the North East SUE, at Priors Hall that is proposed as a mixed use development)

- new allocations (No current planning approval)

The proposed Housing Land Allocations are shown on the Proposals Map.
**H 03 Proposed Alternative for Proposed Densities**

The proposed allocated sites shall be developed not less than those amounts indicated in Table 6.2, unless there are demonstrable site specific reasons why the sites can not be developed at these rates.

---

**H 04 Proposed Alternative for Phasing of Housing Development**

Proposed housing sites identified in Table 6.2 will be phased as follows to ensure a continuing supply of housing through the Plan period. Planning permission will not be granted on sites identified for 2011-2015, or 2015-2021 where it would lead to the completion of dwellings on these sites before April 2011, or 2015 respectively. This in order to achieve a more even balance between previously-developed sites and green field sites coming forward in the plan period.
Table 6.2 - Proposed Housing Land Allocations (including proposed phasing and densities)

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Previous Local Plan Ref or SHLAA Site Ref</th>
<th>Address</th>
<th>Planning Permission Status</th>
<th>Site Area (ha) / densities</th>
<th>Expected completions up to 2011</th>
<th>Expected completions 2011 - 2015</th>
<th>Expected completions 2015 - 2021</th>
<th>Total No. dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORBY TOWN: Part Previously-developed land, part Green Field</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>HA1</td>
<td>N/A</td>
<td>Priors Hall (within CBC boundary) (mixed use) (North East Corby SUE)</td>
<td>Application granted 04/00240/OUT</td>
<td>109 ha / 35 units per ha</td>
<td>300</td>
<td>1655</td>
<td>2151</td>
<td>4,106</td>
</tr>
<tr>
<td>HA2</td>
<td>N/A</td>
<td>Priors Hall (within East Northamptonshire District) (North East Corby SUE)</td>
<td>Application pending 04/01326/OUT</td>
<td>39.5 ha / 35 units per ha</td>
<td>0</td>
<td>60</td>
<td>489</td>
<td>549</td>
</tr>
<tr>
<td>HA3</td>
<td>SHLAA 956 and 957</td>
<td>Land east of Weldon (North East Corby SUE) (Mixed B1, Retail, Primary School, Community Centre and Residential Use)</td>
<td>No approval to date</td>
<td>28.8 ha / 35 units per ha</td>
<td>0</td>
<td>550</td>
<td>450</td>
<td>1,000</td>
</tr>
<tr>
<td>HA4</td>
<td>N/A</td>
<td>Kingswood Phase 1b</td>
<td>Application pending</td>
<td>2.3 ha / 26 units per ha</td>
<td>0</td>
<td>123</td>
<td>0</td>
<td>123</td>
</tr>
<tr>
<td>HA</td>
<td>SHLAA</td>
<td>Description</td>
<td>Status</td>
<td>0.25 ha / 48 units per ha</td>
<td>2.10 and 1.36 20 units per ha (based on gross area but to be revised following flood risk investigations)</td>
<td>3.20</td>
<td>1.3 ha / 45 units per ha</td>
<td>0.28 ha / 50 units per ha</td>
</tr>
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<td>------------------------------------------------------------------------------</td>
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<td>-------------------------</td>
</tr>
<tr>
<td>HA5</td>
<td>SHLAA 0363</td>
<td>Weldon Road - former garage site</td>
<td>No approval to date</td>
<td>0</td>
<td>23</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>HA6</td>
<td>SHLAA 0136 &amp; 0169</td>
<td>North of Cottingham Road and former Council depot * (*provisional allocation subject to further investigation in respect of flood risk)</td>
<td>No approval to date</td>
<td>0</td>
<td>46</td>
<td>128</td>
<td>59</td>
<td>0</td>
</tr>
<tr>
<td>HA7</td>
<td>SHLAA 0109</td>
<td>Former Beanfield Secondary School</td>
<td>Application pending 05/00016/OUT</td>
<td>0</td>
<td>0</td>
<td>128</td>
<td>59</td>
<td>0</td>
</tr>
<tr>
<td>HA8</td>
<td>SHLAA 0173</td>
<td>Former Sports Ground off Rockingham Road</td>
<td></td>
<td>0</td>
<td>0</td>
<td>59</td>
<td>59</td>
<td>0</td>
</tr>
<tr>
<td>HA9</td>
<td>SHLAA 0348</td>
<td>Garage Court Lindisfarne Road</td>
<td></td>
<td>0</td>
<td>0</td>
<td>14</td>
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<td>HA10</td>
<td>N/A</td>
<td>Kingswood Phase 1a</td>
<td>Application granted 06/00403/REG</td>
<td>22</td>
<td>23</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>HA11</td>
<td>N/A</td>
<td>50-52 Stephenson Way</td>
<td>Application granted 07/00592/DPA</td>
<td>14</td>
<td>0</td>
<td>0</td>
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Sub Total: 300 2,388 3,090 5,778
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<tr>
<th>HA12</th>
<th>N/A</th>
<th>Shire Lodge Auto Repairs, Rockingham Road, Corby</th>
<th>Application granted 07/00540/DPA</th>
<th>0.08 ha / 88 units per ha</th>
<th>7</th>
<th>0</th>
<th>0</th>
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<tr>
<td>HA13</td>
<td>N/A</td>
<td>Oakley Road Garage Ltd, Oakley Road</td>
<td>Application granted 07/00208/DPA</td>
<td>0.09 ha / 67 units per ha</td>
<td>6</td>
<td>0</td>
<td>0</td>
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<tr>
<td>HA14</td>
<td>N/A</td>
<td>Blenheim Walk, Corby</td>
<td>Application granted 04/00162/DPA</td>
<td>0.08 ha / 63 units per ha</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>5</td>
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<tr>
<td>HA15</td>
<td>N/A</td>
<td>255 Rockingham Road, Corby</td>
<td>Application granted 07/00537/DPA</td>
<td>0.3 ha / 17 units per ha</td>
<td>5</td>
<td>0</td>
<td>0</td>
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<tr>
<td>HA16</td>
<td>N/A</td>
<td>Evolution Corby (Mixed Retail, Leisure and Residential Use)</td>
<td>Application pending 08/00179/OUT</td>
<td>3.5 ha / 100 units per ha</td>
<td>0</td>
<td>250</td>
<td>100</td>
<td>350</td>
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<tr>
<td>HA17</td>
<td>E13</td>
<td>Land between Wheatley Road and Station Road (Mixed Employment and Residential use)</td>
<td>None</td>
<td>5.57 ha / (residential element only) 50.60 units per ha</td>
<td>0</td>
<td>100</td>
<td>180</td>
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<td>HA18</td>
<td>SHLAA 0211</td>
<td>Builders Yard off Rockingham Road</td>
<td>None</td>
<td>1.0 ha / 40 units per ha</td>
<td>0</td>
<td>0</td>
<td>40</td>
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<tr>
<td>HA19</td>
<td>SHLAA 1149</td>
<td>Parkland Gateway (Mixed Retail, Employment and Residential use)</td>
<td>None</td>
<td>2.78 ha / 75 units per ha</td>
<td>0</td>
<td>41</td>
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<td>HA20</td>
<td>SHLAA 1149</td>
<td>Kingswood School</td>
<td>None</td>
<td>3.78 ha /</td>
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<td>40</td>
<td>160</td>
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<tr>
<td>HA</td>
<td>Site Description</td>
<td>Proposed Area</td>
<td>Neighbourhood or District</td>
<td>Proposed Use</td>
<td>Proposed Development</td>
<td>Status</td>
<td>Proposed Units</td>
<td>Development Value</td>
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<td>----</td>
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<tr>
<td>HA21</td>
<td>R2 Pytchley Court</td>
<td>None</td>
<td>53 units per ha</td>
<td>0</td>
<td>13</td>
<td>0</td>
<td>13</td>
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<tr>
<td>HA22</td>
<td>SHLAA 0174 Danesholme Regeneration Area</td>
<td>None</td>
<td>1.3 ha/30 units per ha</td>
<td>0</td>
<td>0</td>
<td>39</td>
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**Sub Total:**

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<td></td>
<td>82</td>
<td>641</td>
<td>775</td>
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**CORBY TOWN: Green Field**

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<tr>
<th>HA</th>
<th>Site Description</th>
<th>Proposed Area</th>
<th>Neighbourhood or District</th>
<th>Proposed Use</th>
<th>Proposed Development</th>
<th>Status</th>
<th>Proposed Units</th>
<th>Development Value</th>
</tr>
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<tbody>
<tr>
<td>HA23</td>
<td>Part of SHLAA 0050 Neighbourhood Centre, Oakley Vale</td>
<td>None</td>
<td>0.5 ha / 48 units per ha</td>
<td>0</td>
<td>0</td>
<td>18</td>
<td>18</td>
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<tr>
<td>HA24</td>
<td>SHLAA 0231 Rear of 28-33 Flensburg Close* (*provisional allocation subject to further assessment work in respect of open space value)</td>
<td>None</td>
<td>0.7 ha / 36 units per ha</td>
<td>0</td>
<td>0</td>
<td>32</td>
<td>32</td>
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<tr>
<td>HA25</td>
<td>R4 Pen Green Lane Application pending (07/00547/OUT) SHLAA 0075, 0189,0204</td>
<td>Application pending (07/00547/OUT)</td>
<td>6.4 ha / 41 units per ha</td>
<td>0</td>
<td>208</td>
<td>55</td>
<td>263</td>
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<tr>
<td>HA26</td>
<td>R9 Off Stanion Lane* (*provisional allocation subject to further investigation in respect of flood risk) SHLAA 0978</td>
<td>None</td>
<td>0.82 ha / 37 units per ha</td>
<td>0</td>
<td>0</td>
<td>30</td>
<td>30</td>
<td></td>
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<tr>
<td>HA27</td>
<td>J25 Oakley Vale (former allocation in Local Plan for Science Park)</td>
<td>None</td>
<td>11.08 ha / 30 units per ha</td>
<td>0</td>
<td>55</td>
<td>275</td>
<td>330</td>
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PROPOSED ALTERNATIVES FOR SITE SPECIFIC ALLOCATIONS DPD
<table>
<thead>
<tr>
<th>HA28</th>
<th>Part of SHLAA 0146, part 0202, and part 0150</th>
<th>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)</th>
<th>Application pending 08/00562/DPA</th>
<th>4.6 ha / 9 units per ha (NB density calculation based on combined SHLAA sites, not all will be brought forward for housing development and this is to be revised upwards)</th>
<th>0</th>
<th>45</th>
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<tr>
<td>HA29</td>
<td>Proposed Corby Western Sustainable Urban Extension</td>
<td>None</td>
<td>Overall min density of 35 units per ha</td>
<td>0</td>
<td>100</td>
<td>3,900</td>
<td>4,000</td>
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<td><strong>Sub Total:</strong></td>
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<td>0</td>
<td>408</td>
<td>4,310</td>
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<td><strong>CORBY RURAL:</strong></td>
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<td></td>
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<tr>
<td><strong>GRETTON</strong></td>
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<td>HA30</td>
<td>R11</td>
<td>Off Corby Road</td>
<td>Application pending 05/0024/OUT</td>
<td>1.9 ha / 30 units per ha</td>
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<tr>
<td>HA31</td>
<td>Avenue Farm, 5 Corby Road, Gretton</td>
<td>Application granted 05/00023/DPA</td>
<td>0.3 ha / 17 units per ha</td>
<td>5</td>
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## WELDON

<table>
<thead>
<tr>
<th>HA</th>
<th>Type</th>
<th>Description</th>
<th>Developed</th>
<th>A1</th>
<th>A2</th>
<th>A4</th>
<th>A4 Total</th>
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<tbody>
<tr>
<td>HA32</td>
<td>R17</td>
<td>Oundle Road (Green Field)</td>
<td>None</td>
<td>1.13 ha / 38 units per ha</td>
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<td>29</td>
<td>14</td>
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<tr>
<td>HA33</td>
<td>Part R16</td>
<td>Chapel Road (Green Field)</td>
<td>None</td>
<td>0.4 ha / 38 units per ha</td>
<td>0</td>
<td>15</td>
<td>0</td>
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<tr>
<td>HA34</td>
<td>SHLAA 0182</td>
<td>Larratt Road (Green Field)</td>
<td>None</td>
<td>1.23 ha / 42 units per ha</td>
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<td>38</td>
<td>18</td>
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<tr>
<td>Sub Total:</td>
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<td></td>
<td>5</td>
<td>139</td>
<td>32</td>
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</table>

Total proposed allocations for SUEs (HA1, HA2, HA3 and HA29) 9,655

Total proposed allocations for Corby Town 11,994

Total for Corby Rural 176
Reasoned Justification

6.29 The Council recognises the government’s advice contained in PPS3 that seeks to ensure local authorities should identify suitable locations for housing development including the consideration of the opportunity for housing provision on surplus public sector land to create mixed communities.

6.30 The sites proposed include those identified through the SHLAA process, or a small number that have been identified since which have also scored highly in terms of their sustainability characteristics, or its development could contribute towards part of wider regeneration objectives for the borough. Additionally, sites that are subject to planning approval (but where no dwellings have been delivered by the base line date of the end of March 2009) are included as allocations.

6.31 Two sites, land off Stanion Lane, and North of Cottingham Road & the former Council depot are indicated as provisional housing allocations pending further investigations through Flood Risk Assessments in accordance with PPS25. The Council will review whether it is appropriate to continue to propose them as allocations in the future version of the SSA DPD.

6.32 A number of sites proposed at the PO stage are no longer proposed as consideration has been given regarding their likelihood of coming forward in the plan period, or other changes in circumstances (such as the revision for the need to retain allotments, or other site specific reasons). These are; Studfall Road, land off Occupation Road, Garden Centre Gainsborough Road, West Gleebe Allotments and South of Occupation road (all in Corby town), and West of Larratt Road allotment gardens (Weldon).

6.33 The proposed allocations include sites in both rural and town locations. For the rural allocations, the site at land west of Stanion will provide more units than originally anticipated (the planning approval is for 1,018 units, and the NNCSS assumed 970). The proposed new allocations will provide for approximately 176 units in Gretton and Weldon. Excluding the dwellings built on the land west of Stanion site, there have been 361 other new dwellings built in the rural areas since 2001. The target in the NNCSS is for 1,290, would leave an over provision in the rural housing requirements of approximately 265. The proposed rural allocations, which are largely extant Local Plan designations were subject to public consultation at PO stage and provide for a supply of housing over the entire plan period.

6.34 The proposed densities are in accordance with PPS3 guidance (as re-affirmed in the NNCSS) in that none of the proposed allocated sites will have a density less than the national minimum of 30 units per hectare. The NNCSS does not provide further guidance regarding specific densities across the North Northamptonshire Area, apart from the need to seek higher densities in the most accessible locations (Policy 15), and the need to achieve a minimum net density of 35 dwellings per hectare within the SUEs (Policy 16).

6.35 The general philosophy is that housing allocations on previously-developed land should be front loaded in the plan period where possible. This is in accordance with the NNCSS target that 30% of new housing to be developed across the North Northamptonshire area should be on such sites.

6.36 This limited phasing policy seeks therefore to strike the right balance between the need to seek to re-use previously-developed land in advance of the use of green field for
housing in accordance with PPG3, and the need to ensure sufficient land is identified in accordance with the growth agenda and NNCSS targets. 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 6.3.

6.37 The Council has indicated its commitment to delivering the required housing growth by bringing forward greenfield sites in advance of previously-developed land development, through its agreement in principle to approve planning permission at Priors Hall. Priors Hall 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 previously-developed land in the borough.

6.38 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 the final Site Specific Allocations Development Plan Document (SSA DPD).

6.39 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 approximately 4,000 dwellings to be allocated for development within a SUE to the west of the town. By doing so, it is intended this will meet the housing requirement for the period to 2021, and potentially beyond.

Other Options Considered

6.40 A full phasing policy that seeks the development of all the proposed allocations on previously-developed sites in advance of the greenfield could be considered. However many of the proposed allocations have been 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 previously-developed land sites it is clear that the required housing target set out in the NNCSS will not be met (as indicated in the housing trajectory table below).

6.41 Lower densities, and/or a greater reliance upon the use of green field sites would be at variance with the adopted NNCSS and thus has been disregarded.

Rate of Housing Development

Preferred Options

6.42 The PO indicated an assumed rate of housing as set out in the housing trajectory. This option also referred to a proposed phasing of housing development indicating proposed phasing of sites that in general sought the bringing forward of previously-developed land (referred to as brown field land) in preference over greenfield sites.

Updates

6.43 Around two thirds of respondents agreed with the general approach to phasing and rate of housing.
**H 05 Proposed Alternative for Rate of Housing Development**

Subject to the overall provisions of the proposed Policies for housing above the rate of housing completions will be as assumed out in Table 6.3

Table 6.3 - Housing Build Rate (Trajectory)

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<td>Oakley Vale</td>
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<td>143</td>
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<td>640</td>
<td>3730</td>
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<td>Western Extension</td>
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</table>

| Net Provision    | 2394    | 476     | 365     | 619     | 1098    | 1276    | 1440    | 9470    | 17138 |
| Cumulative Provision | 2394 | 2870    | 3235    | 3854    | 4952    | 6228    | 7668    | 17138   |
| CSS Requirement  | 3348    | 929     | 929     | 929     | 955     | 955     | 955     | 7800    | 16800 |
| Cumulative Requirement | 3348 | 4277    | 5206    | 6135    | 7090    | 8045    | 9000    | 16800   |
| Annual Shortfall / Over Provision | -453 | -564 | -310 | 143 | 321 | 485 | 1670 |

Reasoned Justification

6.44 Table 6.3 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 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 submission version of the SSA DPD.

6.45 The housing trajectory denotes how the Council envisages housing to be delivered annually across the borough to 2021. This takes in to account dwellings that have already been delivered on sites, and takes into consideration sites with planning consent etc. Additionally the build rates are taken from information derived from developers.

6.46 Presently this indicates an anticipated over provision approximately 338 units to 2021. It should be noted this figure is greater then the assumed figures contained in Table 6.1 which does not include the sites with planning permission for less than 5 units.

Other Options Considered

6.47 As the information contained in the trajectory table is a reflection of the best information available, it is not necessary, or appropriate to consider any alternative option.
Housing Implementation Strategy

Preferred Options

6.48 This was not considered at the PO consultation.

Updates

6.49 PPS3 paragraphs 62 and 63 requires local authorities to consider a housing implementation strategy that describes the approach to managing delivery of housing and previously-developed land targets and trajectories. This is expected to cover matters of scenario and contingency planning; risk assessment; engaging house builders and stakeholders; and triggers for action over the remainder of the Plan period to 2021.

H 06 Proposed Alternative for Housing Implementation strategy

The Council will consider the following key actions in order to manage the full range of risks to housing implementation

- Update housing market assessment and land supply assessments to inform revised action requirements
- Undertake stakeholder engagement to establish alternatives for improving supply
- Planning policy and allocation changes as required though early plan reviews, and
- Other appropriate actions.

Reasoned Justification

6.50 The general anticipated delivery scenario is for the great majority of new housing to be provided by private house builders on privately owned sites which are allocated in the plan. Within this general scenario there will be limited interventions by social housing providers in relation to affordable housing.

6.51 Within this general scenario the detail of who the active providers will be is subject to change and there is also the possibility of a more general change in the outlook depending on the outcomes of the current slump in the private housing market.

6.52 The currently perceived potential constraints and attached risks in relation to future housing delivery can be indicated as follows:

- Current decline in purchasing power/ will to invest of potential buyers continuing with resulting low sales levels, lack of turnover and stagnation resulting in low price expectations and low confidence in achieving sales for new build properties introduced to the market.
- This decline being mirrored in a reduced supply and more onerous terms for money supply to finance new house building.
- Withdrawal/ business failure and/ or diversification of existing house builders and related trades resulting in reduced new house building capacity.
- Reduced potential land supply due to land owners holding on to land in the hope of improved land values/profits after a housing market recovery.
• A shift to increased rental as an ongoing feature with a consequent need for developers and house builders to financially re-profile and refund future new house building provision.
• Developers/ house builders withdrawing from the process of pursuing existing allocated and bringing forward other potential development sites to full planning permission (together with any other necessary consents) so that there is a lag in recovering new build rates.
• Underpinning work to deal with site specific obstacles and constraints that would normally be resolved through the pre application process being put on hold by developers adding to the above risk of a slow response to improved market conditions.

6.53 Risk management to ensure that the risks to future continuing housing supply are adequately identified and assessed will be an ongoing process. Risk management will need to be focussed accordingly. The Annual Monitoring Report will need to address these considerations, and maintaining key stakeholder contact and involvement will also be important.

North East Corby Sustainable Urban Extension (SUE)

Preferred Options

6.54 The PO indicated that the Council's preference should be for an allocation of land in the north east of the town for an initial urban extension. Land to the west of Corby was then to be released for a second urban extension prior to 2021.

Updates

6.55 The adopted NNCSS now specifies that the initial Sustainable Urban Extension (SUEs) will take place to the north east of the town.

6.56 Planning consent has now been approved at Priors Hall. This will provide for a mixed use development that will provide a total of 5,100 new dwellings. Part of the site lies within the East Northamptonshire District, and the submitted application has not been determined.

6.57 The site east of Weldon has not yet obtained planning approval. It is assumed that this site will deliver approximately 1,000 units.

In accordance with the NNCSS, land in the north-east of Corby (as indicated on the Proposal Map) is allocated for an initial sustainable urban extension. This includes land that forms part of Priors Hall, which has planning permission for 4,400 dwellings (and includes land for employment and community facilities), as well as a further 1,000 dwellings east of Weldon.
Reasoned Justification

6.58 It has been recognised that Corby can not achieve the growth necessary to achieve targets without the development of additional land beyond the existing town. The North Northants Urban Extensions Study (October 2005) considered the merits of different locations for a possible urban extension for Corby. 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, with a possible further urban extension to commence before 2021 to the west of the town. This principle has since been incorporated into the adopted NNCSS.

6.59 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.

Other Options Considered

6.60 The alternative to the provision of SUEs is to identify a larger number of smaller sites for housing, including some that may lie outside the Corby Borough boundary, or in less sustainable locations. Such an option would not be compatible with the adopted NNCSS.

6.61 Matters in relation to the proposed Corby Western SUE are found in chapter 14.

Housing Quality, Type and Mix

Preferred Options

6.62 The PO consultation indicated that the Council will develop polices in relation to achieving a mix of house types, setting minimum housing densities and polices for affordable housing. It was recognised that work on these topics could not be undertaken in detail in advance of the then proposed housing market assessment.

Updates

6.63 The responses to the PO consultation indicated just over half of the respondents were in support of the proposed approach. Some respondents queried the need for additional affordable housing given the high proportion of social rented in the town already, and the perceived lack of larger market housing. Concern was expressed that there should be further opportunity to comment on detailed proposals before the polices were to be finalised.

6.64 Since the PO consultation PPS3 has been published that provides detailed government advice for housing, and what matters should be contained within Local Development Documents (LDDs). NNCSS also contains the policy guidance for all development in the North Northamptonshire area. (Policy 13 ‘General Sustainable Development Principles’).

6.65 Additionally the various studies have been completed that will be used to inform the Proposed Alternatives for housing policies within Corby (as detailed in paragraph 6.8 above). More detailed and specific proposals, now presented individually are set out below.
6.66 The North Northamptonshire Joint Planning Unit has produced the Sustainable Design Supplementary Planning Document (adopted by the Council in February 2009). Amongst other matters, this sets out guidance to developers to assist with designing schemes by clarifying standards expected. This identifies principles of sustainable design.

**Good Quality Design**

**Updates**

6.67 PPS3 sets out certain matters that are required to be considered when assessing design quality. Of particular importance is the need to consider the quality of family housing. It is important to ensure that the needs of children are taken into account and there is good provision of recreational areas, private gardens, play areas and informal play spaces.

6.68 The Council does not propose to include additional policies specifically for promoting good quality design in respect of housing as these matters are adequately covered in policies that relate for development generally within the Corby area. These include Policy 13 of the NNCSS, the Sustainable Design Supplementary Planning Document, as well as the 'Building on Tradition' publication.

6.69 Standards for the provision of informal play space and other open space are covered in chapter 9.

**Other Options Considered**

6.70 None considered.

**Housing Mix to Create Balanced Communities**

**Preferred Options and Updates**

6.71 As above under Housing Quality, Type and Mix.

6.72 PSS3 (para 27) sets out the government’s commitment to providing high quality housing for people who are unable to access or afford market housing, for example vulnerable people and key workers as well as helping people make the step from social–rented housing to home ownership.

6.73 The NNSHMA, and the CHNA have considered the existing housing types and tenures across the borough and have identified needs arising from the requirement to balance the housing markets and deliver a mix of tenures to help meet needs. This has regard to the differing needs arising from urban and rural locations, and differing site thresholds.

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**H 08 Proposed Alternative for Housing Mix**

_In accordance with the North Northamptonshire Strategic Housing Market Area, the Corby Housing Needs Assessment, and North Northamptonshire Core Spatial Strategy (Policy 15), proposals for housing development should comply with the proposed thresholds, tenures and house types as given in Table 6.4 below._

_The housing split and tenure shall be in accordance with the table below unless;_
• it can be proven through an independent assessment that the housing level, mix and/or tenures required render the site unviable, and/or
• there are sound planning reasons why the site should be developed in an alternative manner.

The required housing tenure and mix set out in Table 6.4 will not apply to Rural Exception Sites, as all will be affordable housing in accordance with the proposed policy for such sites.

The preference will be that the on-site provision of ‘market sale’ and ‘affordable’ housing should be evenly-distributed and fully-integrated throughout each development site.

There will be a presumption that ‘affordable’ properties will have covenants (or similar agreements) in order to retain their ‘affordability’ in perpetuity, in line with what can be permitted by government guidance.

Table 6.4 - Housing Mix

<table>
<thead>
<tr>
<th>Housing-site type</th>
<th>Threshold for Affordable Housing</th>
<th>Housing requirement</th>
<th>Affordable housing split (%age of total on site)</th>
<th>House type required across site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural housing</td>
<td>3 dwellings +</td>
<td>70% Market</td>
<td>20% social rent</td>
<td>Market housing to be a predominantly 4 and 2 bed units 5% of new market housing to be designed as wheelchair accessible.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30% Affordable</td>
<td>10% intermediate</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium sites</td>
<td>15 dwellings +</td>
<td>70% Market</td>
<td>20% social rent</td>
<td>Market housing to be a mix of 2/3/4 bed units 5% of new market housing to be designed as wheelchair accessible.</td>
</tr>
<tr>
<td>(defined as 15-49 dwellings)</td>
<td></td>
<td>30% Affordable</td>
<td>10% intermediate</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUE and larger sites</td>
<td>15 dwellings +</td>
<td>70% Market</td>
<td>20% social rent</td>
<td></td>
</tr>
<tr>
<td>(defined as sites within the proposed Western SUE and other sites of 50 dwellings or more)</td>
<td></td>
<td>30% Affordable</td>
<td>10% intermediate</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>housing</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Reasoned Justification**

6.74 The proposed mix of housing indicated in Table 6.4 reflects the conclusions arising from the NNSHMA, which in turn is in accordance with the NNCSS. The aim is to re-address the present imbalances in the housing market for Corby. The requirements have been
subdivided into three housing-site types that reflect the different characteristics of such sites. The proposed SUE and substantial larger sites for example do not contain the range of lower priced second hand housing types that are typically found within established, older, urban communities. For those sites therefore it is appropriate to seek a wide range of house types. The medium sites will typically be located in the town, where there exists a range of other house types, including a relatively larger proportion of semi-detached and terraced properties. For those sites it is appropriate they deliver house types that are less prevalent.

6.75 The Housing Strategy also notes that the housing targets for social rented units will help to replenish dwellings lost through the Right to Buy scheme and sustain movement within the Housing Register.

6.76 It should be noted that future work is proposed to be commissioned by the Council that will test the impact of affordable housing requirements upon the viability of proposed housing sites. The use of public subsidy through the provision of Social Housing Grant will be encouraged by the Council where it results in the delivery of the affordable housing targets contained in Table 6.4

Other Options Considered

6.77 Any other options would not be supported by up to date evidence and could not be justified.

Definition of Affordable Housing

Preferred Options

6.78 The PO stage pre-dated PPS3, and a definition was not put forward at that stage.

Updates

6.79 The national planning guidance set out in PPS3 is now proposed.

H 09 Proposed Alternative for Affordable Housing Definition

The Council will use the definition of affordable housing as set out in PPS3. This includes social-rented and intermediate housing, provided to specific eligible households whose needs are not met by the market. Affordable housing should;

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Those homes that do not meet the definition, for example, ‘low cost market’ housing, may not be considered, for planning purposes, as affordable housing.
Reasoned Justification
6.80 This definition is in accordance with national guidance, as contained in Annex B of PPS3. This states ‘Affordable housing includes social rented and intermediate’.

Other Options Considered
6.81 Any other options would not be supported by up to date evidence, or national planning guidance and could not be justified.

Size and Type of Affordable Housing for Corby
Preferred Options
6.82 The PO consultation indicated that the Council will develop polices in relation to achieving a mix of house types, setting minimum housing densities and polices for affordable housing. It was recognised that work on these topics could not be undertaken in detail in advance of the then proposed housing market assessment.

Updates
6.83 The housing market assessment has now been undertaken and the Housing Strategy for Corby updated.

H 10 Proposed Alternative for Design and Build Standards for Affordable Housing in Corby

Design and build standards for new affordable housing in Corby should conform to at least the emerging standards of the Homes and Communities Agency (as endorsed by the predecessor bodies the Housing Corporation and English Partnerships).

Reasoned Justification
6.84 It is consistent with the national policy contained in PPS3 that everyone shall have the opportunity of a decent home. The proposed policy is that Affordable Housing to be delivered on site should be of an acceptable standard.

Other Options Considered
6.85 Any other options would not be supported by national planning guidance and could not be justified.

Approach to delivery of Affordable Housing
Preferred Options
6.86 Under the title of approach to developers’ contributions for affordable housing, the PO stated that the Council will develop policy that makes clear the circumstances under which off site contributions may be acceptable in lieu of on-site provision of affordable housing.
Updates

6.87 PPS3 indicated that in the first instance the preference should be for on-site provision of affordable housing.

6.88 The proposed North Northamptonshire Developers’ Contributions SPD will provide guidance on affordable housing in the context of other required contributions.

**H 11 Proposed Alternative for the delivery of Affordable Housing**

*In accordance with proposed policy H10, affordable housing shall in the first instance be provided on the application site.*

*In exceptional circumstances, and where identified by the Council, it may be acceptable for the developer to (in lieu of part of the contribution towards providing affordable housing on-site) to*

- Provide a commuted sum (i.e. an agreed financial contribution), and/or
- Provide affordable housing on an acceptable alternative site elsewhere in the borough.

*This exception will only be agreed where it will result in meeting an identified need for other affordable housing in the borough.*

*The resultant uplift in the number of market housing on the application site will be taken into consideration when calculating the amount of affordable housing to be provided off site and/or a commuted sum agreed.*

Reasoned Justification

6.89 The priority will be given to on site provision in accordance with PPS3 and NNCSS. This proposed policy is intended to provide a degree of flexibility to allow for circumstances where a benefit to the identified needs of the community will result.

6.90 It is reasonable to take into account the increase in market housing on the application site otherwise opportunities to address the housing needs will be lost, making it more difficult to achieve the affordable housing target of 30% for Corby (Policy 15 of NNCSS).

6.91 It is anticipated that private developers will engage with Registered Social Landlords (RSLs) to provide the affordable housing on-site.

Other Options Considered

6.92 Another alternative might be to not accept the flexibility that this proposed policy is intended to bring. Therefore genuine opportunities that might result in innovative housing solutions to meet identified housing needs might be lost.

Effective Use of Existing Housing Stock

Preferred Options

6.93 This was not specifically referred to at the PO consultation.
Updates

PPS3 recognises conversion of existing housing can provide an important source of new housing. It also says local authorities need to develop positive policies to identify and bring into residential use empty housing and buildings in line with local housing and empty homes strategies.

**H 12 Proposed Alternative for Conversion of Existing Housing**

*Proposals for the conversion of existing housing that will result in additional housing in suitable locations will be encouraged.*

Reasoned Justification

6.94 This is in line with government policy and would result in additional housing that re-uses existing resources.

Other Options Considered

6.95 No other options have been considered.

Long Term Housing Requirements

Preferred Options

6.96 The PO recognised the need to consider the future requirements for additional housing to 2031. At that time the NNCSS had not been finalised.

Updates

6.97 The EMRP (as a replacement to the RSS8) now indicates that for the period between 2021 and 2026 a proposed total of 13,975 dwellings should be provided across the North Northamptonshire Housing Market Area. The NNCSS recognises that the proposed SUEs to the north east, and west of the town have potential to continue to grow to help accommodate requirements beyond 2021.

**H 13 Proposed Alternative for Long Term Housing Requirement to 2026**

*The Council will monitor housing completions within the plan period and review the need for additional housing allocations for beyond 2021, in light of EMRP, and the proposed NNCSS targets applicable at the time.*

*In accordance with the EMRP and the NNCSS the Council will consider the allocation of further land to the west of the town as a way of meeting future housing requirements (this being in addition to the land proposed in the Western Urban Sustainable Extension).*

Reasoned Justification

6.98 It is recognised that the town centre and Priors Hall schemes are likely to deliver approximately 1,110 units beyond the 2021 plan period.
6.99 No final decisions have been made upon how the additional housing to 2026 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, the EMRP, and the adopted NNCSS.

6.100 The EMRP indicates that in examining growth options, the longer term perspective of the Sub-Regional Strategy for a further 28,000 additional dwellings in North Northamptonshire for the period 2021-2031 shall be borne in mind as an uncommitted planning assumption. This will be subject to review at an appropriate future date.

Other Options Considered

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

Housing Regeneration Areas

Preferred Options

6.102 The Council originally proposed a single Area Action Plan to cover the Kingswood and Danesholme areas. It was proposed to set out details of the phased demolition, and re-development programme.

6.103 Arran Way was also identified as a regeneration priority for the Council.

Updates

6.104 One of the government’s key objectives, contained in PPS3, is to provide a variety of high quality market housing and encouraging the managed replacement of housing, where appropriate.

6.105 Proposals for the Kingswood area are given in Chapter 13 of this document.

6.106 The demolition of low demand properties in Lincoln Way, Arran Way, and in the Kingswood and Danesholme areas has commenced.

H 14 Proposed Alternative Housing Regeneration Areas

Within the Kingswood, Danesholme and Lodge Park Housing Regeneration Areas the Council will support proposals for the continued social, environmental and economic improvement of the areas in accordance with its phased demolition programme.

Reasoned Justification

6.107 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. In Kingswood this is being progressed through a phased programme of demolition and redevelopment. 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.
6.108 The Council will declare further Housing Regeneration areas in appropriate locations should the need arise.

Gypsy and Traveller Sites

Preferred Options

6.109 The PO consultation indicated that the Council would refurbish the existing site at Gretton Brook Road, (including supporting a bid for government funding for the refurbishment for the use by new age travellers) and provide an additional site at the junction of Phoenix Parkway and Gretton Brook Road. The sites were identified on the draft Proposals Map.

Updates

6.110 Consultation responses to this issue were mixed, with a slight majority in favour of the preferred approach. It was generally accepted that the identification of additional sites could not be undertaken in advance of the then proposed Gypsy and Traveller Accommodation Assessment. Objection was raised to the two sites identified on the basis that both were located in flood risk areas.

6.111 Planning approval for change of use to permanent sites for travellers was granted for both sites in spring 2006. The approved site at the junction of Phoenix Parkway and Gretton Brook Road (now known as 1-6 Dunlop Close) will initially provide 6 pitches.

6.112 Further government advice has also been issued since the PO Consultation; (DCLG Circular 04/2007) ‘Planning for Travelling Show People’, and Circular 01/2006 ‘Planning for Gypsy and Travellers Caravan Sites’. Both these circulars suggest that DPDs should allocate sufficient sites to meet needs, as identified by up to date assessments.

6.113 Policy 16 of the EMRP identifies the need for 1 additional pitch and 3 transit pitches for Gypsy & Travellers and no requirements for travelling show people within Corby between 2007-2012.

6.114 The Gypsy and Traveller Accommodation Assessment in Northamptonshire has been undertaken. The NNCSS now contains the criteria-based Policy 17 for gypsies, travellers or travelling show people sites.

**H 15 Proposed Alternative for Gypsies and Traveller Sites**

**Existing sites for gypsies and travellers identified on the Proposals Map will be protected for that use.**

*In accordance with EMRP, in the period up to 2012, any additional required provision is proposed to be accommodated within the existing Gretton Brook Road site.*

Reasoned Justification

6.115 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.

6.116 The Circular suggests that local authorities, in their DPDs should allocate sufficient sites for gypsies and travellers to meet the needs identified in regional strategies.

6.117 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, Northamptonshire Police, and Northamptonshire Chamber. The CTU had previously 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.

6.118 It is important to ensure that traveller facilities are 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. It must have regard to Policy 17 of the NNCSS.

Other Options Considered

6.119 There is an identified need for this additional provision, and as such it is appropriate for the Council to consider the capacity of existing sites for traveller’s accommodation, in preference to the identification of additional sites. Therefore no other alternatives are proposed.

H 16 Proposed Alternative for Travelling Show People Plots

The Council do not propose to identify sites specifically for travelling showpeople plots within the proposed SSA DPD.

Reasoned Justification

6.120 The Gypsy and Traveller Accommodation Assessment has not identified any need for travelling show people accommodation within the borough. This means that presently neither NNCSS nor EMRP contains any policy that requires the Council to seek suitable accommodation for travelling show people. Future updates of Accommodation Assessments will reveal if this changes, and future plans will take this into account at the appropriate time.

Other Options Considered

6.121 No other options were considered as it would be inappropriate to suggest allocation of sites in the absence of identified needs.
7. Villages and Rural Areas

Introduction

7.1 The rural parts of North Northamptonshire are rich in environmental and landscape quality and contain a wide range of settlements. 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.

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

7.3 The North Northamptonshire Core Spatial Strategy (NNCSS) advocates a strong network of settlements across the plan area. Settlement roles have been identified to help achieve greater self sufficiency and to build a more sustainable North Northamptonshire.

7.4 The NNCSS focuses development towards the growth towns, including Corby, with restrained development in villages to preserve the rural areas of North Northamptonshire. 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.

7.5 The Core Strategy indicates that the rural areas of the Corby Borough should accommodate approximately 1,290 new homes in the plan period. This includes the development of 1,018 dwellings under construction to the West of Stanion.

Designation of Village Confines

Preferred Options

7.6 In order to preserve the rural character of the borough, the Preferred Options (PO) consultation document put forward an option to retain the existing boundaries at the settlements of Gretton, Weldon, Stanion, Middleton and Cottingham as outlined in the Local Plan.

Updates

7.7 The PO consultation resulted in overall support for this approach with comments recognising that the expansion of the villages would undermine the strategy of regenerating the town of Corby and that it is important to retain the villages as separate entities to the town. It was recommended through the consultation that new allocations and recent developments should be included within the confines to ‘round off’ the designated boundaries.

7.8 Since the PO consultation, the NNCSS has been adopted (June 2008). The NNCSS advocates that village boundaries should reflect local service roles and be defined and altered to reflect this approach. A review of the approach towards village confines has been undertaken in order to ensure that the future progression of the policy was in conformity with the adopted NNCSS. Overall, the Preferred Option compliments the approach advocated by the NNCSS. No villages within the Corby Borough have been identified as suitable to facilitate a local service role and therefore opportunities for
expansion do not need to be provided. Therefore this suggests that the existing boundaries be retained.

7.9 Retaining the existing boundaries was an approach originally advocated in the PO however this consultation document now recommends that new developments and allocations be included within the boundaries. As a result of this, a review of each of the existing village confines has been undertaken following a set of guiding principles as outlined in the Rural Strategy LDF Background Paper. This resulted in proposed minor changes to the Local Plan confines, largely encompassing new developments completed since 1997, and the removal of undeveloped land adjoining the village confines lines.

**V&R 01 Proposed Alternative for Village Confines**

The village boundaries of Gretton, Stanion, Weldon, Cottingham and Middleton are to be taken forward as outlined in Figures 7.1, 7.2, 7.3, and 7.4 (these are identified on the Proposals Map) 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.

**Reasoned Justification**

7.10 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 by focusing development in, or next to, existing villages, so preventing urban sprawl. The development of ‘greenfield’ land should be discouraged.

7.11 The existing villages in the borough have distinct character and quality and many have designated Conservation Areas within them. Planning Policy Statement 1 (PPS1): ‘Delivering Sustainable Development’ (PPS1) indicates that sustainable development should respect and, where possible, enhance local distinctiveness and the intrinsic qualities of the countryside. For these reasons, the proposed growth strategy is urban, and not rural based, and therefore there is no current necessity to radically redefine the village confines which, it is felt, would result in pressure for additional development in unsuitable locations.

**Other Options Considered**

7.12 Another option considered was to allow some expansion of the existing rural communities by redefining the village boundaries. This option was not taken forward as it would be contrary to the rural restraint approach advocated in the NNCSS. Furthermore, rural housing monitoring figures indicate that there is not a requirement for additional rural provision beyond the rural housing allocations highlighted in this plan.
Figure 7.1 - Village Confines for Gretton
Figure 7.2 - Village Confines for Stanion
Figure 7.3 - Village Confines for Weldon
Figure 7.4 - Village Confines for Cottingham & Middleton
Restraint Villages

Preferred Options

7.13 Great Oakley, Rockingham and East Carlton do not have village confines defined in the extant Local Plan. Rockingham is of outstanding conservation importance and defined in the current Local Plan as a ‘Restraint Village’. The PO consultation document presented an option for the designation of village boundaries at Great Oakley, Rockingham and East Carlton based on consideration of site specific characteristics, the existence of facilities and community preferences.

Updates

7.14 The PO consultation recognised the need to conserve and enhance the qualities and attributes of the villages for the benefit of future generations. Although there was support for the designation of village confines at these locations, it was iterated that this was to prevent any further development and to preserve the existing character and form.

7.15 The adopted NNCSS makes provision for Development Plan Documents (DPDs) to identify Restraint Villages where conservation and restraint over development are a priority due to the particular scale, form and character of the settlement.

7.16 Since 2008, Conservation Area Appraisals and Management Plans have been completed for Rockingham and East Carlton, both of which are now entirely covered by a Conservation Area. This confirms that conservation is a high priority in these villages in comparison to others across the borough. In line with the NNCSS, these two villages are therefore suitable for inclusion as Restraint Villages.

7.17 The Restraint Village approach does not require boundaries for Rockingham and East Carlton to be drawn. This is due to the acceptance that further development would be severely limited in these areas and therefore a village confines boundary would not be a determining factor for development.

7.18 Unlike Rockingham and East Carlton, Great Oakley now adjoins the main urban environment. The Great Oakley conservation area remains enforced, preserving and enhancing the historical character of the area. The protection offered by the Conservation Area and the relationship of the village to the town warranted the inclusion of Great Oakley within the ‘Urban Boundary’ and not for designation as a Restraint Village. This was from a policy tool perspective and does not signify a change of Great Oakley’s village status. Due to this inclusion within the Urban Boundary it is unnecessary to draw an additional ‘village confines’ boundary for the village as this would not hold any merit in terms of planning policy towards influencing the village’s built environment.

**V&R 02 Proposed Alternative for Restraint Villages**

*Rockingham and East Carlton are to be designated as Restraint Villages. In these villages conservation will be the primary consideration, with restraint over development. Development opportunities will be limited to the re-use and conversion of buildings.*
**Reasoned Justification**

7.19 The NNCSS states that DPDs will identify Restraint Villages where conservation is of primary importance. Rockingham was designated as a Restraint Village in the 1997 Local Plan and in 2009 the Rockingham Conservation Area was re-appraised and extended to include the castle. The East Carlton Conservation Area was designated in 2008, therefore demonstrating that the boundary is up to date and justifies the village’s designation as a Restraint Village.

7.20 Both Rockingham and East Carlton now have up to date Conservation Area appraisals and management plans inline with English Heritage guidance. These documents highlight the special character and historical interests of each village that it is important to preserve and enhance.

**Other Options Considered**

7.21 Another option considered was to delineate village boundaries for Rockingham and East Carlton. This option was not taken forward as it would be contrary to the rural preservation approach advocated in the NNCSS.

7.22 Another option considered was to designate a village boundary at Great Oakley due to its exclusion from the Restraint Villages. This option was disregarded as due to the inclusion within the Urban Boundary. It is unnecessary to draw an additional ‘village confines’ boundary as this would not hold any merit in terms of planning policy towards influencing the village’s built environment.

**Designation of Village Boundaries**

**Preferred Options**

7.23 No settlement boundary drawn for the Land to the West of Stanion in the PO consultation document.

**Updates**

7.24 Representations to the PO consultation recommended the delineation of a village confines boundary for the development to the west of Stanion (off Longcroft Road). It was suggested that the development needed a clear direction in policy terms, and to define the boundaries and signify where development is to be allowed.

7.25 In response to the PO representations, it was deemed justified to draw a village confines boundary for the new development to the west of Stanion as this approach is consistent with the adopted NNCSS. The NNCSS treats land west of Stanion as a rural settlement and furthermore, this site is excluded from the Urban Boundary which denotes its rural designation in policy terms.

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**V&R 03 Proposed Alternative for Village Confines for Land West of Stanion**

A village boundary is to be designated at land west of Stanion as outlined in Figure 7.5 and is identified on the Proposals Map. Within the defined area, development will be limited to infill, conversions and changes of use, subject to normal development control considerations, in accordance with NNCSS.
Reasoned Justification

7.26 The NNCSS indicates that the development at land west of Stanion is within the rural areas of the borough and significantly contributing to the required rural development figures. Therefore, in accordance with the NNCSS, the development required a rural designation in terms of policy and resulted in a village confine boundary being proposed.

Other Options Considered

7.27 Another option considered was to not designate a village boundary at land west of Stanion. This option is not taken forward as the any development in this location has been classified as rural development within the NNCSS and therefore requires a rural policy designation.
Figure 7.5 - Village Confines for Land West of Stanion
Employment in Rural Areas

Preferred Options

7.28 The PO consultation document presented an option that allowed the conversion of farmyards and derelict agricultural buildings to be considered for employment or housing purposes if a need can be established. This approach was supported through the consultation, and it was recognised that there is often a need for housing in rural areas adjacent to rural employment activities such as farming.

Updates

7.29 The approach presented within the PO is still relevant. However, the adopted NNCSS also advocates the conversion of existing buildings for tourism as well as employment uses. Therefore the Proposed Alternative now includes appropriate development to include tourism opportunities for the conversion of existing buildings.

V&R 04 Proposed Alternative for Conversion of Buildings for Employment and Tourism Purposes within Rural Areas

The conversion of existing buildings and infrastructure for employment and tourism related development will be encouraged in locations within and adjoining settlements.

To help meet this objective:

Home working will be supported to maintain the vitality of communities. Sympathetic conversion or extension of houses for the purpose of home working will be encouraged, subject to agreement by the Council and the absence of any significant adverse impact.

Shared office space in community facilities will be promoted in order to meet local business and community needs.

Conversion of farm buildings for suitable employment or tourism purposes in order to meet clearly demonstrated local needs will be allowed where local character would not be detrimentally affected and is in accordance with development control policies.

Reasoned Justification

7.30 Paragraph 17 of PPS7 on the Sustainable Development in Rural Areas supports the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives.

Other Options Considered

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

Farm Diversification

Preferred Options

7.32 Farm diversification was not covered as a separate issue within the PO document.
Updates

7.33 Since the PO consultation, there has been renewed emphasis from government on the importance of creating policies to support farm diversification within rural communities. Therefore it is felt justified to include an additional proposed alternative within this document to address this issue.

**V&R 05 Proposed Alternative for Farm Diversification**

Well-conceived farm diversification schemes will be supported subject to the proposals meeting the following criteria:

- They are consistent in their scale and environmental impact within their rural location; and;
- Diversification activity should be additional to the main agricultural/farm use and utilise existing buildings where possible.

Reasoned Justification

7.34 Government advises that Local Planning Authorities (LPA’s) should be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale and environmental impact with their rural location. It is important that diversification proposals are well founded in terms of effectively contributing to the farm business and the rural economy and integrating new activities into the environment and the rural scene.

7.35 Increasingly, a number of farms are having to diversify into non-agricultural activities for the business to remain viable. This could include planting of woodland, farm shops, farm-based food processing and packaging, craft workshops, sporting facilities, fishing lakes, equestrian businesses, nature trails or holiday accommodation.

7.36 Diversification will, in most cases, involve changing the use of land and/or re-using (or redeveloping) existing buildings. Development on new sites will be discouraged unless it enables the clearance and replacement of badly sized or inappropriate structures, or is small in scale and carried out in the most environmentally sensitive manner.

Other Options Considered

7.37 A more lenient approach to farm diversification could be considered, which would allow new buildings of any scale, and remove the requirement to explore re-use first. However, this would result in an increased amount of built development in the open countryside and therefore detract from the character and openness of the landscape, contrary to national polices of protection of the open countryside.

Rural Exception Sites

Preferred Options

7.38 Government guidance in Planning Policy Statement 3 ‘Housing’ (PPS3) 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. Rural exception site policy allows for the allocating and releasing sites solely for affordable
housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages.

7.39 The PO consultation document supported a rural exception site policy and proposed to allocate land for housing in the rural areas having regard to a number of considerations including the then proposed North Northamptonshire Strategic Housing Market Assessment (SHMA). The purpose of the policy was to provide for affordable housing to meet local needs in rural areas in perpetuity.

Updates

7.40 Representations to the PO consultation recognised the importance of affordable housing in rural areas and supported the use of exception sites to deliver this housing where a need can be identified.

7.41 The SHMA was completed in 2007 and estimates the housing need and demand in terms of affordable and market housing for the borough. It also determines how the distribution of this housing need and demand varies, for example between the urban and rural areas.

7.42 The conclusions of the SHMA and PO consultation did not identify any rural exception sites within the Corby Borough. Therefore the proposed Site Specific Proposals DPD does not propose the allocation of specific rural exception sites. It is envisaged therefore that sites will come forward through the development control process. Details of the rural housing allocations associated with this DPD can be found in chapter 6.

7.43 The rural exceptions approach presented in the PO is broadly in accordance with the NNCSS. However paragraph 3.15 of the NNCSS expects Local Planning Authorities to set out criteria for local connections to ensure that the development is for genuine local needs within the settlement concerned.

7.44 There is no set definition of how people’s local connection to a settlement is determined. But generally local connections are based on the following criteria, which will be applied for the proposed policy contained in V&R 06:

- Residence in the parish for six out of the last twelve months, or three out of the last five years;
- Has close relatives who at present live in the parish and who have lived in the parish for at least 5 years (such as parents, children, brothers or sisters);
- A need to live in the locality by reason of current or forthcoming employment in the parish, or
- Need to live locally to support or be supported (e.g. caring for a disabled or elderly relative) by a family member currently living in the parish.
- Be a member of Her Majesty’s Forces, have served for at least five years, and either enlisted from an address in the parish or have permanent employment in the parish on discharge; or
- Have special circumstances which Corby Borough Council considers give rise to a local connection.
**V&R 06 Proposed Alternative for Rural Exception Sites**

*If a genuine local need for rural affordable housing can be identified through a local housing needs survey, or, in the case of a site for Gypsy and Traveller Caravan Sites through a gypsy and traveller accommodation assessment, then proposals will be considered against the criteria proposed below.*

*Development proposals for Rural Exception Sites will need to satisfy the following criteria:*

- *The site is within or well-related to a village and the scale and nature of the development is appropriate to its surroundings;*
- *The village concerned offers at least a basic range of services appropriate to the form of housing provided, and there are no more sustainable locations available;*
- *The impact on adjoining countryside is minimised through careful siting, design, materials, access, drainage, landscaping and open space provision;*
- *Occupation of housing is controlled through a legal agreement or planning obligation to ensure that the benefits of affordable housing are also enjoyed by subsequent occupiers; and*
- *New residential development proposals will be subjected to relevant design and building codes, following design guidance provided in the North Northamptonshire Sustainable Design Supplementary Planning Document (SPD).*

**Reasoned Justification**

7.45 Paragraph 30 of PPS3 states that where viable and practical, LPA’s should consider using a Rural Exception Site Policy. This enables small sites to be used, specifically for affordable housing in small rural communities that would not normally be used for housing because, for example, they are subject to policies of restraint.

7.46 Additionally, ODPM Circular 01/2006 (‘Planning for Gypsy and Traveller Caravan Sites’) (para 47), indicates that rural exception sites intended for use as a gypsy and traveller caravan site should be identified for that purpose, and such policies should operate in the same way as sites identified for permanent accommodation as set out in PPS3.

**Other Options Considered**

7.47 Another option was to not include a rural exception site policy within the document. This goes against the approach outlined in PPS3 and therefore not taken forward.

7.48 A further option was to allocate rural exception sites in the plan. This was disregarded as it goes against the findings of the SHMA which did not identify the need to allocate any rural exception sites in the borough.
Policy and Guidance for Villages and Rural Areas

Preferred Options

7.49 The PO consultation document identified that design guidance would be provided in the form of a SPD and that the Council will have regard to Parish Plans and Village Design Statements in the formulation of policy.

7.50 Parish Plans are prepared by Parish Councils, with active community involvement and provide a holistic approach to sustainable development in a Parish or settlement. Village Design Statements pre-date Parish Plans and provide guidance for development and design in individual villages.

7.51 Parish Plans and village design statements provide additional local frameworks and can perform the following functions;

• Add value to planning at a local level - guidance for communities which may be too detailed to be included in statutory plans

• Enhance community knowledge and participation in the planning process

• Address local concerns and assess data on local needs, and

• Develop partnerships between communities and the Council.

7.52 PPS1 states the value of Parish Plans and identifies the key role they play in developing active community involvement, a critical principle of sustainable development.

Updates

7.53 Representations to the consultation noted support for Parish Plans and design statements being given significant weight by the Borough Council.

7.54 The North Northamptonshire Sustainable Design Supplementary Planning Document (SPD) was adopted in February 2009. The Sustainable Design SPD provides guidance on policies within the NNCSS that relate to design and sustainability. The SPD introduces the principles of ‘Sustainable Design’ and incorporates the Commission for Architecture and the Built Environment’s (CABE) ‘Building for Life Standard’ in the body of the SPD and as a checklist for developments.

7.55 The approach presented within the PO is still relevant and in accordance with the adopted NNCSS. Therefore there are no recommended changes and the proposed alternative remains applicable.

V&R 07 Proposed Alternative for Development of Policy and Guidance for Villages and Rural Areas

The Council will have regard to the contents of any community-led plans and Village Design Statements submitted to the Council in the determination of planning applications. New residential development proposals will be subjected to relevant design and building codes, following design guidance provided in the Sustainable Design SPD.
Reasoned Justification

7.56 The use of Parish Plans 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. Furthermore Annex C to PPS1 encourages good quality design throughout rural areas 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.

7.57 The Sustainable Design SPD should not only ensure good design for the future, but should speed up the processing and determination of planning applications. Residential developments designed in accordance with the SPD will be well placed to be put forward for accreditation under the Building for Life Standard.

Other Options Considered

7.58 No other options were considered in relation to this issue.
8. Town Centre and Retail

Introduction

8.1 This chapter provides planning guidance for sites and areas that have been specifically allocated to retail uses and town centre proposals. It further sets out the hierarchy of centres and retail provision for Corby Borough.

8.2 Government planning policy guidance on retail provision focuses on the need to sustain and enhance existing centres and, where appropriate, to plan positively for new development. PPS6 ‘Planning for Town Centres’ (2005) reaffirms the Government’s commitment towards town centre development, and places increased emphasis on adopting a proactive approach to securing new developments.

8.3 The North Northamptonshire Town Centre Roles and Relationship Study (Roger Tym & Partners, Updated July 2006) identified the key sub-regional patterns of retail expenditure. The review looked at both comparison shopping (items not obtained on a frequent basis such as clothing, footwear, household and recreational goods) and convenience shopping (everyday essential items such as food, drink, newspapers/magazines and confectionery).

8.4 The review of shopping patterns concluded that there is significant ‘leakage’ of residents’ expenditure with 50% on comparison goods, and 18% of expenditure on convenience goods going to places outside North Northamptonshire. The Town Centre Roles and Relationships study provides the basis for the balanced centres strategy, concentrating growth in Kettering, Corby and Wellingborough.

8.5 The North Northamptonshire Core Spatial Strategy (NNCSS) seeks to reinforce the importance of the three main town centres as the focus for new retail development. Policy 12 sets out the minimum net increase in comparison shopping floorspace for each of the three centres over the plan period 2001 to 2021. In addition to existing commitments, Corby should be achieving a minimum net increase of 15,500 m² floorspace for comparison shopping. All major retail development proposals will also need to be assessed as to their impact on the other town centres.

8.6 Although the NNCSS does not set out targets for convenience retail floor space for each of the three main towns, it does anticipate that there will be a need for an increase of at least 12,210 m² of convenience floor space across the North Northamptonshire region by 2021. The Corby Town Centre Shopping Study (Barton Wilmore, updated April 2005) highlights the need for an increase of at least 5,250 m² of convenience floor space to accommodate the growth planned for Corby. In line with planning guidance and to help strengthen the regeneration of Corby town centre, it is anticipated that the majority of new convenience floor space will be accommodated within the town centre.

8.7 Proposals for the town centre and retail development were previously set out in two separate consultation documents (‘Site Specific Proposals Preferred Options’, and the ‘Town Centre Area Action Plan Preferred Options’ 2006). The proposals and principles contained within these documents have now been combined, updated, and, where appropriate, brought forward as Proposed Alternatives in this chapter.

8.8 The Sustainability Appraisal / SEA of the Town Centre Area Action Plan Preferred Options showed that the Area Action Plan objectives are all broadly compatible with
those sustainability objectives concerning economic issues, enhancement of the built environment, improved safety and reductions in deprivation. 'Potential conflict' was associated with the more environmental objectives. The appraisal revealed that in most cases, the preferred options perform better in terms of sustainability than the 'Do Nothing' or alternative options. Few of the then proposed Area Action Plan policy areas were considered likely to result in significant negative effects.

8.9 The Sustainability Appraisal Report of the Town Centre Area Action Plan Preferred Options recommended a number of mitigation measures aimed at preventing, reducing or offsetting the identified adverse environmental effects. These have been taken into account and incorporated within this document. This document will also be subject to a further Sustainability Appraisal so as to ensure that the final document adheres to sustainability principles.

8.10 Since consultation was undertaken in 2006, considerable redevelopment has occurred in the town centre. Willow Place, the first phase of the retail redevelopment, has opened and provides an increase in comparison retail floorspace and improved pedestrian access through the town centre. The prestigious Corby Cube has commenced construction and when completed will house Council offices, a library, a theatre, information centre and café facilities. The new Olympic size swimming pool is nearing completion and will provide a focus for sporting excellence within the region. The planning application for ‘Evolution Corby’, the comprehensive redevelopment of much of the primary shopping area providing a large increase in premium retail floorspace including a flagship store, residential accommodation, leisure facilities, car parking and extensive public realm improvements, has been approved. The Corby passenger train station has now opened and provides rail access to the town which it previously lacked. The addition of the railway station to the east of the town centre is essential to support the forthcoming regeneration of the town centre.

Corby Town Centre

8.11 The economic and physical regeneration of Corby town centre is identified as a key priority in the NNCSS. The East Midlands Regional Plan (EMRP) is also explicit that Corby is a town in decline and in need of regeneration, which was further confirmed by various studies, such as the Corby Town Centre Shopping Study (Barton Willmore, December 2004) and the Catalyst Corby Regeneration Framework.

8.12 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. 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.

Town Centre Boundary

Preferred Options

8.13 The Site Specific Proposals Preferred Option (PO) proposed a boundary for the town centre of Corby. Corby has a very clearly identifiable town centre with little in the way of intermediate areas. The proposed town centre boundary was based on the following criteria:
Main concentration of retail, including the Primary Shopping Area and defined Primary and Secondary Shopping Frontages

Leisure, entertainment, office, housing, arts, cultural and tourism facilities well related to the main concentration of retail units, and

Physical regeneration and economic growth opportunities.

8.14 In order to prioritise the regeneration of the town centre the PO also suggested the inclusion of an Area Action Plan (AAP) within Corby’s LDF to provide a coordinated spatial framework to manage the town’s significant retail regeneration and comprehensive physical transformation.

Updates

8.15 The PO consultation clearly supported the identified town centre boundary and the importance of concentrating physical regeneration and economic growth within the town centre.

8.16 Since the PO consultation a number of significant projects have been either been completed or are well underway. This includes elements of the Parklands Gateway Project of which the new East Midlands International Swimming Pool has recently opened and the Civic Hub is currently under construction. The first phase of the retail regeneration, Willow Place, has been completed and a planning application for the second phase, Evolution Corby, which includes substantial housing, leisure and entertainment elements as well as public realm improvements, has been approved in principle (subject to a Section 106 agreement). As these events have overtaken the purpose of the Area Action Plan the Council has decided that a separate Area Action Plan is not to be progressed and outstanding matters are incorporated into the proposed Site Specific Allocations DPD. This approach has been approved by the Council as it incorporates the proposals as part of the statutory development plan and will enable them to be adopted early in the plan period.

TC & R 01 Proposed Alternative for the Town Centre Boundary

The town centre boundary will be defined as shown in Figure 8.1, and identified on the Proposals Map. The boundary identifies the area in which there will be:

- The main concentration of retail development within the borough
- Leisure, entertainment, office, housing, arts, cultural and tourism facilities well related to the main concentration of retail units, and
- Physical regeneration and economic growth opportunities.
Reasoned Justification

8.17 The identification of town centres is required by government and strategic guidance. The definition of this policy area provides the basis for the operation of the ‘sequential approach’ required by PPS6 which, in the development of retail and leisure facilities, seeks to prefer town centre locations before edge of centre, then out of centre sites. PPS6 advises that town centres should be identified as the area that includes the primary shopping area as well as the adjacent areas of predominantly leisure, business and other main town centre uses.

Other Options Considered

8.18 The other option considered was to define a much larger area which incorporated the railway station to the east. During initial consultations it was felt that the boundary needed to be tightened to prioritise the primary shopping area and Parkland Gateway as the focus for the regeneration of the town centre. Responses to the PO consultation objected to this alternative option.
Town Centre First

Preferred Options

8.19 The PO was to resist retail expansion in areas outside of the town centre until such time as the town centre retail expansion has been substantially completed, with the exemption of limited bulky goods/retail warehousing.

Updates

8.20 The PO consultation supported the town centre first approach and recognised the importance of concentrating physical regeneration and economic growth within the town centre. The NNCSS also supports the town centre first approach.

8.21 Significant development has already taken place within the town centre strengthening the retail complement, improving the public realm and offering higher quality civic and leisure facilities, all of which strengthen Corby as an important town within the region.

8.22 The consultation paper on a new Planning Policy Statement 4: ‘Planning for Prosperous Economies’ continues to advocate the town centre first approach particularly in towns that are in need of regeneration.

**TC & R 02 Proposed Alternative for ‘Town Centre First’ Approach**

Retail expansion in areas outside of the town centre will be resisted with the exception of:

- New local centres, subject to Policy TC&R 12
- Limited small-scale retail development within the defined local centres that is necessary to support their function
- Limited bulky goods/retail warehousing, subject to Policy TC&R 13
- In certain circumstances where additional benefits (such as the regeneration of deprived areas) are derived from accommodating retail development outside of the defined centres in Table 8.10.

Key town centre uses (such as civic offices, arts venues, leisure facilities and offices) will generally be resisted in locations other than the town centre or at sites identified as proposed allocations for B1 uses unless evidence can be provided to show that an alternative site will contribute to the town’s regeneration.

All proposed development will have to demonstrate how the sequential test (as set out in PPS6) has been applied to site selection.

Reasoned Justification

8.23 In order to revitalise Corby as a whole the redevelopment and renewal of the town centre has been and will continue to be the priority. The ‘town centre first’ approach is essential in securing the future development necessary to attract investment to the town centre and regenerate the town as a whole.
8.24 Exceptions that allow retail development other than in the town centre are considered necessary to adapt to the changing circumstances of the town as it grows, (for example to allow limited development in local centres).

8.25 The consultation paper on PPS4: ‘Planning for Prosperous Economies’, continues to support the town centre first approach and seeks to provide a strong retail mix both in terms of range and location to help improve consumer choice.

Other Options Considered

8.26 There were no other options considered as this approach is consistent with PPS6.

Retail Expansion

Preferred Options

8.27 The PO consulted upon was that the Council will encourage an increase in comparison shopping floorspace of a minimum of 29,000m² within the town centre by 2021, and an increase in convenience shopping floorspace in phases by 2021, to 5,250m².

Updates

8.28 In response to the consultation on the PO the general view (over 70% of responses) was in support of this option. Since the PO consultation the first phase of the retail regeneration, Willow Place, has been completed. A planning application for the second phase ‘Evolution Corby’, which includes substantial housing, leisure and entertainment elements as well as public realm improvements, has been approved in principle by the Council (subject to a Section 106 agreement).

8.29 The NNCSS promotes the regeneration of Corby town centre and sets a minimum increase in comparison shopping floorspace of 15,500m² by the end of the plan period. The NNCSS also supports the frontloading of the retail development to promote the town’s regeneration.
**TC & R 03 Proposed Alternative for retail expansion**

The Council will encourage:

- **An increase in comparison shopping floorspace of a minimum of 15,500m² within the town centre by 2021. The completion of ‘Evolution Corby’ which includes the substantial redevelopment of much of the town centre to create additional retail units and a quality anchor department store, will be supported**

- **An increase in convenience shopping floorspace in phases by 2021, with flexibility to accommodate growth beyond 2021. Proposals for a new food supermarket will be supported within the town centre, and**

- **Small scale, short and medium term improvements to the retail frontages on Corporation Street.**

**Other Options Considered**

8.30 No other options were considered for retail expansion as it is fundamental to the regeneration of Corby and is in line with the objectives set out in PPS 6 and the EMRP.

**Reasoned Justification**

8.31 The principles contained in the PO for retail expansion have been carried forward into this consultation document.

8.32 The proposed alternative seeks to encourage a phased approach to attract investment. It aims to realise the identified potential for a major expansion in comparison and convenience retail floorspace within the town centre by 2021, in line with the forecast growth requirements for Corby. In addition to the medium-term redevelopment of the southern part of the town centre, the policy aims to respond to the immediate need to improve Corby town centre’s retail provision, to ensure that it does not continue to lose retail expenditure to competing centres and to safeguard its existing market share of retail expenditure. The option is sufficiently flexible to accommodate growth beyond 2021 as recommended in the NNCSS.

**Town Centre Spatial Strategy**

8.33 Building on the initiatives set out in the Catalyst Corby Regeneration Framework to deliver a new town centre that will attract quality commercial, retail, leisure, residential and civic facilities, the town centre is undergoing a dramatic transformation. To facilitate the comprehensive regeneration of the town centre a detailed strategy has been developed. Many elements of the strategy have already been implemented through development that has already commenced and it also forms the basis on which ‘Evolution Corby’ has been designed.

8.34 The town centre Spatial Strategy consists of a number of connected town centre quarters and themes to maximise the effect of improvements to the built environment, accessibility, job opportunities, leisure facilities, housing, civic amenities, and integrated public art. Figure 8.2 illustrates the Spatial Strategy in a conceptual diagram. Each sub-quarter has an individual character which new proposal should contribute to, and build upon.
**Retail Core**

8.35 The town centre core is undergoing a dramatic transformation, creating a new high-density retail area and significantly strengthen the quality of the shopping ‘offer’ that, once complete, will act as a visually impressive ‘front door’ to Corby. It will be the principal area of destination activity throughout the day and evening, during the week and at weekends, with a diverse mix of community, shopping, entertainment and cultural activities together with residential and commercial floor space. This approach seeks to consolidate the retail core. The retail heart will include the following elements:

- New retail centre with key anchor stores
- Mixed use destination including evening entertainment and leisure activities, and
- Improved public realm with active frontages and good permeability.

**Parkland Gateway**

8.36 Parkland Gateway to the west of the retail heart will be a mix of cultural, civic, educational, residential, retail and leisure uses creating a mixed use quarter linking the town centre core with the adjacent historic woodland. The diversity of uses envisaged will add vibrancy and life to the area and drive the evening economy. This area of the town centre will contain the following key components:

- New town square, a major new civic and urban activities and events space
- ‘Civic Hub’, a civic area including a library, council offices, a One-Stop Information Shop, a performance venue, as well as voluntary and community sector spaces
- Café/bars, restaurants and specialist retail
- New swimming pool
- Residential apartments located adjacent to an improved Hazel Wood, to the north of the Civic Hub. Basic facilities as well as small eateries are encouraged on ground floor level, and
- Offices and other such employment opportunities between the residential units and George Street to the north of the Civic Hub. Residential uses are encouraged on upper levels. Small retail outlets and cafés will be encouraged to cater for the needs of workers and residents.

**Mixed Use Work and Entertainment Quarters:**

8.37 Located to the east of the retail heart, it is proposed this area will incorporate mixed-use leisure and residential uses, healthy living and leisure facilities as well as access to Coronation Park. Across Elizabeth Street, office and work/live units will provide a transition to the residential regeneration areas to the east of the town centre boundary.

8.38 To the north of the retail heart and next to Parkland Gateway lies an existing area that is home to entertainment establishments and other, mainly employment, uses. Towards the western end it provides an integrating buffer for the existing residents at Richmond Road.

**Activity Hubs**

8.39 The creation of three distinct activity hubs (as indicated in Figure 8.2) will intensify uses with active frontages around these focal locations as well as encourage and generate
movement around the town. These will be attractively designed spaces for public events, markets or just relaxing in between shopping, during lunchtime or sitting out on a summer evening.

**Connectivity**

8.40 The spatial strategy renews the relationship between the built form of the town, its new urban squares and existing parks whilst strengthening connectivity, enabling people to find their way around the centre.

8.41 A new tree lined ‘Corby Walk’ will become the central avenue that connects Hazelwood in the west via the retail heart with the Mixed Use Precinct to the east and beyond pointing to the new railway station. A number of new pedestrian linkages will improve north/south connections.

**Landmark Features and Gateways**

8.42 Four new gateways will provide a welcoming entrance to the town. Throughout the centre, but especially in corner locations, striking landmark architecture will ensure a high quality design appearance.

**Preferred Options**

8.43 The PO outlined in the Town Centre AAP was to adopt the design framework and rationale for creating a unified, attractive, vibrant and accessible town centre as detailed in the spatial strategy diagram (Figure 8.2).
Figure 8.2 - Spatial Strategy (EDAW)
Updates

8.44 Since the PO consultation significant development has already been undertaken in the town centre. Work has commenced on the ‘Civic quarter’ with building of the Corby Cube well underway and the new international swimming pool is nearing completion. A planning application has been submitted for the comprehensive redevelopment of the south-eastern part of the town centre. ‘Evolution Corby’ includes proposals for extensive retail development including a key landmark store, residential accommodation, leisure facilities and parking. The planning application also incorporates significant improvement to the public realm including new town squares and improved pedestrian connectivity to the rest of Corby.

TC & R 04 - Proposed Alternative for the Town Centre Spatial Strategy

The Council will encourage proposals for the town centre in accordance with the Spatial Strategy illustrated in Figure 8.2.

Reasoned Justification

8.45 The spatial strategy details a broad range of strategic opportunities for the transformation of the town centre, including improvements to access and movement, open spaces, urban structures and mixed uses. Developments that have taken place in the town centre since the PO consultation reflect this spatial strategy.

Other Options Considered

8.46 Other options have been discounted since the spatial strategy is based on sound analysis of the town centre and is in line with the Corby Regeneration Framework which has been endorsed by the Council. The strategy has been subject to significant public consultation and has generally been supported at all stages. The only aspect of the spatial strategy that was not supported was the development of a strong frontage to the woodland to the west of the town centre. It was agreed that this description would be amended as it did not accurately reflect the aspirations of the Parkland Gateway Development framework.

Town Centre Master Plan

Preferred Options

8.47 The PO outlined in the Town Centre AAP was to adopt a master plan based on the findings from the town centre strategy. The indicative Master Plan is shown in Figure 8.3.
Figure 8.3 - Preferred Town Centre Master Plan (EDAW)
Updates

8.48 A planning application has been approved for the comprehensive redevelopment of the south-eastern part of the town centre. Land Securities ‘Evolution Corby’ includes proposals for extensive retail development including a key landmark store, residential accommodation, leisure facilities and parking. The planning approval also incorporates significant improvement to the public realm including new town squares and improved pedestrian connectivity to the rest of Corby. The planning application for Evolution Corby follows the pattern of development set out in the Master Plan.

8.49 All responses received from the PO consultation were in support of the masterplan approach.

TC & R 05 - Proposed Alternative for the Town Centre Master Plan

The Council will encourage development of the town centre as contained in the Master Plan illustrated in Figure 8.3.

Reasoned Justification

8.50 The illustrative Master Plan identifies a number of spatial relationships which have emerged from the master planning process. The preferred approach seeks to consolidate the retail core and significantly strengthen the quality of the shopping ‘offer’. This will provide the necessary critical mass in the short and medium term and end the cycle of decline. It will also create a ‘multi-layered’ town centre i.e. a place to work, live and play in which its citizens can take pride. The Master Plan renews the relationship between the built form of the town and its existing parks and open spaces whilst strengthening the concept of the central avenue and improve north-south connectivity. This will assist in creating a strong urban grain to the town with a legible/permeable network of streets and spaces. The establishment of three distinct activity hubs within the three corners of the town centre will intensify uses around these locations and encourage and generate movement around the town.

8.51 Since the spatial strategy was created, many elements have already started to be implemented. Work has commenced on the Corby Cube and the new East Midlands International Swimming Pool has recently opened. Detailed designs have been compiled for the upgrading of George Street and for the new Corby Walk which will connect the town centre to the new railway station. The planning application for Evolution Corby has been approved (subject to S106) and will encompass redevelopment of much of the primary shopping area and adheres to the aims of the spatial strategy.

Other Options Considered

8.52 No other options have been considered. For areas of significant change such as the regeneration of Corby town centre, best practice indicates that a Master Plan approach is preferable as it provided a framework for development tailored to the particular issues identified as part of the town centre analysis.

Primary Retail Area

8.53 The regeneration framework for Corby town centre provides for a range of retail and commercial uses which will strengthen the role and functions of the town centre including shopping, offices, business space and commercial leisure with mixed uses including food
and drink. The creation of active frontages is considered to be of particular importance in creating a vibrant town centre and the provision of additional retail space is key to this objective. PPS6 advises that, in addition to defining the extent of the primary shopping area for their centres, Local Planning Authorities (LPA) may distinguish between primary and secondary frontages. Primary frontages should contain a high proportion of retail uses, while secondary frontages provide greater opportunities for flexibility and diversity of uses.

Preferred Options

8.54 The PO consultation document proposed that within the Town Centre AAP, the Primary Shopping Area (PSA) be identified. Within the Primary Retail Area other non-retail uses will only be permitted if:

- there is already a high proportion of retail use (75%) on ground level, and/or
- there is a large number of, or a prolonged period of persistent vacancies, and
- it does not create an excessive break within the retail frontage

8.55 In other areas within the town centre, a more flexible approach is adopted and a greater mix of uses is allowed, complementary to the retail function of the primary retail area. The development of cafes and restaurants to support the cultural and leisure activities within the Parkland Gateway will be encouraged.

Updates

8.56 The Town Centre AAP PO document (2006) identified the need to define a primary shopping area (PSA) within Corby, and to reclassify the primary and secondary frontages. This approach was well received through the PO consultation and respondents recognised Planning Policy Statement 6 ‘Planning for Town Centres’ (PPS6) as a basis for this review. Consequently, further work was required to define the boundary of a PSA alongside re-defining the Primary and Secondary Shopping Frontages, all of which would need to take into account work since PO, current issues and previous consultations.

8.57 Analysis of the retail areas in the town centre has been undertaken and the details contained in the ‘Retail Background Paper: Redefining the Primary Shopping Area and shopping frontage designations’ (December 2008). This has been endorsed by the Council’s Local Plan Committee (April 2009). The paper sets out the boundary for the Primary Shopping Area based on analysis of the town centre and consultation responses. The Primary Retail Frontages are based on analysis of both existing and proposed uses according to the Use Classes Order classifications.

TC & R 06 - Proposed Alternative for the Primary Shopping Area (PSA)

The Proposed Alternative for the PSA is that it comprises of all of the land bounded by George Street, Alexandra Road, Elizabeth Street and Westcott Way. The PSA boundary is shown in Figure 8.4, and on the Proposals Map.

Within the PSA applications for uses at ground floor level other than retail will be resisted, subject to TC&R 07. Some uses that are complementary to the
primary shopping area such as certain leisure facilities (eg. cinema) and food and drink outlets will be considered where they will improve the vitality of the town centre and provided that they do not detract from the primary retail purpose or create a large break in the retail frontage.

Figure 8.4 - Revised Primary Shopping Area

TC & R 07 - Proposed Alternative for the Primary Retail Frontages

The proposed alternative identifies the Primary Retail Frontages as shown in Figure 8.5. Along the Primary Retail Frontage change of use to anything other than retail (Use Classes Order Class A1. Shops) at ground floor level will only be permitted if:

- there is a large number of, or a prolonged period of persistent vacancies; and
- it does not create an excessive break within the retail front.

A more flexible approach is adopted for the remainder of the Primary Shopping Area to allow a greater mix of uses complementary to the retail function of the town centre. This includes other commercial and employment uses as well as cultural and leisure uses which all serve to support the vibrancy of the town centre.
Figure 8.5 - Primary Retail Frontages (indicated in black)

Reasoned Justification

8.58 The Proposed Alternative aims to concentrate and retain a high proportion of retail uses within a PSA in order to protect and strengthen the heart of the town centre. Primary Retail Frontages have been identified as areas which should be exclusively given over to retail uses. This serves to create a continuous and coherent frontage for shoppers in the town centre. Other areas within the PSA should allow for high levels of retail units on the ground floor level but also gives flexibility to incorporate commercial uses that are complimentary to the primary retail function. The creation of active frontages is considered to be of particular importance in creating a vibrant town centre.

8.59 Due to the allocation of a PSA within the town centre it is felt that the inclusion of secondary shopping frontages is unnecessary. The PSA encourages a concentration of retail uses but allows for the diversity and mix of uses, which is the same flexibility that designating secondary frontages would bring.

8.60 The consultation paper on a new PPS4: Planning for Prosperous Economies continues to recommend the identification of PSAs and primary and secondary retail frontages so as to develop policies that will meet the needs of the town.

Other Options Considered

8.61 The designation of Secondary shopping frontages was explored in line with the town centre surveys shown in figures 2 and 3 of the LDF Retail Background Paper. This option
was not taken forward as the PSA designation allows for a variety of uses within the town centre. Furthermore the primary shopping frontages ensure that a high proportion of retail uses will remain at the key units across the town centre.

8.62 Consideration was made to redefining the primary and secondary frontages according to the current use class order of the town centre (figure 2) and not taking into consideration extant permissions. As the Corby Evolution (Phase 2) application has been approved and this clearly states the commitment to providing retail (i.e. uses contained in the Use Classes Order A1-A5 Shops, Financial and professional services, Restaurants and cafes, Drinking establishments, and Hot food takeaways) on the ground floor of these new units, it was felt ignoring these units would not show the current situation of the town centre or reflect the ambitions of the Council to regenerate the town centre.

8.63 Consideration was given to not identifying any primary or secondary frontages within the town centre. This approach was not taken forwards due to the importance of frontage designations in maintaining the attractiveness as a shopping destination, as a concentration of retail facilities contributes strongly to the vitality and viability of a centre.

Access and Movement

Preferred Options

8.64 The PO consultation considered a number of initiatives based on the movement strategy (shown in Figure 8.6) which aims to improve access to and around the town centre. The PO was broken down into three elements:

- private and commercial vehicle access
- bus Facilities and provision for taxis, and
- parking facilities.
Figure 8.6 - Movement Strategy

Overarching Principles
1. Minimize the general conflict between pedestrian and vehicle movement
2. Concentrate primary vehicle movement on the outlying areas of the town centre
3. Specific networks of public transport priority routes with consistent and comfortable on pick-up locations within a 200 m radius
4. Strengthen north-south links providing safe logical links to and through the town centre from the peripheral residential areas
5. Improve access through the safeguarded and curtailed areas and the wider pedestrian network to improve travel connectivity and reduce land use without compromising the environment
6. Streets to be used as a strategy north-south vehicle route to the north of the town
7. Where possible surface provision should be made within the core of development blocks or below ground

Access and Movement Strategy

Key
- Pedestrian priority zone
- Proposed MOSC priorities
- Proposed surface parking locations
- Proposed cycle route locations
- Activity focus areas
- Pedestrian priority zone
- Pedestrian priority network
- Long term cycle network
- Primary pedestrian routes
- Improved access through the woodland
- Primary road structures
- Secondary road structures
- Local street network
- Service routes

Future business development opportunity site
400m walking radius
To London

Corby Central Area
Private and Commercial Vehicle Access

8.65 One of the key objectives was to reduce the amount of traffic within the town centre to diminish existing barriers to pedestrians. The preferred approach to achieve this objective is through the implementation of the following measures:

- The removal of through traffic from the town centre with the exception of public transport and cyclists to enable pedestrians to cross more easily and to allow for the establishment of a high quality public realm
- Redistribute through traffic across the network using the Elizabeth Street and Cottingham Road routes
- Removal of through traffic from the southern section of George Street
- Elizabeth Street to become the main north-south vehicular route
- Allowing public transport and cyclists unrestricted access along the full length of George Street to maximise and encourage access to the town centre, and
- Maintaining access to businesses and car parks on George Street although the route to them will be subject to the traffic restrictions.

Bus Facilities and Provision for Taxis

8.66 Bus services will stop at well located bus stops along the primary transport routes of George Street and Elizabeth Street, close to the town centre, and convenient to shopping and other facilities. George Street will benefit from the removal of through traffic as congestion will be reduced in the main drop off and pick up area. This will allow easier access into and out of the area and provide more road space for bus facilities and an improved environment for people waiting for buses.

8.67 In order to achieve the improved linkages between the retail centre and the Parkland Gateway and to allow for the creation of the new Town Square, it will be necessary to relocate the existing taxi rank facilities located on George Street.

8.68 The location of the new taxi rank facilities will be subject to detailed design work and consultation but two general locations are proposed:

- North of the proposed traffic restriction- a new rank on George Street. The rank could be on either side of George Street subject to detailed design, and
- A new rank at the junction of George Street and Cardigan Place.

8.69 Taxi ranks are also proposed along Elizabeth Street to serve the eastern side of the town centre.

Parking

8.70 The level and location of parking will be critical to the development of the town centre. The preferred approach is to:

- locate parking at the periphery of the retail core near to key activity nodes
- maximise the potential for shared use of parking spaces, for example, the parking which will serve the Civic Hub and mixed use development during the daytime will be available for use in association with the Arts Centre in the evening, and
• in accordance with compacting uses, rooftop car parking will be considered in addition to under-croft (basement) parking opportunities.

8.71 In the longer term, there is potential for new parking within the town centre for multi-purpose visits. The provision of new under-croft (basement) car parking off Westcott Way would be provided as part of the two phases of retail redevelopments. A new multi-storey car park would be required as part of the proposed food store development off Alexandra Road, a new multi-storey car park accessed from George Street will accommodate the requirements of development within the Parkland Gateway. There would also be additional surface level parking north of George Street, off Wood Street.

Updates

8.72 The PO was generally well supported with over 75% of responses in support of each element. Since the PO consultation the planning application for Evolution Corby has been submitted and includes details of the public realm improvements, pedestrianisation, parking facilities and commercial access arrangements within the application area. The Council appointed a consultant (Atkins) to produce Strategy and Vision reports for public realm improvements along Corby Walk (between the new railway station to The Cube via the town centre) and public realm enhancements to George Street, which included the careful integration of public transport in the street environment. The Strategy and Vision reports have been subject to focused consultation with stakeholders and funding for the proposals has been secured for the George Street enhancements.

8.73 Northamptonshire County Council’s Transport Strategy for Growth sets out priorities for creating a modal shift away from private car use to more sustainable transport by offering more attractive alternatives. Better bus services, real time information, improved waiting facilities, cycle parking and safe and attractive pedestrian areas are all measures that will be supported in the town.

**TC & R 08 Proposed Alternative for Access and Movement**

The Council will support:

• development within the town centre that adheres to the principles set out in the town centre Master Plan and has regard to the Preferred Options for access and movement already consulted upon (as illustrated in Figure 8.6); and

• implementation of the design proposals set out in the Strategy and Vision reports for Corby Walk and George Street Redevelopment.

Reasoned Justification

8.74 As a key stakeholder in the regeneration of Corby town centre, Land Securities has been involved in continuous consultation regarding the regeneration framework and as such have used the access and movement options from the PO consultation as a basis for the design proposals for Evolution Corby.

8.75 The Strategy and Vision reports that have been prepared for Corby Walk and the George Street Redevelopment have been designed to ensure that the aspirations for providing
an attractive, high quality, functional public realm that will provide for a choice of transport options will be delivered in a coherent framework.

Other Options Considered

8.76 The alternative approach to addressing access and movement within the town centre included the encouragement of a greater penetration of traffic movement into and through the town centre. However, the town centre core is largely pedestrianised already with access only for servicing and therefore does not provide opportunities for allowing through traffic without limiting the opportunities for maintaining and enhancing a high quality pedestrian shopping environment. Working within the existing street pattern and road hierarchy would also significantly limit opportunities for enhancing the north-south and east-west pedestrian linkages through the retail core necessary to improve accessibility from adjoining residential areas to key town centre destinations.

8.77 Other options considered also included the removal of all traffic and the pedestrianisation of George Street, which can be considered as a longer term option if essential servicing and access arrangements can be satisfied.

8.78 The development of a bus station within the town centre was considered. The provision of a bus station has not received significant support through consultations and is considered unnecessary in achieving a balanced distribution of set down and pick up point throughout the town centre.

8.79 Locating car parks within the core area would be contrary to the overall traffic strategy of maintaining a pedestrianised retail core. Some multi-storey parking provision will need to be provided towards the periphery of the town centre and underground parking may be considered within the town core. A balance needs to be met by delivering suitable parking but still encouraging the use of more sustainable modes of transport with access to the core area including public transport, walking and cycling. Locating parking opportunities within a single location or away from key activity nodes has been discounted as it would make the town centre less accessible and discourage a more balanced movement of pedestrian activity throughout the centre.

Retail Hierarchy

8.80 In promoting and enhancing existing centres PPS6 advises that LPA’s should consider a network of shopping centres and their relationship in a hierarchy reflecting their different role and function. A retail hierarchy has been identified to support a sustainable pattern of retail development.

Preferred Options

8.81 The PO consultation set out the hierarchy of centres including Corby Town Centre, district, local and village centres, as well as out-of-centre retail parks.

Updates

8.82 Over 85% of the responses to the PO consultation were in support of the retail hierarchy.

8.83 The consultation paper on a new PPS 4: Planning for Prosperous Economies continues to support the requirement for defining a network and hierarchy of centres.
8.84 In support of the policy, a detailed assessment was carried out of all the centres that contained retail units to identify if they offered sufficient services to be considered a district or local centre.

Table 8.1 - The Retail Hierarchy

<table>
<thead>
<tr>
<th>Defined Position in Hierarchy</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Town Centre</strong></td>
<td>Corby Town Centre</td>
</tr>
<tr>
<td>The principal shopping centre which functions as the primary service centre, providing a range of facilities and services.</td>
<td></td>
</tr>
<tr>
<td><strong>District Centre</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>- Priors Hall (proposed new district centre)</td>
<td></td>
</tr>
<tr>
<td>- Western Urban Extension (proposed new district centre)</td>
<td></td>
</tr>
<tr>
<td><strong>Local Centre</strong></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>- Oakley Vale</td>
<td></td>
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<tr>
<td>- Danesholme</td>
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<tr>
<td>- Greenhill Rise</td>
<td></td>
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<tr>
<td>- Farmstead Road</td>
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<tr>
<td>- Pytchley Court</td>
<td></td>
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<td>- Welland Vale</td>
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<td>- Occupation Road</td>
<td></td>
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<tr>
<td>- Studfall Avenue</td>
<td></td>
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<tr>
<td>- Corby Old Village</td>
<td></td>
</tr>
<tr>
<td>- Rockingham Road South</td>
<td></td>
</tr>
<tr>
<td>- Rockingham Road North</td>
<td></td>
</tr>
<tr>
<td>- Willow Brook</td>
<td></td>
</tr>
<tr>
<td>- Burghley Drive</td>
<td></td>
</tr>
<tr>
<td>- Weldon village centre</td>
<td></td>
</tr>
<tr>
<td>- Gretton village centre</td>
<td></td>
</tr>
<tr>
<td>- Cottingham village centre</td>
<td></td>
</tr>
<tr>
<td>- Gainsborough Road</td>
<td></td>
</tr>
<tr>
<td>- Kingswood (presently vacant but due for redevelopment)</td>
<td></td>
</tr>
<tr>
<td>- Little Stanion (proposed new local centre)</td>
<td></td>
</tr>
<tr>
<td>- East of Weldon (proposed new local centre)</td>
<td></td>
</tr>
<tr>
<td><strong>Out-of-Centre Retail Park</strong></td>
<td>Phoenix Parkway</td>
</tr>
<tr>
<td>Located outside of the centre, but still within the existing urban area. These normally comprise of bulky goods retail warehousing such as household appliance and electronics stores and DIY merchants.</td>
<td></td>
</tr>
</tbody>
</table>
**TC & R 09 Proposed Alternative for Retail Hierarchy**

The hierarchy of centres, including Corby town centre, district, local and village centres, as well as out-of-centre retail parks are defined in Table 8.1 and illustrated on the Proposals Map.

All levels of the retail hierarchy serve an essential function for the community. In order to strengthen the economy of the town, the ‘town centre first approach’ as defined in TC & R 02 will be sought. All proposed development will have to demonstrate how the sequential test (as set out in PPS6) has been applied to site selection.

**Reasoned Justification**

8.85 PPS6 sets out the requirement to define a retail hierarchy. The different levels set out in Table 8.1 are based on the definitions contained in PPS6 and the work set out in the retail hierarchy background paper. In order to promote sustainable communities it is essential different levels of centres exist that meet the needs of their catchments and ensure that people’s everyday needs are met locally.

**Other Options Considered**

8.86 No other options were considered as this approach is required by PPS6.

**Local Centres**

8.87 In accordance to the ‘town centre first’ approach outlined above, the Council will prioritise the provision of new retail floor space within the existing town centre. In order for sustainable communities to succeed it is essential that some level of local retail and other services must be provided closer to where people live, in order 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, and this include small parades of shops of purely neighbourhood significance, or farm shops, so long as they do not detract from existing village shops.

**Preferred Options**

8.88 There was no specific PO in relation to Local and Neighbourhood Centres, other than an identification of the existing local centres in the retail hierarchy table.

**Updates**

8.89 The PO consultation responses were in favour of promoting local centres provided that there be a restriction on the percentage of units that were used for hot food and take away uses.
**TC & R 10: Proposed Alternative for Local Centres**

**Within existing Local Centres change of use from A1 (Shops) to other A uses contained in the Use Classes Order (A2 Financial and professional services, A3 Restaurants and cafes, A4 Drinking establishments, and A5 Hot food takeaways) will be permitted provided that, the predominant uses within the local and neighbourhood centre remain A1 Shops. This would normally mean that no more than 50% of the total commercial floorspace in the Local or Neighbourhood Centre is made up of non A1 uses.**

**Within Local Centres conversion of commercial units to residential units at ground floor level will not be permitted.**

**Reasoned Justification**

8.90 The Council recognises the importance of local and neighbourhood centres in meeting the everyday needs for retail and other local services to people in the locality. In order to ensure a balanced offer of uses and local services, and to retain the vitality of the local and neighbourhood centres, limited uses falling within classes A2 – A5 development will be permitted. In order to retain their function in the retail hierarchy, and to ensure that the principal uses within the local centre remain for retail to serve the local area, it is important that the predominant use within the borough’s local and neighbourhood centres remain in A1 uses.

**Other Options Considered**

8.91 The do nothing approach was not considered as an alternative as local and neighbourhood centres are essential for maintaining sustainable communities. Through assessment of planning applications for change of use within such locations, it is apparent that there is a growing trend for A1 uses to be converted for A3, A4 and A5 uses. If allowed to continue, the loss of A1 uses in such locations could affect the viability and vitality of local centres.

**New Local Centres**

8.92 PPS6 considers that LPA’s 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.

8.93 For Corby, two Sustainable Urban Extensions (SUEs) are proposed to accommodate the growth required in the town. Both SUEs will need to provide new district and local centres, and for the Corby Western SUE a Master Plan is required to ensure that provision and location of the centres will serve the needs of the new residents.

**Preferred Option**

8.94 The PO consultation document identified that new local centres will be required in each of the proposed SUEs. The local centre should be located where it is easily accessible to the whole of the new community and within an area of dense population. It was
suggested that the local centres be developed to provide a range of small shops of a local nature, serving a small catchment. Typically these might include supermarkets, newsagents, sub-post office, pharmacy, laundrette and hot food takeaway’s.

Updates

8.95 Consultation responses indicated general agreement with the proposed approach.

8.96 Policy 16 of the NNCSS states that SUEs should provide for ‘An appropriate level of retail, leisure, social, cultural, community and health facilities that meet local needs but do not compete with the town centre’.

TC & R 11: Proposed Alternative for New District and Local Centres

District and local centres will be required in each of the proposed SUEs. The new local centres should be located where they are easily accessible to the whole of the new community and within areas of dense population.

New district and local centres should have a balance of uses, in accordance with TC & R10.

Reasoned Justification

8.97 Policy 16 of the NNCSS sets out the requirement for the need for appropriate services and facilities to support the new communities in sustainable urban extensions. Local centres are required to meet the everyday needs of people locally. In order to ensure that centres have a balanced offering of uses, restrictions on the number of hot food and takeaway units is required.

Other Options Considered

8.98 No other options were considered as new local centres will be required to meet the needs of the new residents in the planned SUEs.

Out-of-Centre Retailing/Retail Warehouses

8.99 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.

8.100 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.

8.101 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.
The Corby Town Centre Shopping Study (Barton Willmore, updated 2004) estimated the potential to support additional retail warehouse floorspace to the levels detailed in Table 8.2.

### Table 8.2 - Retail Warehouse Capacity

<table>
<thead>
<tr>
<th>Plan Period</th>
<th>Net Retail Warehouse Floorspace Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>By 2011</td>
<td>4,300 m²</td>
</tr>
<tr>
<td>By 2016</td>
<td>8,900 m²</td>
</tr>
<tr>
<td>By 2021</td>
<td>14,200 m²</td>
</tr>
</tbody>
</table>

**Preferred Options**

The PO consultation generally supported this option and helped to clarify that additional retail warehousing development would only be permitted in locations already identified on the Proposals Map up to the levels set out in table 8.2. All retail warehouse proposals must demonstrate how they have applied the sequential test set out in PPS6.

### Updates

The retail developments in the town centre have been predominately for A1 Shops, rather than retail warehouse.

**TC & R 12: Proposed Alternative for Out of Town and Retail Warehousing**

*Additional Retail Warehousing will only be permitted in locations already identified in the Table 8.1 (the retail hierarchy) and the Proposals Map. Additional floorspace must not cumulatively exceed the floorspace requirements set out in Table 8.2 (Retail warehouse capacity).*

*All retail warehouse proposals must demonstrate how they have applied the sequential approach set out in PPS6, and provide a retail assessment showing that it will not detract from the ‘town centre first’ approach to retail provision.*

**Reasoned Justification**

The proposed approach is in accordance with PPS6 and NNCSS policy 12.

Developments within the town centre for predominantly A1 uses (shops) have occurred since the PO stage and thus it is more appropriate for the additional retail warehousing required to be accommodated in the locations identified in the retail hierarchy.

**Other Options Considered**

Other options would be inconsistent with national guidance and NNCSS policy, therefore have not been taken forward.

**Other Forms of Retailing**

Modern retailing includes special cases where retail uses have traditionally become established outside 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.

Preferred Options

8.109 The PO 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.

Updates

8.110 The consultation paper on a new PPS4: Planning for Prosperous Economies supports the approach for planning for consumer choice.

8.111 During the PO consultation all responses were in support of the option proposed.


Proposals for general retailing will be considered in suitable locations within the existing urban area provided that they are able to demonstrate their need and do not adversely affect the ‘town centre first’ approach.

Small scale retail development within villages (that are not subject to the proposed policy for ‘restraint villages’) or, elsewhere, the provision of farm shops will be considered where it is demonstrated that such proposals support the rural economy and do not adversely affect the ‘town centre first’ approach.

Reasoned Justification

8.112 Certain forms of retailing are not suitable to be located in town centres and will generally need larger premises than would normally be available within a local centre. Other forms of retailing are essential to complement both the town centre and local centres. Provision of these other retail offers within the borough will be more sustainable and also reduce the amount of ‘retail leakage’ to other areas.

Other Options Considered

8.113 Other options would be inconsistent with national guidance, therefore have not been taken forward.
9. Green Infrastructure, Open Space, Sport and Recreation Facilities

Introduction

9.1 Open space, sport and recreation are essential elements of sustainable communities that contribute towards health, quality of life, sense of place and overall well-being. In addition they can add to an area’s uniqueness, making it a place that is distinctive, stimulating and an exceptional place to live and work. Spaces and facilities form a part of the overall green infrastructure framework and within built up areas may also provide local linkage with town centres and urban neighbourhoods.

9.2 Open space can perform multiple functions:

- Strategic functions: defining and separating urban areas, better linking of town and country, and providing for recreational needs over a wide area;
- Urban quality: helping to support regeneration and improving quality of life for communities by providing visually attractive green spaces close to where people live;
- Promoting health and well-being: providing opportunities to people of all ages for informal recreation, or to walk, cycle or ride within parks and open spaces or along paths, bridleways and canal banks. Allotments may provide physical exercise and other health benefits;
- Havens and habitats for flora and fauna: sites may also have potential to be corridors or stepping stones from one habitat to another and may contribute towards achieving objectives set out in local Biodiversity Action Plans;
- Community resource: providing a place for congregating and holding community events, religious festivals, fêtes and travelling fairs; and
- Visual amenity: even without public access, people enjoy having open space near to them to provide an outlook, variety in the urban scene, or as a positive element in the landscape.

9.3 Much emphasis has been placed on the cultural and sports led regeneration of Corby over the past few years and this is set to continue as a priority of the Corporate Plan. The East Midlands International Swimming Pool has now opened in Corby and will be a focus for both national and international swimming events.

9.4 The new Corby Cube, in addition to housing council and community information offices will offer a 445 seat theatre with additional arts and studio space, a central library, rooftop garden and a bistro and beauty salon that will be run in conjunction with Tresham Institute.

9.5 Following the recent improvements in West Glebe Park including a new sports pavilion (containing eight team changing rooms, disabled facilities, first-aid room, multi-purpose club room and office facilities), a floodlit Astroturf pitch and multi-sports court, planning permission has been granted for the expansion of the Rockingham Triangle Sports Complex. The proposals include a substantially refurbished and extended stadium and
pavilion, outdoor floodlit tennis courts and indoor sports hall, with further upgrading planned when funding can be secured.

9.6 Adrenaline Alley, one of the UK’s largest indoor urban sports centres and regularly holds skateboarding competitions of a national level. The complex has recently expanded its services to offer a state of the art band practice room. In addition, the complex has plans for relocation and expansion to a new site near Rockingham Motor Speedway to create a world class Centre of Excellence for Urban Sports and Recreation. The innovative complex will include an indoor park complemented with outdoor dirt jumps, concrete plaza and BMX race track.

9.7 A comprehensive management plan for Hazel Wood and improved facilities at Corby Boating Lake enhance access and capitalise on the town’s unique setting.

9.8 All of these projects help to strengthen the choice of sport and recreation options available in Corby and improve the quality of life for the community.

9.9 Planning Policy Guidance ‘Planning for Open Space, Sport and Recreation’ (July 2002) (PPG17) states that well designed and implemented planning policies are fundamental to delivering broader government objectives. These 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.

9.10 The PPG17 Companion Guide sets out four guiding principles for local assessments;

1) Local needs are likely to vary considerably from place to place, even within a single local authority area.

2) The delivery of high quality open space and recreational facilities is as reliant on creative design and management as good planning.

3) In many areas there will need to be more reliance on improving the accessibility of existing provision than on new provision.

4) 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.

9.11 In July 2002, the Council appointed PMP to undertake an Open Space, Sport and Recreation Needs Assessment (‘the Open Space study’) across the borough. The study provides the Council with a clear vision, priorities for the future (based on local need) and a direction for the allocation of resources.

9.12 Separate to the Open Space, Recreation and Sports Study, consultants have undertaken two related studies: the North Northamptonshire Green Infrastructure Strategic Framework Study Part 1; and the North Northamptonshire Green Infrastructure Local Framework Study for Corby (both September 2005). The term ‘green infrastructure’ comprises a network of multifunctional green spaces set within, and contributing to, a high quality natural and built environment.
9.13 The East Midlands Regional Plan (EMRP) incorporating the Milton Keynes and South Midlands (MK SM) 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)’.

9.14 The North Northamptonshire Core Spatial Strategy (NNCSS) seeks to maintain and strengthen existing settlements set within an enhanced green framework of living, working countryside. The NNCSS sets out several key spatial themes that will underpin future development in North Northamptonshire including:

“Enhancing the green framework of open spaces, waterways and other natural historic and recreational assets…”

9.15 Policy 5 of the NNCSS then goes on to provide further detail on the requirement for a net gain in green infrastructure throughout North Northamptonshire.

9.16 Given the likely expansion of residential areas within the Sustainable Urban Extensions (SUE), it is important to consider green infrastructure in the context of PPS3 ‘Housing’. PPS3 notes that matters to consider when considering design quality include the extent to which a proposed development:

“Provides, or enables good access to, community green space and open amenity and recreational space (including play space)”.

9.17 There is clearly scope for a two way process between the benefits that a high quality network of green spaces can contribute to SUEs and housing; and the benefits that development can contribute to establishment, enhancement, and ongoing management of the green infrastructure network.

9.18 The green infrastructure network also has an important role to play in relation to flood risk. An integrated network of green infrastructure will ensure that opportunities to reduce the risk of flooding, and alleviate existing high risk areas, are addressed as an integrated component of development, as advocated in Planning Policy Statement ‘Development and Flood Risk’ (December 2006) (PPS25).

9.19 A net gain in the provision of green infrastructure is required to meet the needs generated by growth and to rectify existing deficiencies. The EMRP defines green infrastructure as:

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

9.20 The Environmental Character and Green Infrastructure Suite (River Nene Regional Park) has been prepared for Northamptonshire and integrates biodiversity, landscape and historic character along with green infrastructure. The study applies to the whole of the North Northamptonshire area and has identified the concepts, frameworks and
opportunities for linking existing spaces and facilities to provide a network of multi-functional green spaces.

9.21 The Preferred Option (PO) consultation contained options for Green Infrastructure and Open Space etc in separate chapters. It has been decided to include both these items into one chapter.

Evidence Base/Consultation

9.22 The Open Space 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.

9.23 The headline findings from the open space 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.

9.24 The Open Space 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. It should be noted that many sites are multi-functional and the categorisation represents the primary function of individual sites. In the case of green infrastructure corridors these are expanded in further detail below.

Parks and Gardens (including the Ancient Woodlands)

9.25 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

9.26 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

9.27 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 in the borough is relatively high compared to that in 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

9.28 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

9.29 The current provision is 141 ha of outdoor sports facilities spread over 45 sites (including golf courses and school playing fields). The consultation responses indicated a perceived insufficiency of some types of sports facilities. The consultant’s view was that this perception was predominantly due to the poor quality of existing facilities and access to those facilities rather than an actual lack of facilities.

Indoor Sports Facilities

9.30 Corby has two local authority owned leisure facilities, one being a swimming pool (there are currently two privately owned swimming pools in the borough) 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

9.31 There are nine allotment sites in Corby. The results of the consultation on this type of space were inconclusive. Although the perceived demand for allotments is considered low, there is greater emphasis on increasing land available for food production and nationally a greater awareness and demand for allotments.

Cemeteries and Churchyards

9.32 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 Infrastructure Corridors

9.33 The North Northamptonshire Green Infrastructure Strategic Framework Study Part 1 identified the following Strategic Green Infrastructure Corridors linking into Corby:

Sub Regional Corridors

- Ise Valley
- Jurassic Way
- Willow Brook, and
- Harper’s Brook.

Local Corridors

- Stoke Albany - Little Albany
- Boughton Park - Titchmarsh Wood
- Geddington - Stanion
- Stanion Deene Park
- Gretton - Harringworth (Jurassic Way), and
9.34 The North Northamptonshire Green Infrastructure Local Framework Study for Corby also proposed an additional 4 local corridors:

- Harpers Brook- land east of Weldon
- Priors Hall- Harringworth
- Corby- Cottingham, and
- Southern Gateway- Rockingham.

9.35 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 (part A6116)
- Corby Railway Line, and
- Proposed Corby Walk east (length through Corby Community College site).

Objectives and Standards

9.36 Green infrastructure, open space, sport and recreational facilities provide a network of multi-functional green spaces complemented by indoor recreational facilities which promote recreation, public access, green education, biodiversity, water management, the protection and enhancement of local landscape and mitigation of climate change, along with green economic uses and sustainable land management. The objective will be to protect, enhance, and increase a balance of such assets, in accordance with the quantity, accessibility, and quality standards for each of the eight types of green space, plus indoor sports facilities, as detailed in the tables at Appendix E.

Protection and Enhancement of Open Space, Sport and Recreation Sites

Preferred Options

9.37 The PO proposed to adopt the standards that had been put forward in the Open Space 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).

9.38 For the provision of Green Infrastructure, PO stated 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 was 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.

Updates

9.39 The NNCSS has been adopted and sets out the long term vision and overall approach to managing change in the district up to 2021. The NNCSS also considers the London 2012 Olympics to have an opportunity to provide for development of sport facilities in Corby which can be used by North Northampton. Policy 13 sets out general sustainable development principles one of which is to ensure that development does not lead to an overall loss of open space or recreation facilities.

9.40 The Community Plan for Corby Borough: ‘More in Corby’ (2008-2013) sets out the vision for Corby and the means of achieving this vision. Corby is the fifth fastest growing borough in the UK and aims to double its population by 2030, with complementary increase in jobs, prosperity and the quality of local public services. The key objectives are to building better communities, improve the quality of life, provide more opportunities and plan for the future.

9.41 Objective 2 of the Community Plan is to develop infrastructure in and around Corby to support the planned growth. This will include infrastructure relating to transport and environment (including green infrastructure), health, utilities, education, employment and cultural and sports facilities. Objective 4 aims to deliver international class cultural and sports facilities. The Council aims to increase the adult (aged 16years +) population who participate in sport for at least 30 minutes on 3 or more times per week by 574 people.

9.42 During the PO consultation responses were generally in support of the option, with most objections relating to specific sites which has since been reviewed and updated accordingly.

9.43 Since the OSSR was undertaken several developments have taken place within the town that have an impact on open space provision. The new development at Oakley Vale has created new green spaces and smaller developments such as Pluto at Gainsborough Road has reduced open space provision in the area.
GS 01 Proposed Alternative for the Protection and Enhancement of Green Infrastructure, Open Space, Sport and Recreation Sites

Existing sites and facilities, and new sites and facilities that are created as part of future development will be protected and enhanced during the plan period through the following means:

The Council will plan and undertake a rolling programme of site improvements in order to achieve the quality vision as specified in the PMP Study (Appendix E) for each type of green space. In areas of identified deficiency in quantity and/or accessibility, where suitable sites become available during the plan period, the Council will endeavour to make up such deficiencies. In the case of non-Council owned sites and facilities the Council will monitor the provision and liaise with the owners or managers in order to achieve the same standards as apply to Council sites and facilities.

Development or change of use that would result in a loss or reduction in area of existing sites or facilities will only be permitted if:

- there is an excess in terms of the quantity and accessibility standards specified above and the proposed loss will not result in a current or likely shortfall in the plan period; and
- in the case of a green infrastructure corridor its linkage value will not be compromised; and
- the quality of a site reduced in area as a result of development will be enhanced to achieve at least the quality standard specified above.

Reasoned Justification

9.44 The Council has approved an Open Space Recreation and Sports Strategy which has followed guidance in PPG17 and sets out quality quantity and accessibility standards which are appropriate to local conditions. This policy aims to achieve these standards within the plan period. The Council is already committed to undertaking extensive improvements to play spaces throughout the borough.

Other Options Considered

9.45 There were no other options considered as this approach is consistent with PPS17 and has been based on a robust Open Space, Sport and Recreation study.

Provision of Additional Green Infrastructure, Open Space, Sport and Recreation Sites

Preferred Options

9.46 As above.

Updates

9.47 The NNCSS has been adopted and sets out the long term vision and overall approach to managing change in the borough up to 2021. Policy 16 details the requirements for the
inclusion of a network of green spaces within the new Sustainable Urban Extensions (SUEs) which link into the existing network.

GS 02 Proposed Alternative for the Provision of Additional Green Infrastructure, Open Space, Sport and Recreation Sites

Development which will result in an increase in population must include provision for a balanced range of sites and facilities in accordance with the quantity, accessibility, and quality standards specified in Appendix E through the following alternative means:

1) Where the proposed development will result in an increased population of over 250 the Council will normally require the developer to provide appropriate land within the development and to lay out and appropriately equipped sites and facilities in accordance with the quantity, accessibility, and quality standards specified in Appendix E. Where such sites and facilities are handed over into the management of the Council an agreed commuted sum will be provided by the developer. Suitable arrangements must be put in place to ensure the long term maintenance of the POS/facilities, normally through the land being transferred to the Council, along with an agreed financial sum that will be used for future maintenance.

2) Where the proposed development will result in an increased population of under 250 the Council will require the developer to provide a financial contribution which will be used by the Council to acquire and/or enlarge and/or improve sites or facilities either on or off site in accordance with the quantity, accessibility and quality standards specified in Appendix E. Such contributions may be pooled with other contributions in order to develop viable sites or facilities. Guidance on developer contributions is provided in the North Northamptonshire Core Spatial Strategy.

Reasoned Justification

9.48 The Council has approved an Open Space Recreation and Sports Strategy which has followed guidance in PPG17 and sets out quality quantity and accessibility standards which are appropriate to local conditions. This policy aims to achieve these standards within new developments.

9.49 The Council considers that proposals that lead to an increase in population justify a requirement for that development to provide for additional green infrastructure, open space, sport and recreation sites in accordance with the standards proposed by Sport England. It is recognised however that it would be inappropriate to require smaller developments to provide on site facilities where it would result in unfeasibly, unusable small facilities. It is therefore considered that a development threshold of 250 people is appropriate in order to create areas that are sufficiently large to incorporate different requirements such as a sports pitch and play areas based on Sport England’s size recommendations.
Supply of Allotments

Preferred Options

9.50 In the case of allotments further demand analysis was recommended in relation to those areas where a nominal deficiency had been identified in the Open Space Sport and Recreation Study.

Updates

9.51 An allotment Scrutiny Review was commissioned to review the demand and supply of allotments within Corby. The study included consultation with parish councils and the National Society of Allotment and Leisure Gardeners Limited.

9.52 The National Society of Allotments and Leisure Gardeners suggest a standard of 20 allotments per 1,000 households (ie. 20 allotments per 2,200 people based on 2.2 people per household) or 1 allotment per 220 people. This equates to 0.12 ha per 1,000 population based on an average plot size of 250 m².

9.53 The report found that the rural area of Corby was well provided for; however there were areas of deficiency within the urban area (with particular problems regarding accessibility in the south of Corby town) and in the settlements of Rockingham and Stanion within the rural area. Particular emphasis should be placed on identifying potential sites in the south of Corby and rural areas where provision is lower than other areas of the borough; however regard should also be paid to the growth scenario planned for Corby Borough from 2001-2021 and the provision for allotment sites within large new developments and SUE taking place during this time.

9.54 It is not considered necessary to identify a separate policy specifically for allotments as they are identified, and provision will be made for them through the implementation of Proposed Alternative GS 02.
10. Community Facilities, Services and Infrastructure

Introduction

10.1 The provision of new community facilities, services and infrastructure is vital for achieving sustainable communities in the projected growth for Corby. The North Northamptonshire Core Spatial Strategy (NNCSS) advocates that local infrastructure community facilities should include libraries, community centres, local sports, leisure and cultural facilities, waste management provision and renewable energy initiatives. Strategic infrastructure should include flood risk protection and strategic waste management facilities.

10.2 A way in which the Council can provide these facilities is by ensuring that developers contribute to the provision of such facilities, through the use of planning obligations attached to planning approvals.

10.3 The NNCSS advocates where appropriate, developments should support the provision or improvement of community facilities and services in the town centres where they will be most accessible to existing as well as new residents. Development should not lead to the loss of community facilities unless they are no longer needed by the community or cannot be relocated.

10.4 In recent years community facilities have improved with the opening of a new public swimming pool and passenger train station in 2009. The Community Plan for Corby suggests the priorities for community facilities now include a new cinema, bowling alley and facilities for young people.

Developers’ Contributions

Preferred Options

10.5 In order to provide adequate community facilities/service provisions the PO consultation document indicated the Council will support the provision of the North Northamptonshire wide 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 developments. This may result in charges being required for strategic infrastructure provision. The SPD will take into account the latest government advice in Circular 05/2005 ‘Planning Obligations’.

10.6 Additionally, the Council indicated it 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, public art.

Updates

10.7 The PO consultation resulted in an overall support for this approach. Since then the NNCSS has been adopted. NNCSS Policy on developer contributions is provided in Policy 6 ‘Infrastructure Delivery and Developer Contributions’. The policy sets out the requirement for a SPD for developers’ contributions, which will address both strategic and local infrastructure.
10.8 The PO document indicated within the various topic based chapters that the Council will also require developers’ contributions for various site-specific items such as Public Open Space.

CFS&I 01- Proposed Alternative for Developers’ Contributions

Developers’ contributions will be guided by the NNCSS Policy 6 and based on the proposed North Northamptonshire Supplementary Planning Document (SPD) for Developers’ Contributions, which will provide a strategic approach across the North Northamptonshire area to ensure the relevant and necessary facilities are provided alongside new development. Where appropriate neighbouring local authorities will be parties in the securing of contribution agreements with developers.

The Council will continue to use Planning Obligations to secure provision of relevant site specific, and other items in accordance with government advice set out in Circular 05/2005 (Planning Obligations) and best practice. Such items could include, but are not limited to:

- Affordable housing
- Public art
- Public realm improvements
- Public open space, sport and recreational facilities (including maintenance costs)
- Educational facilities
- The provision of renewable energy sources
- Sustainable Urban Drainage Systems (including maintenance costs)
- Biodiversity enhancements
- Appointment of staff responsible for S106 monitoring, identifying other sources of funding, providing planning or design guidance and undertaking project management service to ensure the delivery of public realm improvements.
- Highway infrastructure and sustainable transport
- Community facilities and community centres
- CCTV and ANPR.

Along side other authorities in the North Northamptonshire area consideration will be given to the introduction of a Community Infrastructure Levy as a way of ensuring the delivery of new community facilities, services and infrastructure that is required for the growth and regeneration of the borough in accordance with the NNCSS. Developer contributions will be subject to change accordingly.
Reasoned Justification

10.9 The government guidance in the form of Circular 05/2005 (Planning Obligations) provides the basis for this approach. It is noted that not all contributions are financial; developers may provide works and facilities, (on or off site) which improve the local or strategic infrastructure of Corby. Circular 11/95 (The Use of Conditions in Planning Permissions) also gives guidance on when planning obligations are required and has been taken into account.

10.10 The legal mechanism for the securing and delivery of developer contributions is a Section 106 agreement under planning legislation, or a Section 278 Agreement under the Highways Act 1980.

10.11 The 2008 Planning Act provides for the introduction of a Community Infrastructure Levy (CIL) to support infrastructure development and funding at the local, sub-regional and regional levels. The Council, along with the other LPA’s in the North Northamptonshire area will consider whether the proposed Community Infrastructure Levy will provide a more effective way of ensuring the required contributions toward community infrastructure and take any subsequent necessary action to ensure it is included in the planning and development control process.

Other Options Considered

10.12 A ‘do nothing’ approach is considered inappropriate as this would not result in the provision of the required new community facilities, services, infrastructure, and other site specific requirements. This would not deliver sustainable communities and thus be contrary to national priorities.

Utilities Infrastructure

Preferred Options

10.13 At PO stage the proposals included confirmation the Council will consider the results of the Utilities Capacity Study; in particular to develop Site Specific Proposals DPD in order to identify the provision of Sites for Sewerage Treatment Works (STW), and for two electricity sub-stations. The Council will consider the use of developer contributions for the provision of renewable energy resources and strategic utility provision. This will be in line with the proposed Developers’ Contributions SPD to ensure contributions are made in a structured manner, whilst being fair and proportionate to individual developers.

Updates

10.14 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’, the ‘Strategic Flood Risk Assessment (SFRA) (Stage I and Stage II), Corby Water Cycle Strategy (WCS), Northamptonshire Minerals and Waste Development Framework (MWDF) and the Transport Strategy for Growth – Corby Town Strategy. The WCS has been prepared in partnership with the Environment Agency, North Northamptonshire Development Company, Anglian Water Services and others to produce a mechanism that enables the cost of infrastructure to be shared.

10.15 The yet to be adopted Northamptonshire MWDF provides locations for minerals and waste in the plan period from 2006 to 2026. Northamptonshire has a significant growth agenda, requiring a considerable new number of facilities. MWDF identifies a hierarchy
of different sites within Northamptonshire – Integrated waste management facilities, waste management use in or adjacent to urban areas, industrial area locations for waste management uses and waste management in rural areas. There are 3 regional sites allocated for integrated waste management facilities, two of which are within Corby (Corby south-east and Corby Central-east). Within Corby two areas (Gretton Brook Road and Pilot Road) have been identified for waste management facilities in/adjacent to urban areas and there are four sites identified in industrial locations (Oakley Hay, Earlstrees, Weldon Road and North Eastern Industrial Area). No facilities in rural areas have been identified.

10.16 Phase 1 of the Corby Water Cycle Strategy indicated the ability to accept additional development at Corby sewerage treatment works (STW) would be exhausted by 2007/08. Phase 1 determined the most suitable sites for new developments was to build new sewerage treatment works at Priors Hall to serve local development and to expand Corby’s existing sewerage treatment works to serve the remaining growth required by 2031.

10.17 Phase 2 of the strategy proposes three options for sewerage treatment works with further consideration for treating everything at Corby’s current sewerage treatment works. Expanding the Priors Hall site was also considered. Option one is to develop a new site for sewerage treatment works at Priors Hall and upgrade Corby sewerage treatment works. Option two is to just upgrade works at Corby sewerage treatment works. Option three is to extend Priors Hall and Corby sewerage treatment works.

10.18 The Utilities Capacity Study (UCS) 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 has prepared a Water Cycle Study which will deal with these, and flood risk issues, in greater detail.

10.19 The UCS 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.

10.20 Planning permission has been granted for the upgrade of facilities at the sewerage treatment works at Oakley Vale.

**CFS&I 02 Proposed Alternative for Utilities Infrastructure**

_The Council will continue to support the implementation of utilities infrastructure including electricity sub-stations, waste treatment facilities and sewerage treatment works to support increased population in line with supporting strategies._

_The Council will investigate and pursue opportunities for the provision of low carbon and renewable sources of energy._
Reasoned Justification

10.21 Government guidance PPS1 ‘Delivering Sustainable Development’ (2005) sets out the way forward for the delivery of sustainable communities. As part of this aim local authorities must ensure that infrastructure and services are provided to support new and existing economic development and housing.

10.22 Since the PO consultation Supplement to PPS 1, ‘Planning Policy Statement: Planning and Climate Change’ (December 2007), has been issued and states that in developing Local Development Documents (LDDs), planning authorities should provide a framework that promotes and encourages renewable and low carbon energy generation. Policies should therefore be designed to promote and not restrict renewable and low carbon energy sources and supporting infrastructure, where this would help secure development of such sources.

10.23 With regard to the provision of sustainable development, NNCSS policy 13 ‘General Sustainable Development Principles’ states that development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that is currently aspired to. As such the Council will continue, through the extraction of developers’ contributions, seek to ensure that an adequate utilities infrastructure is provided to maintain an adequate service for current and future development in the area.

Other Options Considered

10.24 As the Proposed Alternative is based on a robust study in accordance with government guidance no other options have been considered.

Sustainable Urban Drainage

Preferred Options

10.25 The PO indicated that the Council will develop a Sustainable Urban Drainage Systems (SUDS) policy.

Updates

10.26 The PO consultation was in support of this option, however since the consultation was carried out the NNCSS has been adopted. Policy 13: ‘General Sustainable Development Principles’ of NNCSS aims to ensure that development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that we aspire to. The policy goes on to state that development must not cause a risk to the quality of the underlying groundwater or surface water, or increase the risk of flooding on the site or elsewhere, and where possible will lead to a reduction in flood risk.

10.27 The use of SUDS should form a key component of new development proposals, to reduce groundwater and surface water pollution, as well as reducing the risk of flooding. The North Northamptonshire Sustainable Design SPD suggests development should consider a strategic approach to wastewater infrastructure and minimising the amount of non-porous hard surfacing, to enable infiltration of run-off. The use of swales and filter strips within the landscape areas to reduce the volume of piped surface water and measures which promote water efficiency within the building use should also be incorporated into the design.
10.28 The use of SUDS has become increasingly important. Government is proposing new
national standards for the construction and operation of surface water drainage for all
new developments (2011). It is likely that where the site circumstances allow, SUDS will
be a requirement for all new developments. Once issued, these standards will be a
material consideration when considering planning applications.

**CFS&I 03 Proposed Alternative for Sustainable Urban Drainage Systems**

*The use of Sustainable Urban Drainage Systems will continue to be supported. The design and development of SUDS should be in accordance with the adopted North Northamptonshire Sustainable Design SPD.*

**Reasoned Justification**

10.29 PPS1 ‘Delivering Sustainable Development’ states that development plans should
ensure that sustainable development is pursued in an integrated manner, in line with the
principles for sustainable development set out in the UK strategy. One element of this is
the avoidance of flood risk and the promotion of SUDS as an integral part of new
development proposals.

10.30 PPS 25: Development and Flood Risk aims to avoid and reduce the risk of flooding to
and from new development through location, layout and design and incorporation of
SUDS. It states that in determining planning applications LPA’s should ensure
applications are supported by site specific flood risk assessments and give priority to the
use of SUDS. This approach is re-iterated in the Corby Water Cycle Strategy Phase 2
section 12.

**Other Options Considered**

10.31 The do-nothing approach is not considered appropriate as SUDS contribute to the
sustainability of developments and assist with the mitigation of climate change.

**Education Facilities**

**Preferred Options**

10.32 The PO confirmed that the Council would work with Northamptonshire County Council
(NCC) to identify a suitable location for the required new secondary school, having
regard to the proposed locations of new housing development.

10.33 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.

**Updates**

10.34 NCC as Local Education Authority (LEA) has identified a need for a new secondary
school in Corby during the plan period. Work is currently being carried out to identify a
suitable site within the town. The development of a secondary school will be in addition to
the Corby Academy (formerly Community College), which has been built within the North
East Corby Sustainable Urban Extension (SUE) at Priors Hall and the new build school
at the existing Kingswood Secondary School site which is currently under construction.
Tresham Institute’s planning application for a new campus on the former Corby Community College site has been approved and is due to commence development shortly.

10.35 The responses to the PO consultation were generally in support of the option but raised queries as to whether proposed provision would be sufficient. CBC will continue to work with NCC to ensure that education provision is in line with new development and increased population.

**CFS&I 04 Proposed Alternative for New Education Facilities**

*The Council will continue to support the development of a fourth secondary school in Corby and provision of a fifth secondary school later in the plan period within the western urban extension.*

*A new Tresham Institute campus at the former Corby Community College site will be supported.*

*The Council 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 proposed North Northamptonshire Developers’ Contributions SPD.*

**Reasons Justified**

10.36 Northamptonshire County Council has identified the need for an additional secondary school within Corby town early on in the plan period. Work is being carried out to identify a suitable site to meet the needs of the town’s growing population.

10.37 The general approach is to continue to have regard to the ‘Planning Obligations and Local Education Authority School Provision’ SPG until the proposed North Northamptonshire Developers’ Contributions SPD is finalised. This will ensure financial contributions are obtained from developers in order to meet the educational needs arising from housing development.

10.38 The importance of providing adequate education infrastructure is stressed in PPS1: ‘Delivering Sustainable Development’, which states that a key aim is to address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.

10.39 The Policy 8 of NNCSS, ‘Delivering Economic Prosperity’ goes on to state that in order to develop the qualifications and skills to attract new businesses and assist with economic diversification, investment in education and training at existing facilities will be encouraged. Policy 9 advocates a university presence to be a priority for North Northamptonshire. This is most likely to be achieved through an existing university offering courses based at Tresham Institute. Where new facilities are necessary these will be developed at locations accessible by a choice of means of travel.

**Other Options Considered**

10.40 No other alternatives have been considered as the need for an additional secondary school has been identified.
Transport Infrastructure

Preferred Options

10.41 PO consultation suggested that proposed Site Allocations DPD will support transport development to be promoted in locations that are either well served by (or offering the potential for) public transport, pedestrian and cycle links. Further POs indicated the Council will continue to press for the required transport improvements including the realignment and dualling of the A6003, improvements to the A6116, dualling of the A43 Corby Link Road and improvements to the A14, and the provision of a rail passenger station and service for Corby.

Updates

10.42 In 2009 Corby’s new train station opened. It is located to the east of the town centre. Plans to increase the capacity of trains are now a priority for both passenger and freight services.

10.43 The Department of Transport has announced that Stagecoach Midland Rail Ltd has been awarded the contract to run the new East Midlands Franchise. A new hourly direct passenger service between Corby and London has been implemented.

10.44 The Northamptonshire Local Transport Plan 2 (LTP) identifies dualling of the A43 Corby Link road as being committed, and due to commence before 2011. Improvements to the A14, Kettering by-pass (outside the Corby Borough area) are currently indicated as being under active consideration. Other road improvements have been identified for improvements to the A6116 and realignment and dualling of the A6003. Work has already commenced on the development of the Corby Northern Orbital Road.

10.45 The ‘Transport Strategy for Growth – Corby Town Strategy’ identifies direct impacts on the county’s highway network, with particular concerns for the A14 and A45 due to the county’s growth agenda. Much of the strategy sets out the need to reduce congestion. In the North East side of Corby the A6116 and A6003 will have a series of junction improvements. The Corby Link Road and parts of the A6014 and A6086 will be dualled. In addition a link will be provided between the A427 and Corby Link Road around Weldon. For further details see appendix C of this document.

10.46 The PO consultation responses were generally in support of this option, particularly with regards to improving road infrastructure to reduce congestion and the implementation of rail services.

CFS&I 05 Proposed Alternative for Transport Infrastructure

New and improved transport infrastructure as identified in the Local Transport Plan and Transport Strategy for Growth will continue to be supported. Locations for transport infrastructure identified on the Proposals Map will continue to be protected unless there is clear and reasonable justification for an alternative form of development.

Rail provision will continue to be expanded to increase the provision of passenger and freight services. The bus network will continue to be
supported to serve local and strategic connections. Roads improvements for the A14, A45, A43, A605, A6116, A6003 and the Weldon bypass will continue to be a priority for transport infrastructure development.

Reasoned Justification

10.47 PPG13: ‘Transport’ (2001) stresses that the quality of life depends on transport and easy access to jobs, shopping, leisure facilities and services; a safe, efficient and integrated transport system is needed to support a strong and prosperous economy. Therefore, key improvements in local transport links and infrastructure have been determined as essential for the delivery of Corby’s regeneration.

10.48 Policy 2 of the NNCSS ‘Connecting North Northamptonshire with the surrounding area,’ indicates there are a number of strategic connections where improvements can be made. This gives priority to essential road infrastructure improvements to accommodate development as well as growth in existing traffic on the key roads through Northamptonshire which includes the A14, A45, A43, and A605. In terms of key local connections the NNCSS sets out the requirement for a North Northamptonshire sub regional strategic bus network linking the A605/A45, and introducing Real Time information systems.

10.49 For local movement and accessibility, Policy 3 of the NNCSS ‘Connecting the Urban Core’ aims to build on accessibility and patterns of existing 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; and focus on town-wide services and facilities in the town centre.

10.50 The Local Transport Plan 2006/07 - 2010/11 and the Northamptonshire County Council ‘Transport Strategy for Growth’ (TSfG) sets out the integrated transport framework to support housing growth, associated economic growth and the regeneration in Corby.

10.51 The Joint Local Transport Plan 2, Northamptonshire Transport Strategy for Growth and NNCSS identify priorities for action to improve transport provision in light of the changing planning policy framework within the county and the predicted significant future growth that will take place.

Other Options Considered

10.52 As the Proposed Alternatives are based on an assessment of the transportation needs that is required to facilitate the growth for Corby, and is in accordance with NCSS, no other alternatives have been considered.

Cemeteries and Churchyards

Preferred Options

10.53 The PO confirmed the Council proposed to allocate additional land for burial plots with the Site Specific Allocations DPD if investigations identify a requirement.

Updates

10.54 Corby has nine cemeteries and churchyards. There is currently no government guidance on quantity and quality standards for provision of burial grounds or crematoria however they were assessed as part of the OSSR. Most sites were rated very good or good for
cleanliness and maintenance, and rated as having high/significant usage, suggesting that the cemeteries and churchyards are well maintained and highly valued by the community.

10.55 Consultation responses to the PO indicated that there was the perception that there is not a shortage of burial space within the plan period.

10.56 In 2009 the Council undertook further research which involved consultation with the Churches and a review of capacity across the borough compared to future demand predictions. The audit concluded that additional burial land will be required in the plan period. A cemetery is proposed to be allocated at Haunt Hill, Weldon and extension to the burial land at Gretton Baptist Church has been granted planning permission.

**CFS&I 06 Proposed Alternative for Cemeteries, Churchyards, Cremation, Burial Land and Green Burials**

The Council will undertake further investigations to identify the location and number of burial plots/crematoria required. The site at Haunt Hill, Weldon and an extension to the burial land at Gretton Baptist Church has been proposed to meet the requirement for cemetery / burial provision (as identified on the Proposals Map).

Provision will meet relevant environmental best practice guidance from Circular LG1/232/36 and conform to other policies for the provision of community facilities.

Where new sites are required a well-maintained, clean site with long-term burial capacity, provision of seating areas, clear pathways and boundaries with varied vegetation and landscaped areas should be provided.

**Reasoned Justification**

10.57 All burial facilities and crematoria are subject to strict environmental criteria:

- Process Guidance Note 5/2 (04) - Secretary of State's Guidance for Crematoria 2004.
- Environmental Protection Act 1990, Part 1 - Secretary of State's Guidance - Crematoria - PG5/2(91) February 1991

10.58 Corby’s nearby crematoria are located in Northampton, Peterborough and Leicester. Cremation is increasing nationally, as is the trend for environmentally sustainable means of burial such as woodland burial. There is therefore a requirement to identify, and plan for future needs for such facilities arising from the proposed population growth.
10.59 Since the PO consultation an extension to the burial land at Gretton Baptist Church has been approved.

Other Options Considered

10.60 As the Proposed Alternative requires the further assessment of the needs for Corby, it would be inappropriate to pre-judge the requirements for both now, and in the future. No other alternatives have been considered as a do-nothing approach may lead to an unacceptable under provision of burial plots/crematoria.

Provision of Public Art

Preferred Options

10.61 The PO consultation indicated the Council would support a strategic approach to public art to help change the image of the town centre, and across the borough. Sites for public art installation would be selected based on the then proposed town centre Master Plan and SUE Area Action Plan. Developer contributions would be sought for the design and installation of public arts projects in accordance with the proposed Developer Contributions SPD.

Updates

10.62 Responses to the PO consultation were strongly in support of this option.

10.63 The Arts Strategy for Corby (2005) covers all aspects of art including public art. The strategy supports the development of the built environment and this includes a programme of public art and the involvement of artists (including public participation) in the regeneration of the town centre.

10.64 Objectives for Corby’s Art Strategy 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.

10.65 In addition Corby’s Heritage Strategy aims to maximise the contribution of arts, culture, design and conservation activities to regeneration and growth with the local environment, supporting the development of public art in the urban environment.

10.66 Guidance on the use of public art in the urban environment is available in the Council’s document ‘Visioning Ideas for Cultural Regeneration in Corby’.

_CFS&I 07 Proposed Alternative for Public Art_

_The Council will continue to support a strategic integrated approach in accordance with the Arts Strategy for Corby to help change the image of the town centre, and across the borough through the use of appropriate public art._

_Sites for public art installation will be selected based on the town centre Master Plan, and consideration will be given for installations in the Sustainable Urban Extensions Sites will be developed in partnership with the local communities, developers and Arts Council/other partners._
Reasoned Justification

10.67 Public art enriches our surroundings, symbolises community identity and adds value to developments. The Council encourages public art as an integral part of new development or refurbishment.

10.68 PPG1 suggests that good design should be the aim of all involved in the development process, but it is primarily the responsibility of designers and their clients. Government policy asks developers 'to think imaginatively in future as to how proposals can incorporate mixed land uses, to produce lively and successful developments and provide a positive contribution to the quality of our towns and cities'.

10.69 One of the Strategic Objectives of the Arts Strategy for Corby states that arts will support the continuing improvement of the quality of the built environment, regeneration and plans for long-term growth for Corby. It will strengthen community life and promote social inclusion.

10.70 The Heritage Strategy Action Plan recommends maximising the contribution of arts, culture, design and conservation activities to regeneration and growth.

Other Options Considered

10.71 No other options have been considered.

Provision of Health Care Facilities

Preferred Options

10.72 The specific provision of Health Care facilities was not considered at the PO consultation stage.

Updates

10.73 The Council considers health care facilities are an important community facility that requires consideration in the future planning for the growth of Corby’s population. Although there are currently no background papers to support the provision of health care facilities, it is acknowledged that their provision is essential and will therefore be developed in conjunction with the Primary Care Trust.

CFS&I 08 Proposed Alternative for the provision of Health Care Facilities

In liaison with the Primary Care Trust and other partners concerned with health care provision, the Council will investigate the need for the provision of new health care facilities in the borough.

Reasoned Justification

10.74 The importance of providing adequate community infrastructure is stressed in PPS1: ‘Delivering Sustainable Development’, which states that to address accessibility (both in
terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities is a key aim.

**Other Options Considered**

10.75 A do nothing approach could lead to a deficiency in health care facilities across the borough. As such this option is not considered appropriate.
11. Environment and Heritage

Introduction

11.1 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.

11.2 Environment is a cross-cutting theme of the objectives of the North Northamptonshire Core Spatial Strategy (NNCSS). The objectives identify the need to encourage and promote environmental protection and improvements to the environmental and visual quality of the area. Specifically, Objective 2 of the NNCSS identifies the need to:

“Enhance and manage the built environment and natural resources of North Northamptonshire in a sustainable and integrated manner…To bring about a step change in biodiversity management and a net gain in Green Infrastructure; retaining and enhancing landscape character and distinctiveness…”

11.3 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.

Local Heritage

Preferred Options

11.4 The Preferred Options (PO) consultation recognised the need for the Council to create general policy to support the protection of Scheduled Monuments (SMs), Conservation areas, and other matters covered by Corby’s Heritage strategy. The Council also noted that this may be coordinated by the Joint Planning Unit to cover the whole of the North Northamptonshire area, as part of the then proposed 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.

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

Updates

11.6 The draft Heritage Protection Bill was published in April 2008, which sets out the legislative framework for a unified and simpler heritage protection system that will be more open, accountable and transparent. The new system has been designed to provide more opportunities for public involvement and community engagement in understanding, preserving and managing our heritage. However the Bill has be put on hold, whilst efforts are concentrated on measure to improve the UK economy.

11.7 Planning Policy Statement 15: Planning for the Historic Environment is currently out for consultation. PPS 15 will replace PPG 15 and PPG 16, incorporating policy on the Historic Environment and Archaeology into one document. The accompanying Historic Environment Practice Guidance being published by English Heritage will be a guide to implementation and best practice.
11.8 The main aim of PPS15 is that the historic environment, and heritage assets in particular, should be conserved, enhanced and enjoyed for the quality of life they bring to this and future generations. This is to be achieved through:

- applying the principles of sustainable development to proposals involving the historic environment;
- conserving and, where appropriate, enhancing England’s heritage assets in a manner appropriate to their significance;
- contributing to our knowledge and understanding of our past.

11.9 In support of this, the draft PPS emphasises the need to establish the significance of each asset (defined as its value to people now and in the future derived from its heritage interest) which will help to clarify which aspects of an asset it is most important to conserve.

11.10 PPS15 is due for publication in 2010 and will be taken into consideration within the submission version of this document.

11.11 It has been decided to incorporate a number of development control policies in the future proposed Site Specific Allocations Development Plan Document (SSA DPD). The Proposed Alternatives are incorporated into this consultation document.

11.12 The Corby Heritage Strategy identifies a number of projects which aims to raise the awareness of heritage in Corby and provide a focus and stimulus to wider activity. These key projects are:

- The restoration of a historic building for a small heritage centre opened in 2008 located in Corby Old Village
- An introductory heritage display in the proposed Civic Hub as part of the new Parkland Gateway development
- The development of town centre’s woodlands and the borough’s natural heritage assets at Thoroughsale and Hazelwood woodlands and possible parts of the proposed boating lake developments
- A survey and record of 20th and 21st century heritage
- The redevelopment of a new heritage displays at East Carlton Country Park.

11.13 Corby Heritage Strategy advocates for the highest quality of design in future developments to ensure heritage is considered in the design of new housing areas and open spaces. The design should reflect a sense of place and local heritage.

11.14 Heritage consideration in new developments should include:

- Gateway and entrance features
- New roads and place names
- Design features in parks
- Fencing and barrier design
- Public art works
- Signing systems
- Bus stops and street lighting, and
- The design and names of public buildings such as local shops and pubs.

**E&H 01 Proposed Alternative for Protection and Enhancement of Local Heritage**

*The Council will continue to ensure the protection and enhancement of identified historic, archaeological and cultural heritage features in Corby.*

*Proposals will be required to preserve and/or enhance the historic environment and heritage assets, their features, character, settings and appearance through high quality and sensitive design in line with Corby Heritage Strategy.*

*Proposals neighbouring a building, area or feature of heritage or cultural importance will not be permitted where they would adversely affect their character and appearance. Development proposals should use building materials which are sympathetic to traditional materials, finishes and building techniques.*

**Reasoned Justification**

11.15 Protection and enhancement of the amenity value of the rural and urban environment 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.

11.16 ‘Planning Policy Statement 7: Sustainable Development in Rural Areas’ (2004) (PPS7) suggests that development should contribute 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.

11.17 It is important that all new development should be sympathetic to the special architectural and aesthetic qualities of the area, particularly in terms of scale, design, materials and space between buildings.

11.18 **Other Options Considered**

An option would be to not protect and enhance environmental heritage. This option has not been considered as the historic environment makes an important contribution to quality of life through its role in the character of the places where we live, and in defining who we are and where we have been. It is also a source of education and understanding.
Conservation Areas

Preferred Options

11.19 The PO was that the Council would undertake on going appraisals of existing conservation areas. The designation of additional Conservation Areas will be considered and management proposals for Conservation Areas will be developed once the appraisals are complete.

Updates

11.20 The Heritage Strategy Action Plan 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.

11.21 The PO consultation responses were all in support of the protection of conservation areas. Since the PO, and following extensive public consultation, a number of Conservation Area Appraisals and Management plans have been completed by the Council. This has increased the number and, for some resulted in a change of boundary to the Conservation Area. A full list of all Conservation Areas, including those added since the 2006 PO consultation is given below.

- Corby Old Village (designated 2007)
- East Carlton (designated 2008)
- Great Oakley
- Gretton
- Rockingham (Conservation Area enlarged in 2009)
- Stanion (designated 2007)
- Cottingham
- Middleton
- Lloyds, Corby
- Weldon (Conservation Area enlarged in 2009)

11.22 All the Conservation Areas are depicted on the Proposals Map.

_E&H 02 Proposed Alternatives for Protection of Conservation Areas_

Development proposals will only be permitted if they would not have an adverse impact upon the fabric, character or setting of the designated Conservation Area. Where possible development proposals should also aim to enhance the special architectural and historic features of interest and contribute to the management proposals for the area.
Reasoned Justification

11.23 Conservation Areas are defined as ‘Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.

11.24 The designation of a conservation area indicates the Council's positive commitment to these areas and its intention to preserve and enhance the quality of the environment. However, conservation areas are not open-air museums but living communities which must be allowed to change over time in order to remain vital and prosperous.

11.25 ‘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.

Other Options Considered

11.26 No other options have been considered.

Listed Buildings and their Settings

Preferred Options

11.27 As for Local Heritage section above.

Updates

11.28 Buildings that are in need of special protection are listed in Volumes 2 and 3 of the Corby Heritage Strategy. The strategy also includes the action plan for them in accordance with the culture regeneration strategy and development control regulations.

11.29 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.

E&H 03 Proposed Alternative for Protection and Enhancement of Listed Buildings and their settings, and Buildings of Local Interest

The retention of Listed Buildings and their settings is a high priority and appropriate development will only be permitted where it retains or reinstates the essential characteristics and appearance of such buildings and their settings.

The demolition of Listed Buildings will not be permitted unless there are very exceptional circumstances. Before granting consent the Council would require clear and convincing evidence:

- that all reasonable efforts have been made to continue existing uses or find alternative one
• that preservation in the ownership of the community or a charitable trust is not possible or suitable, and
• that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.

Unlisted buildings of local interest, particularly in the Conservation Areas, can contribute to the character of the area and this should be recognised in any proposals for development affecting them.

Reasoned Justification

11.30 Fine buildings and their surroundings are areas which are distinguished by their architecture, landscape and history. These are also important examples of our social, cultural and aesthetic heritage and must be safeguarded from indiscriminate or ill-considered change.

11.31 However, it is not always enough to protect these buildings in isolation. Their surroundings and general environment are often of equal importance and their appropriate setting must also be considered.

11.32 The government is presently considering altering the system for designating and protecting Listed Buildings and Scheduled Monuments (through the introduction of new legislation set out in the Heritage Bill). Any changes to planning policies for Corby required as a result of these proposed alterations will be considered in the final Site Specific Allocations DPD as appropriate.

11.33 Some unlisted buildings of local interest have been identified through the recent Conservation Area Appraisals for parts of the borough. Future studies are likely to identify additional buildings.

Other Options Considered

11.34 The proposed approach affirms current national guidance and statutory obligations in respect of Listed Buildings. It is considered that no other options would be appropriate. For unlisted buildings that are of local interest an option would be to not consider them as having attributes making them worthy of retention. This would lead to the potential loss of local interest buildings to the detriment of the character and quality of the borough’s environment.

Protection of Scheduled Monuments and Archaeological Sites

Preferred Options

11.35 As for Local Heritage section above.

Updates

11.36 The PO consultation was in unanimous support of the protection of Scheduled Monuments and Archaeological sites.

11.37 The Heritage Strategy identifies the following Scheduled Monuments (SM) and important Archaeological Sites;
Scheduled Monuments:
SAM12 Kirley Hall Country House and Gardens (NAU site No. 1682)
SAM99 Weldon Lock-up (NAU Site No. 2659)
SAM105 Weldon Roman Villa (NAU Site No. 2657)
SAM121 Gartree (Roman) Road (NAU Site No. 1896)
SAM13638 Rockingham Castle
SAM17126 Moated Site, Rockingham Castle
SAM17158 Elizabethan County House and gardens and the remains of the medieval village at Kirby

Other Important Archaeological Sites:
Stanion Medieval Village: Centre of major pottery industry (819)
Unscheduled Medieval Settlement Area at Kirby (1682)
Gartree (Roman) Road: Unscheduled section (1896)
Saxon Burial Site and Medieval Village of Great Weldon: Important iron working Centre (2659)
Weldon Park Medieval Deer Park Earthworks (3050)
Great Oakley Medieval/post medieval Village Earthworks (4032)
Medieval/Post Medieval Fish Ponds at Marsh Farm (4034)
Corby (Beanfield) Medieval Moated Site (4039)
East Carlton Medieval Village Earthworks (4102)
Medieval Manorial Earthworks at Gretton (4140)
Deserted Medieval Farmstead of Cotton near Gretton (4147)
Unscheduled Medieval Town Remains at Rockingham (4156)
Medieval Open Field Remains at Rockingham (6517)
Rockingham Park. (4184)
Medieval monastic hermitage (4157)

E&H 04 Proposed Alternative for Protection of Scheduled Monuments and Archaeological Sites

Proposals for development will not be permitted where they would adversely affect Scheduled Monuments or other important archaeological and historic sites, structures and landscapes, or their setting.

Where potentially important remains are known or believed to exist, but where the quality of the remains is uncertain, planning permission will not be granted without adequate assessment of the archaeological or historic landscape implications. Where insufficient information is available to enable such an assessment then the Council will require the applicant to commission evaluation of the remains by appropriate specialists.
Where preservation of important remains is not feasible or merited, taking into account the importance of the remains and other material considerations, the Council will expect a developer to make satisfactory arrangements for the excavation or recording of the remains before the development commences.

Reasoned Justification

11.38 PPG16 sets out the policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

11.39 However, it is not enough to protect these features in isolation as the surroundings and general environment are often of equal importance; this is particularly the case for SMs as they can be present in both urban and rural situations. Therefore their appropriate setting must also be considered.

11.40 The government is presently considering altering the system for designating and protecting Listed Buildings and Scheduled Monuments (through the introduction of new legislation set out in the Heritage Bill). Any changes to planning policies for Corby required as a result of these proposed alterations will be considered in the final Site Specific Allocations DPD as appropriate.

Other Options Considered

11.41 The proposed approach affirms current national guidance and statutory obligations in respect of Scheduled Monuments. It is considered that no other options would be appropriate.

Biodiversity, Nature Conservation and Geological Features

Preferred Options

11.42 The PO was 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 SSA 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 were proposed.

Updates

11.43 The Heritage Strategy has identified Corby has having important surviving tracks of ancient woodland and associated wetlands within the borough, many which are parts of the ancient Forest of Rockingham. This was one of the three major Norman Woodlands.

11.44 It has been identified that Corby incorporates a large number of areas of high biodiversity sensitivity. Overall the area falls within the EMRP 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 previously-developed 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.

The Wildlife Trust has identified 49 County Wildlife Sites in Corby. Corby is home to a number of amphibians, reptiles, birds, mammals and insects, including the Water Vole, Water Shrew and Brown Hair. There are also a diverse number of plants including Ivy,
Consultation Document

Juniper and Willow. The Wildlife Trust has also identified a number of potential wildlife sites in Corby. These are sites which have wildlife value, though not of sufficiently high enough quality to meet County Wildlife standard.

11.45 The revised 2008 Northamptonshire Biodiversity Action Plan (BAP) has been prepared in order to ensure that conservation efforts are directed towards priority habitats and species. Plans are separated into three sections: General Action Plans (GAPs), Habitat Action Plans (HAPs) and Species Action Plans (SAPs) to halt and reverse the decline of the respective habitat and/or species.

11.46 There are five main habitat types covered by the Northamptonshire BAP: Wetlands; Trees and Woodlands; Farmland; Dry Grassland and Heath; and Towns and Villages. The BAP works on the principle that if the habitat is conserved and enhanced, specific species are more likely to become established, rather than focussing on specific species. There are currently 29 HAPs and 2 SAPs in Northamptonshire.

11.47 A landscape study in Northamptonshire concluded that the landscape around Corby town 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 which 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.

11.48 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.

E&H 05 Proposed Alternative for the Protection and Enhancement of Biodiversity, Nature Conservation and Geological Features

The loss or damage to sites of biodiversity nature conservation, geological or landscape value, including County Wildlife Sites (CWS), will be a material consideration in determining any application for development. Development which would have a serious adverse effect on nature conservation or other environmental interests would not be permitted unless through the use of planning conditions or obligations the most important features of the site can be retained or compensated for nearby.

Where habitats of local significance can make a useful contribution to both nature conservation and opportunities for public access, the Council will encourage the enhancement and management of these areas and shall include provision for their appropriate designation.
**Where CWS have been identified development should recognise opportunities for the delivery of Green Infrastructure and Biodiversity Action Plan targets. Development that would adversely affect sites of value in terms of recognised biodiversity, nature conservation or geological interest will not be permitted.**

**Reasoned Justification**

11.49 Planning Policy Statement ‘Biodiversity and Geological Conservation’ (PPS9) 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.

11.50 Potential Wildlife Sites have not been taken forward for protection as there is insufficient evidence to clarify whether the sites provide a habitat for wildlife. Further investigation needs to be carried out to determine whether these sites do require protection.


11.52 As required by PPS9, a hierarchy of designated nature conservation sites in Corby has been identified and these sites are shown on the Proposals Map. These sites are proposed to be carried forward from the previous Corby Local Plan and are to be afforded the same level of protection as set out in the previous policy. The Hierarchy of designated sites is set out below.

**European Level:**
- Special Area of Conservation (SAC’s)
- Special Protection Area (SPA’s).
  (* Currently none in the borough, but included to account for future potential)

**National Level:**
- Special Protection Area (SPA’s)
- Sites of Special Scientific Interest (SSSIs)
  - Weldon Park Wood
  - Geddington Chase.

**Local Level:**
- County Wildlife Sites
  - Oakley Quarry (NC01)
  - Askershaw Wood (NC02)
  - Corby Tunnel Quarries (NC15)
  - Deene Park and Dibbins Wood (NC05)
  - Harry’s Wood (NC07)
- New Coppice Lane (NC23)
- New Coppice Reserve (NC24)
- Weldon Lodge and Deene Quarry (NC06)
- Ash Coppice (NC17)
- Blackthorn Wood (NC10)
- Boundary Plantation (NC39)
- Brookfield Plantation (NC16)
- Burkitt Road Grassland (NC37)
- Cowthick Quarry (NC46)
- Gailborough Spinney (NC08)
- Great Cattage Wood (NC22)
- Great Coppice (NC51)
- Great Hollow (NC31)
- Great Oakley Meadow Reserve (NC27)
- Gretton Brook Plantation (NC13)
- Gretton Plain Quarry and disused railway (NC14)
- Gretton Plantations – Hedges(NC42)
- Harper’s Brook (NC20)
- Hazel Wood (NC29)
- Hills Planting Pond (NC36)
- King’s Wood Local Nature Reserve (NC28)
- Limestone Quarry Wheldon (NC04)
- Lodge Coppice (NC25)
- Plantation Meadow (NC41)
- Prior’s Hall Plantation (NC12)
- Priors Hall (Corby Old Quarries) (NC49)
- Rockingham Park (NC33)
- Rockingham Wood (NC38)
- Sawtry Coppice (NC26)
- South Wood Quarry Grassland (NC18)
- Spring Grove (NC34)
- Spring Pond (NC32)
- Swinawe Barn Plantation (NC09)
- Swinawe Wood (including Bar Coppice and Broad Angle) (NC03)
- The Cow Pasture (NC35)
- The Dale (NC21)
- Thoroughsale Wood (NC30)
- Weldon Churchyard (NC45)
- Weldon Marsh (NC47)
- Weldon Mound (NC48)
- Weldon Old Workings (NC44)
- Weldon Park SSSI (NC50)

- Local Nature Reserves
  - King’s Wood
  - Great Oakley Meadow.
Consultation Document

Other Options Considered

11.53 As all the sites listed have been identified as worthy of protection due to their unique ecological, geological or bio-diversity traits and policy states that such areas should be offered protection, the do nothing approach has not been considered.

Protection of Historic Parks

Preferred Options

11.54 As for Local Heritage section above.

Updates

11.55 Corby Heritage Strategy has identified two registered parks and gardens, the East Carlton Country Park covering 100 acres overlooking Welland Valley and Rockingham Castle Parks and Gardens covering 300 acres with formal gardens dating back to the 17th Century. On the eastern fringe of the borough Deene Park has 16th century gardens and parks associated with the Country House and Kirby Hall.

**E&H 06 Proposed Alternative for Protection of Historic Parks**

*Development will not normally be permitted which would have an adverse effect on the character or setting of historic parklands or gardens. Sites include:*

- **Kirkby Hall (north east of Corby)**
- **Deene Park (north east of Corby, located outside but on the borough boundary)**
- **Rockingham Castle (north west of Corby), and**
- **Welland Valley.**

Reasoned Justification

11.56 PPG15 notes that the registration of a Historic Park or Garden is a material consideration in planning terms and guides local authorities towards their protection.

11.57 A simple definition of a historic park or garden addresses whether it can be said to be of 'special historic interest'. Whether or not a site merits national recognition through registration will depend primarily upon the age of its main layout and features, its rarity as an example of historic landscape design and the quality of the landscaping.

11.58 Therefore the key elements in relation to these valued features are the survival, quality, and interest of its historic structure; and it is these elements that development has the potential to affect.

Other Considered Options

11.59 No other options have been considered.
12. **Urban Boundary Designation**

**Introduction**

12.1 The current Local Plan for Corby does not provide a definition of the urban area for Corby town. The definition of an urban boundary will provide clarity and certainty for all parties and assist with the application of the sequential approach to the release of land for development, and to ensure that the relevant policies that relate to urban as opposed to rural locations are suitably applied when the Council is considering planning applications.

12.2 The urban boundary is not a means to define town limits in physical or social terms. The drawing of development limits, combined with other Development Plan Policies will seek to:

- direct development to appropriate sustainable settlements; and
- protect the countryside from inappropriate development.

**Preferred Options**

12.3 The Issues and Options (I&O) (2005) included plans which depicted the urban boundary for Corby. There was general support for the inclusion of an urban boundary, but certain comments were raised concerning the boundaries and the approach to allocated sites and locations with planning permissions.

12.4 This issue this was not taken forward in the subsequent Preferred Options (PO) consultation.

**Updates**

12.5 The Council has recognised the importance of providing an urban area for Corby. It has undertaken a careful review of the proposed boundary for Corby. This followed a number of guiding principles takes into account matters such as development on the edge of the area, planning applications, and proposed designations. Further details are given in Appendix F.

12.6 The boundary now proposed as the Proposed Alternative (see below) contains the following major changes from the previous boundary discussed at the I&O consultation:

- Priors Hall and Stanion Plantation are now included as planning permission has been granted.
- Rockingham Motor Speedway is no longer included as it is outside the borough boundary.
- Weldon excluded as a village boundary as defined in the Local Plan, and is now subject to a revised village confines boundary (see Villages and Rural chapter above).
UBD 01 Proposed Alternative for the Urban Boundary for Corby

The Proposed Alternative for the urban boundary of Corby is shown in Figure 12.1 and on the Proposals Map.

The urban boundary will be used by the Council to identify which of the other planning policies within the Development Plan are relevant when considering planning applications.

The urban boundary will be subject to future review, and the Proposals Map updated accordingly to take into account future town expansion particularly at the Sustainable Urban Extensions.

Figure 12.1 - Urban Boundary for Corby Town

Reasoned Justification

12.7 The proposed urban boundary separates land urban in nature from rural land uses. The boundary will help inform decisions on planning applications, including helping to control development of the open countryside from unwarranted development, (where normally the protection and enhancement of the countryside will be of paramount importance) and thus prevent unnecessary and un-coordinated urban sprawl. This is in accordance with national policy guidance such as PPS7 and PPS1.

12.8 The provision of an urban boundary is a policy approach which provides a sound basis for development control decisions and implementation of the NNCSS.
12.9 Settlements which are defined as villages in the Local Plan that are distinct from the urban area are not proposed to be included. The following villages will be excluded: Gretton, Weldon, Middleton, Cottingham, East Carlton, Rockingham and Stanion. The majority of Great Oakley will be included within the boundary as the area is now absorbed by the urban area and relates closely to it. The southern parts of Great Oakley including Woodlands Lane and Oakley Hall are to be excluded as they are clearly separated from the urban edge and differ in character.

12.10 Other changes reflect; land allocated for development or environmental designations such as environment and nature conservation area and County Wildlife sites, land with approved planning permission and other anomalies.

12.11 Two sites have been identified as exception sites. These are:

- Site A (Figure 12.1) the British Steel Land, Phoenix Parkway which is included because it was land was previously allocated for employment in the Local Plan (though not saved) and is expected to form part of the urban area due to its location within an existing industrial area and proximity to the proposed northern Orbital Road; and

- Site B (Figure 12.1) the Little Stanion development; this is to be excluded from the urban boundary as it has been treated as a rural area in the adopted North Northamptonshire Core Spatial Strategy (NNCSS).

12.12 Work on defining the precise extent of the other urban extensions e.g. western expansion (see chapter 14) and future expansion of north east is ongoing. These Sustainable Urban Extensions (SUEs) will be excluded until work is further advanced.

**Other Options Considered**

12.13 A ‘business as usual’ alternative would be the continuation of the existing approach set out in the adopted Local Plan (where no boundary is provided) and would mean that an urban boundary would not be defined on the Proposals Map. There would therefore be an absence of any form of designation or certainty over the future land within the borough that lies outside the urban area of Corby. This may lead to inconsistency in the Council’s consideration of planning applications on the periphery of the town.

12.14 To have no defined boundary would also mean the implementation of Polices 1 and 9 in the NNCSS would be arbitrary and subjective.

12.15 A less tightly drawn boundary could be drawn which could include open space and land on the town’s periphery. However this would extend the current urban boundary into surrounding areas of countryside, which will in a significant number of cases have a harmful impact on the local landscape and prejudice the delivery of redevelopment and regeneration within the town, and the Western SUE.
13. Kingswood Area Specific Proposals

Introduction

13.1 The Kingswood area has been identified as being in need of intervention and given particular attention under the Local Development Framework (LDF). The area is targeted for priority action due to its present state of under-investment and urban decay. The need for change has been recognised by the Council and by the North Northants Development Company (NNDC) (the Urban Regeneration Company created by the merger of Catalyst Corby and the North Northants Together partnership). A regeneration programme will provide a strategy for this change, which will guide new investment in the area until 2021.

13.2 The Council has prepared a programme of housing regeneration work across estate areas, and a number of properties have been acquired and phased demolition of some of the more difficult to let properties has commenced in order to bring about physical improvements to the area.

13.3 The physical context and key issues for Kingswood today are:

- Unattractive shops and other facilities;
- Lack of legible layout of streets and pedestrian crossings;
- Houses which lack identity and have small gardens;
- Ageing housing stock; and
- Public areas and spaces that have become outworn and in need of revitalisation.

13.4 The proposal aims to improve local facilities, create streets and open spaces that people want to use, and revitalise neighbourhoods by improving the quality of the housing and environment. Any development should have regard to the needs of enhancing and managing the built and natural environment in a sustainable and integrated manner. This is in accordance with the objectives of the North Northamptonshire Core Spatial Strategy (NNCSS).

13.5 It is envisaged that significant improvements in public areas, together with better housing opportunities of traditional design and layout, with public and private areas clearly defined (to create ‘defensible spaces’), maximising existing landscape setting and environmental assets will help provide well designed sustainable communities and high quality places to live.

13.6 Figure 13.1 shows the aerial view of the Kingswood estate. The area is also outlined in the Proposals Map.
13.7 This chapter builds upon public consultation and feedback, and further assessment work that has already taken place as part of the formerly proposed Kingswood Area Action Plan. In addition to that listed in chapter 1, consultation specifically for the Kingswood area has included:

- **Master Plan consultation**, undertaken by David Lock Associates (DLA) (March and June 2006). This was undertaken on behalf of the Borough Council and private sector partners; and

- **Preferred Options (PO) Consultation document for the Kingswood Area Action Plan** produced by Corby Borough Council (February to March 2007). This was accompanied by a Sustainability Appraisal (SA).
The Concept Master Plan for Kingswood

Preferred Options

13.8 The Kingswood PO consultation proposed to incorporate development principles contained within the then emerging Master Plan for Kingswood, to provide a vision for change in the area. The vision intended to set out spatial objectives and interventions to achieve regeneration, strategic objectives which could be used to instigate change through neighbourhood management and physical intervention and structural changes.

Updates

13.9 Following continued design work and in response to feedback from informal public consultation a revised Concept Master Plan has been developed for Kingswood. Six strategic components have been identified as being necessary to tackle the fundamental problems affecting Kingswood and will ensure that proposals employ effective place-making urban design principles. The components are:

- making connections
- creating a new heart
- creating a new identity
- reducing crime via improvements to the public realm
- re-developing the worst and stimulating the market, and
- improving each neighbourhood according to its needs.

13.10 Consultation at the Preferred Options stage yielded three representations regarding the Kingswood Masterplan, one in support, one in objection, and one neither in support or objection. The objection considered that ‘do nothing’ did not constitute a valid argument for other options considered. The representation neither in support or objection commented that existing green spaces should be retained.

KASP 01 Proposed Alternative for the Concept Master Plan for Kingswood

The Council supports the implementation of the development principles contained in the Kingswood Master Plan as shown in Figure 13.2 below. The vision for Kingswood sets out the ultimate ambition for change in Kingswood; something which residents, stakeholders and those driving the regeneration process can identify with and aspire to.
Figure 13.2 - Regeneration Master Plan (Source: David Lock Associates)
Reasoned Justification

13.11 The Concept Master Plan for the Kingswood area will help steer options for development in the area.

13.12 The framework has been developed to:
- address the relatively low demand for housing in Kingswood;
- ensure that principles of good design underpin the changes in Kingswood;
- improve the quality of local services in Kingswood; and
- improve the perceptions of Kingswood, especially in particular areas such as the Lincoln Way flats.

Other Options Considered

13.13 Other options considered have been a ‘do-nothing’ approach. This would not however fit with the objectives for the regeneration of Kingswood.

13.14 A second option considered includes a piecemeal approach to re-development and regeneration; however it is considered that the specific issues associated with the existing urban design and layout of the Kingswood area can only be addressed by more radical intervention than that carried out previously.

Improvement of the Movement Network

Preferred Options

13.15 The PO consultation document presented an option for improving the area’s movement network, incorporating:
- creating more surface level interfaces in place of existing subways;
- existing streets to be redesigned according to the principles of Home Zones, allowing pedestrians and vehicles to share the same traffic calmed space;
- traffic management measures around the schools; and
- creation of boulevards that carry cycle routes and new bus routes.

Updates

13.16 A number of amendments to this option were suggested during public consultation on the PO document, including clarification of ‘surface level interfaces’ and the extension of areas of traffic management. The importance of ecological conservation of the Kings Wood is also recognised in regard to protection from potentially damaging forms of transport. One representation, which was neither supported of objected to the Preferred Option suggested also making reference to the issue of reducing crime in any public realm improvements and states that it is not immediately clear how motorised traffic accessing the proposed high street will impact upon neighbouring residential areas, or the prominence which will be given to other sustainable forms of transport.
KASP 02 Proposed Alternative for Improvement of the Movement Network

Making improvements to the movement network incorporates the following:

- Creating more surface level pedestrian crossings in place of existing subways;
- Existing streets to be redesigned on the principles of Home Zones that allow pedestrians and vehicles to share the same traffic calmed space;
- Traffic management measures around the schools and areas of high pedestrian activity; and
- Creation of boulevards that carry cycle routes and new bus routes.

Access to and from the Kings Wood from Kingswood would need to be carefully considered with a view to avoiding damage to the ancient woodland. Opportunities to maximise accessibility will be identified at each stage of development. A clear set of accessibility standards will be in line with national and local standards. Proposals for new development should have regard to the Northamptonshire Transport Strategy for Growth (TSfG), and to the ‘Manual for Streets’ publication.

Measures to mitigate the impact of vehicular modes of transport on residential homes will be considered.

Reasoned Justification

13.17 Access into and within the Kingswood estate is limited. The creation of local and strategic connections within and beyond Kingswood is proposed in order to improve levels of accessibility and to allow safe, convenient patterns of movement.

Other Options Considered

13.18 Other options considered have been the ‘do-nothing’ approach. This would not be acceptable as without improvements to the movement network, journeys will continue to be distributed between routes giving low levels of footfall on any one pathway. As a consequence of this, natural surveillance and the opportunity for social interaction would be reduced.

Creating a New Heart for Kingswood

Preferred Options

13.19 The PO consultation paper suggested an easily identified focus for community facilities and services which is convenient, commercially prosperous and contributes to a strong identity for Kingswood.

Updates

13.20 Five individual representations were received in regard to the creation of a New Heart for Kingswood, three in support, one in objection, and one neither in support or objection. The three in support welcomed the creation of an activity focus area. The objection
related to potential adverse impacts on biodiversity, an issue also raised by the remaining representation.

13.21 Seven individual representations were received in regard to the creation of the new High Street. Two representations in support welcomed the creation of a new high street, and two representations objected to the quantity of access roads and implications for harm to biodiversity. The remaining three representations sought clarification on the new centre’s position within the hierarchy of the town, raised concern over biodiversity, and requested that sustainable drainage systems be considered due to the increased area of hard surfacing.

13.22 This option has been developed further to offer a more detailed indication of the changes that shall be required to ensure the success of a new high street that is recognised as a local centre capable of providing a focus and identity within the centre of Kingswood.

**KASP 03 Proposed Alternative for Creating a New Heart for Kingswood**

*The central area of Kingswood, including the new High Street will become a focus for community facilities and services which are convenient, and contribute to a strong and vibrant identity for Kingswood. A range of new services and facilities will be provided in the central area of Kingswood, to form a new mixed use development to serve the local community. This newly created area will form a ‘local centre’ where the range and amount of shops and other services are proposed to serve the Kingswood area.*

*The High Street will be designed as a recognisable major new route through the area and will accommodate all modes of traffic as well as acting as a local route for public transport. Priority will be given to sustainable modes of transport with easy access for pedestrians, cyclists and public transport. Street tree planting will take place along the length of the road to signify the road’s importance.*

*Re-development of the commercial core including the creation of a new High Street must have full regard to the impacts on biodiversity. Opportunities for maximising alternative habitat creation, appropriate planting and enhancing Green Infrastructure will be sought.*

**Reasoned Justification**

13.23 Any successful community is characterised by an attractive local centre. There is an important opportunity for Kingswood to co-locate its community infrastructure in a concentrated area which can intensify its use and help the area become an activity generator. This will form the physical and social heart of the community. Establishing new connections into and through Kingswood which converge on this area will help support the commercial viability of the shops and other facilities.

13.24 It is considered important to create a new heart to the community, by creating a continuous line of buildings along a block edge to recreate the traditional High Street type of layout for the new commercial area.
13.25 The facilities with the newly created commercial area are intended to principally serve the needs of the Kingswood area and thus it is proposed to designate the new area as a ‘local centre’ in line with Planning Policy Statement ‘Planning for Town Centres’ (PPS6).

Other Options Considered

13.26 Other options considered include no intervention, and the continued use of the existing road and pathway network, but this will not increase accessibility into and out of the Kingswood area.

Creating a New Identity

Preferred Options

13.27 The PO proposed the creation of a new identity for Kingswood that incorporated:

- The creation of new routes
- The provision of visible and convenient gateway points
- High quality design of gateways, and
- Improvement of open spaces.

Updates

13.28 Four individual representations were received for the Preferred Option, two in objection and two neither in support or objection. The objections relate to the failure to consider other options and deliver a net gain in green infrastructure. The remaining representations concerned the protection of Kings Wood and the provision of green infrastructure linking open spaces proposed within the development with Kings Wood.

13.29 This option has, following representations to the PO been expanded upon. The importance of having a sense of place has been emphasised, as has the improvement of green space and local biodiversity.

13.30 The North Northamptonshire Sustainable Design Supplementary Planning Document (SPD) was adopted in February 2009. The Sustainable Design SPD provides guidance on policies within the NNCSS that relate to design and sustainability. Design criteria used to achieve the proposed objectives should accord with this SPD.

KASP 04 Proposed Alternative for Creating a New Identity

The Policy for creating a new identity will incorporate the following:

- Sense of place – through coherent building design, attractive street furniture, public art, and the use of Home Zones;
- Create new routes to improve accessibility, particularly for cycling and walking;
- Provide visible and convenient gateway points to act as key markers into and out of Kingswood and create a further sense of place;
- High quality design of gateways to improve the image of Kingswood and foster community pride and ownership;
- **Improvement of open spaces, Green Infrastructure and access to Green Infrastructure networks; and**
- **Maximise opportunities to create new habitats and improve access to the Green network in order to protect and improve local biodiversity and create new opportunities for outdoor recreation.**

**Reasoned Justification**

13.31 It is proposed that these objectives will be achieved through the creation of design criteria for each area. These ‘design codes’ will be used to guide development proposals and ensure the creation of high quality, accessible and user friendly spaces. Local residents will be consulted regarding the design of their neighbourhood and areas of community space. To improve local pride and discourage vandalism, younger members of the community will be encouraged to become involved in designing public art features and play spaces. The use of soft landscaping shall be maximised, consequently developers may be required to provide on site or contribute to off-site Green Infrastructure.

13.32 Opportunities for habitat creation will be assessed at each stage of development and will inform the design and implementation of new schemes to protect existing habitats and integrate biodiversity into final scheme designs.

13.33 Addressing negative perceptions of Kingswood through investment and renewal to ensure that Kingswood is considered a place where people choose to live or visit is essential.

13.34 It is necessary to make interventions that will be visible from the outside, towards the edges of Kingswood. The most visible way of achieving this is to create new routes into Kingswood which address the existing convoluted and curtailed access. These new streets will provide visible and convenient gateway points into Kingswood. Surrounding these new entrances will be new development and the design of this new development is critical.

13.35 The improvement of existing open spaces as well as the careful crafting of some areas of new urban spaces is essential if the overall quality of life is to be improved in Kingswood.

**Other Options Considered**

13.36 It is necessary to improve the visibility and profile of Kingswood from the outside, therefore no other alternatives are considered appropriate.

**Structural Changes**

**Preferred Options**

13.37 The Area Action Plan (AAP) PO consultation proposed a large number of structural changes, principally:

- Completion of ‘Phase One’
- Development of frontage sites to Southbrook
- Completion of the High Street
• Re-development of Canada Square
• Re-development of Culross Walk
• Re-development of land at Harlech, and
• Re-development of Greenfield gateway site.

Updates

13.38 In addition to the changes previously proposed, the creation of a ‘notable’ marker for the entrance to Kingswood is suggested.

13.39 Planning permission has been granted for the construction of 45 dwellings as part of development Phase 1a as shown on the Kingswood Regeneration Master Plan. Construction on the site is expected to commence towards the end of 2009.

13.40 Following representations, a public workshop, and the Council Member’s workshop in which concerns were raised regarding flood risk and the loss of green space the Structural Changes plan has been amended. The most notable alteration is the ‘activity focus 2’ site, which is no longer intended as a redeveloped gateway site and will instead remain as green space.

KASP 05 Proposed Alternative for Structural Changes

The proposed structural changes are illustrated in Figure 13.3, and comprise:

• Completion of ‘Phase One’
• Development of frontage sites to Southbrook
• Completion of the High Street
• Re-development of Canada Square
• Re-development of Culross Walk
• Re-development of land at Harlech, and
• Create a ‘notable’ marker for the entrance to Kingswood.
Figure 13.3 - Regeneration Master Plan - Structural Changes (Source: David Lock Associates)
Reasoned Justification

13.41 The policy for achieving regeneration at Kingswood comprises a recommended combination of interventions for specific areas drawing on strategic policies. Structural changes are considered to be the most significant and pivotal interventions that should be made in Kingswood for the success of its regeneration.

Other Options Considered

13.42 No other options have been considered. The physical area encompassed by the structural changes has been specifically targeted to deliver a number of objectives, the most significant of which is to immediately remove the worst areas that affect Kingswood as a whole. The proposals have also been designed to generate sufficient critical mass to bring about a perceived change in the environment.

Neighbourhood Management

Preferred Options

13.43 The PO proposed to respond to the particular circumstances of each neighbourhood and to changes in the market over time to ensure the right levels of investment to achieve the necessary changes. A suite of options was intended, from which elements could be applied as appropriate in each area.

Updates

13.44 The relative needs of different areas within Kingswood were not previously identified. Assessment has been undertaken to grade zones within Kingswood according to severity of negative issues found within immediate localities. This grading information is intended to be used to inform proposals for packages of intervention.

KASP 06 Proposed Alternative for Neighbourhood Management

The Council and other relevant stakeholders will respond to the particular circumstances of each neighbourhood and to changes in the market over time to ensure that the right levels of investment achieve the necessary changes. The Council will develop an implementation strategy containing a suite of options which can be applied appropriately according to the needs of each area. The needs of neighbourhoods within Kingswood have been identified according to the following grading plan:
Figure 13.4 - Grading Plan (Source: David Lock Associates)

<table>
<thead>
<tr>
<th>Grade</th>
<th>Description</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No issues, do nothing</td>
<td>15%</td>
</tr>
<tr>
<td>2</td>
<td>Public Realm Issues&lt;br&gt;Including poor footpaths, unconnected streets, poor quality public spaces, insufficient parking, poor lighting and poor or deteriorating road surfacess</td>
<td>25%</td>
</tr>
<tr>
<td>3</td>
<td>Public realm and property issues&lt;br&gt;A range of additional issues including poor and deteriorating properties, poor garages, poor frontages and enclosures to properties</td>
<td>30%</td>
</tr>
<tr>
<td>4</td>
<td>‘At risk’ areas with increasingly significant issues&lt;br&gt;A further range of issues that would include voids and poor deteriorating properties that require redevelopment and buildings blocking or hindering achievement of the strategic framework</td>
<td>20%</td>
</tr>
<tr>
<td>5</td>
<td>Severe Issues&lt;br&gt;Where the issues are so severe that the buildings and public realm areas have become uneconomic to retain.</td>
<td>10%</td>
</tr>
</tbody>
</table>
Issues that will be addressed include creating the right mix of housing, tackling anti-social behaviour, water efficiency, recycling and waste management. Development of neighbourhood partnerships will be encouraged to increase dialogue within and between the community groups and those charged with implementing redevelopment proposals to ensure the best overall outcome for all.

**Reasoned Justification**

Regeneration at Kingswood can be achieved by a combination of neighbourhood management and physical interventions. The establishment of appropriateness of physical intervention options and their urgency is essential.

**Other Options Considered**

The Council considers there are no other options that are achievable or viable due to the existing Kingswood layout, which is likely to require higher levels of management than conventional housing layouts.

**Neighbourhood Packages**

**Preferred Options**

The PO provided an illustration of proposed neighbourhood packages. Each package was intended to identify the problem to be addressed in each neighbourhood, and provided details of the objectives and anticipated outcomes in respect of the following:

- Infill development on parking courts and lock ups
- New street connections
- Re-orientation of selected dwellings to address Radburn layout
- New development to face onto park
- Environmental improvements to the public realm
- Closure of pedestrian alleyways
- Investment in Kingswood Central Park, and
- Development of Greenfield sites.

**Updates**

Following representations made in relation to this option, grading of issues to be addressed within neighbourhoods, and further development of the proposal, a revised Neighbourhood packages plan has been produced.
KASP 07 Proposed Alternative for Neighbourhood Packages

Neighbourhood packages will be provided as illustrated in Figure 13.5. Each package will identify the problem to be addressed in each neighbourhood, and provide details of the objectives and anticipated outcomes in respect of the following:

- Infill development on parking courts and lock ups
- New street connections
- Traffic calming measures
- Creation of safe and secure defensible spaces
- Waste management, including waste minimisation, and provision of recycling facilities
- Sustainable living and energy efficiency
- Re-orientation of selected dwellings to address Radburn layout
- New development to face onto park
- Environmental improvements to the public realm
- Closure of pedestrian alleyways
- Investment in Kingswood Central Park
- Development of Greenfield sites subject to ecological assessment and stringent mitigation measures, and
- Achieving designs that result in crime prevention.
Figure 13.5 – Neighbourhood Packages (Source: David Lock Associates)
**Reasoned Justification**

13.50 Neighbourhood Packages have been developed as a suite of practical interventions that can be parcelled up and applied to individual prioritised area. These projects can range from small scale projects such as boundary replacements, public realm improvements, and closure of insecure alleyways to more significant restructuring. Neighbourhood packages might include the re-orientation of specific blocks of the Radburn layout towards new streets rather than towards open space (which can then be privatised). An effective regeneration strategy must be capable of responding to decline in a focused and measured way.

**Other Options Considered**

13.51 No alternative approaches were considered appropriate.

**Re-Development Principles**

**Preferred Options**

13.52 The PO for re-development put forward a plan that aimed to improve local facilities, create streets and open spaces, and revitalise neighbourhoods by improving the quality of housing and the local area. It considered that significant improvements in design would maximise existing landscape and environmental assets and promote sustainable communities.

**Updates**

13.53 The proposed re-development plan for the area has been updated and is reflected in the latest Kingswood Master Plan. The revision includes recognition of the need for sustainable transport in the area, particularly to provide access to local centres.

*KASP 08 Proposed Alternative for Re-Development Principles*

The principles for re-developing the area are illustrated in Figure 13.6. The plan aims to improve local facilities, create streets and open spaces, and revitalise neighbourhoods by improving the quality of housing and the local area. Sustainable modes of transport shall be encouraged where possible, such as provision of cycle routes, good public transport and good pedestrian links in the area. This should enable easy access to local centres and facilities, reducing the need for use of the private car, and ensuring adequate pedestrian links throughout the area.

All new development must have regard to the need to ensure crime prevention, and the fear of crime. It shall ensure Sustainable Construction methods and energy efficiency methods used in all developments in line with the NNCSS (Policy 14. All development should seek to meet the highest viable standards of resource and energy efficiency and reduce carbon emissions.
Figure 13.6 - Regeneration Master Plan (Source: David Lock Associates)
Reasoned Justification

13.54 It is considered that significant improvements in design would maximise existing landscape and environmental assets, help to reduce crime and promote a sustainable community for Kingswood.

13.55 A key part of the strategy for Kingswood is to re-invigorate the stagnant market for new housing. New development will deliver a variety of dwelling types and sizes which will help to establish a diverse and sustainable market, having regard to the conclusions of the Strategic Housing Market Assessment for North Northamptonshire, the Strategic Housing Land Availability Assessment and the Corby Housing Strategy. The new housing areas must set high standards for urban quality in Kingswood and clearly demonstrate that modern attractive environments can be created.

13.56 A comprehensive approach to regeneration in the area gives unique opportunities for renewable energy generation through thermal, photovoltaic, solar panel and possibly micro wind generation and the incorporation of significant combined heat and power systems. Any new community buildings and other buildings such as new local convenience foodstores (with refrigeration/heating/air conditioning systems) are particularly suitable for consideration. All buildings should be designed to incorporate high standards of insulation and take advantage of passive solar energy gain. The inclusion of further specific standards and targets for new development and up-grading older properties may be appropriate. For example, specific numbers of houses achieving the BREEAM "very good" or "excellent" ratings; the capacity of renewable energy generation installed, the quantity of rainwater harvested/demand for water reduced and re-used etc.

13.57 Accessibility audits have/will be carried out for each area to ensure that redevelopment recognises opportunities to maximise accessibility by means other than the private car. Re-development will avoid the creation of dark and/or secluded areas and improve natural surveillance in order to improve public safety and reduce opportunities for criminal behaviour in line with national guidance for ‘designing out crime.’

13.58 New housing will be created to meet local need with an appropriate mix of dwelling size and type, including a proportion of affordable housing and that which are equipped to house elderly or disabled residents.

13.59 It is recognised that in some areas demolition is the best practicable solution. In circumstances where less drastic action is required, a suite of options will be applied appropriately.

13.60 Where redevelopment involves demolition of existing buildings, the Council will have regard to other Development Plan policies, in particular, the Regional Waste Plan. This encourages best practice in construction and demolition site waste management, including the source-segregation of re-useable and recyclable materials.

Other Options Considered

13.61 Other options considered have been a ‘do nothing’ approach. This would not however fit with the objectives for the regeneration of Corby as set out in the various plans mentioned previously.
14. Corby Western Urban Extension

14.1 In response to the government’s growth agenda Corby has designated two sustainable urban extensions as the growth required cannot be accommodated within Corby itself. Sustainable Urban Extensions (SUE) are defined as separate neighbourhoods that incorporate local centres, employment and other facilities, whilst being integrated with existing communities and built up areas, supporting the town as a whole.

14.2 In October 2005 NNJPU undertook a North Northamptonshire Urban Extension Study. The Urban Extension Study assessed six different locations within a 2km buffer for Corby. Of the six areas considered four were discounted because areas were too environmentally sensitive or there was limited accessibility to services and public transport. The two sites identified as having potential to accommodate SUEs were to the north east (known as Priors Hall) and to the west.

14.3 The Council’s original intention was to bring forward an Area Action Plan (AAP) for the Western Urban Extension. The adopted North Northamptonshire Core Spatial Strategy (NNCSS) now indicates a Master Plan approach is favoured. Initial proposals for the Corby Western Urban Extension are now contained in this consultation document and the intention is that it will form part of the future Site Specific Allocations Development Plan Document (SSA DPD).

Preferred Options

14.4 The Preferred Option (PO) consultation indicated that the Council’s preference should be for an allocation of land in the north east of the town for an initial urban extension. Land to the west of Corby was then to be released for a second urban extension prior to 2021. Details of the quantum of development or boundaries of the urban extension where not given at that time.

Updates

14.5 The NNCSS indicates (Policies 7 and 9) that the north east (Priors Hall) urban extension is to be brought forward early on in the plan period with the western urban extension to be developed from 2011 onwards or earlier if the requirement is identified to meet housing targets.

14.6 Policy 16 of the NNCSS sets out the need for a masterplan to be produced to address the elements needed to create a sustainable community. In order to provide clarity on the proposed area for the western urban extension, the Council have prepared a background paper to define the boundaries for both sustainable urban extensions.
WUE 01 Proposed Alternative for the Corby Western Sustainable Urban Extension

In accordance with the NNCSS, land in the west of Corby (identified on the Proposal Map) will be brought forward for development once the urban extension to the north east of Corby is successfully established, and in the light of house completions elsewhere in the borough, to be commenced about 2011.

In the mean time proposals for development that might prevent this Sustainable Urban Extension from being developed in a comprehensive manner will be resisted.

The Western Sustainable Urban Extension proposals will take into account the possible need for additional growth in line with the East Midlands Regional Plan (EMRP) housing targets after 2021, and following the review of the NNCSS.

Reasoned Justification

14.7 The principle of a Corby Western SUE has been established in the NNCSS. There is a need to bring forward this development in a comprehensive manner having regard to sustainable principles. Further details of the housing and employment requirements for the SUE are set out later in this chapter, and general requirements in chapters 5 and 6.

Other Options Considered

14.8 The alternative to the provision of a SUE is to identify a larger number of smaller sites for housing, including some that may lie outside the Corby Borough boundary, or in less sustainable locations. Such an option would not be compatible with the adopted NNCSS.

Master Plan Requirements

Preferred Options

14.9 No PO was proposed other than to support a SUE to the west of Corby.

Updates

14.10 Since the PO consultation the NNCSS has been adopted and sets out the requirements for a Master Plan approach to the development of the Western SUE.

14.11 Representations were made at the PO stage by Great Oakley Estate and Rockingham Castle Estates (being the land owners of the area that lies to the west of the town). The representations included proposals for the development of the Western SUE. Assessment work was undertaken in terms of the proposed development's possible impact upon matters such as traffic and transport, ecology and landscape, as well as the physical constraints of the area and identifies a site that is capable of sustaining the required growth.
WUE 02 Proposed Alternative for the Master Plan Requirements

The maximum boundary for the Western Urban Extension is shown on the Proposals Map. Further details of how the site will be developed will be set out in a Master Plan, and design statements that will accompany any planning application.

The Master Plan will provide details of how the site is to be developed in terms of the number and mix of housing and the provision of other services, facilities and employment sites, transport requirements, developers’ contributions and mitigation measures. It will have regard to the link and interrelationship the remainder of the town, including the proposals for the regeneration of the Kingswood and Danesholme areas. It must also contain information, as to the phasing and implementation of the proposals, as well as design codes and development principles. Measures that take account of flood risk and climate change will need to be incorporated into the Master Plan.

In general the Master Plan for the western urban extension should make provision for:

- Approximately 4,000 dwellings to be developed up to 2021, with scope for an additional dwellings should the need be identified later in the plan period
- Local centre(s) to include appropriate retail facilities, healthcare services and community facilities
- Up to 4 primary schools
- 1 secondary school
- Up to 12 ha of employment land
- An integrated transport network focused on sustainable transport modes
- High levels of open space provision (in line with proposed Policy GS01) that takes account of the natural landscape and bio-diversity requirements as well as making provision for SUDS,
- Local waste management facilities including a range of recycling facilities, and
- Suitable allocation and location of land for renewable energy facilities.

Proposals will have regard to the need for a transport assessment against the North Northamptonshire Transport Model, and other relevant studies and assessments. It must be in accordance with the policies of the NNCSS, as well as the Sustainable Design SPD for North Northamptonshire.
Reasoned Justification

14.12 The general requirements for the Master Plan are set out in policies 7, 9 and 16 of the NNCSS. The proposed level of details required to accompany any planning application is considered in accordance with sound planning practice. A Master Plan will ensure that the development is well thought out to ensure that it will integrate well with the existing town, provided the required housing and associated services and achieve a high level of sustainability in terms of social integration, design, energy consumption and reducing CO₂ emissions.

Other Options Considered

14.13 The other option considered is to develop an Area Action Plan for the Western SUE. This option has been discounted as the production an AAP could delay the submission of relevant Master Plan(s) and planning applications until the AAP was adopted. This could prevent the development from coming forward as timetabled in the NNCSS.
15. Monitoring and Review

15.1 Monitoring is a key feature, and statutory requirement of the spatial planning system. It provides a mechanism for review and assessment of the performance of the plans and policies comprising the LDF. PPS12 ‘Local Spatial Planning’ (2008) requires the support of policy development with a comprehensive evidence base, to integrate policies and strategies of other organisations and to focus on implementation via agreed delivery mechanisms.

15.2 Monitoring of policies help to ensure that they are up to date, reflect changing circumstances at national, regional and local levels as well as contributing effectively to the delivery of sustainable development.

15.3 Government guidance identifies five key inter-related tasks for monitoring to ensure that monitoring presents a comprehensive picture of all major aspects of DPD production and implementation. These are:

- Review progress in the preparation of the DPD against the timetable and milestones set out in the Local Development Scheme (LDS);
- Assess the extent to which policies are being implemented;
- Explain why policies may not have been implemented, taking steps to ensure their implementation or amend or replace the policies;
- Identify the significant effects of implementing policies and whether these effects are as intended; and
- Set out whether policies are to be amended or replaced.

15.4 Once finally adopted, the Site Specific Allocations Development Plan Document will be monitored, in terms of achieving monitoring targets, such as housing and employment development completions, through the Annual Monitoring Report (AMR). From December 2009 the partner authorities of the North Northamptonshire area will produce a joint AMR. This will report on the performance of all relevant Development Plan Documents (DPDs) within the North Northamptonshire LDF area.
16. What Comes Next/How to Comment on this Document

What Comes Next

16.1 The value and effectiveness of the proposed SSA DPD will be enhanced through consultation and effective participation of the community and stakeholders. The Council is keen to obtain the views of everyone on this consultation document, so that the final document will be informed by your views.

16.2 Consultation on this document will commence XXX 2009 and end XXX 2009 over a six week period.

16.3 Once the consultation period is complete, the responses received will be fed into the next stage (Pre-Submission Document) that will also be subject to further consultation before it is submitted to the Secretary of State for examination and thereafter, adoption.

16.4 All responses to this consultation document will be taken into account when developing the final document and a summary of the responses will be published after the end of the consultation period.

How to Comment on this Document

16.5 Please use the response form that accompanies this document to make your comments. Further copies of the response form can be downloaded from the Councils’ website at [www.corby.gov.uk](http://www.corby.gov.uk).

16.6 This form can be returned;

- by e-mail to planning.services@corby.gov.uk, or
- by post to Local Plans, Corby Borough Council, Deene House, New Post Office Square, Corby, Northants, NN17 1GD

16.7 **Please return before 5pm on XXX.**

Guidance Notes

16.8 There are a number of things you should consider before making representations:

- Is the issue with which you are concerned already covered specifically by any national or regional planning policy? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the proposed Site Specific Allocation DPD or will be covered in any other Development Document in the Local Development Framework (LDF). There is no need for duplication between documents in the LDF.
- If the policy is not covered elsewhere, in what way would the Corby Borough Site Specific Allocations be deficient without the policy?
If the Corby Borough Site Specific Allocations would be deficient without the policy, what should the policy say?

16.9 You may feel the Council should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but that we have not done so. In this instance it will be important for you to say in your representations what the local circumstances are, that justify a different policy approach to that in national or regional policy and support your assertion with evidence.

16.10 Conversely, if you feel that the Council has not put forward sufficient evidence to justify a significant departure from national or regional policy, your comments should try to make it clear why you think the Council’s case for departure is inadequate.

16.11 If you have any questions regarding making your representation please contact the Council’s Local Plan section on 01536 464165, or 01536 463188.
Appendix A : LDF Documents for Corby
Local Planning Authorities (LPA’s) are required to prepare a **Statement of Community Involvement** (SCI) as part of the Local Development Framework. The SCI sets out the authority’s policy for involving their community and of how the Council will consult stakeholders on planning matters (both for the new policy documents and planning applications). For the North Northamptonshire area a joint SCI has been adopted by all constituent authorities.

**Local Development Scheme** (LDS) is a public statement setting out what planning documents are to be prepared locally and the programme for their production. North Northamptonshire publishes a complied portfolio of five local development schemes covering the North Northamptonshire area. This LDS specifies the various planning documents that together make up the North Northamptonshire LDF and serves as a timetable for their production. The Joint Committee LDS (prepared in consultation with the sub-region’s individual councils, the Government Office and the Planning Inspectorate, and agreed by the Joint Planning Committee) and Corby Borough LDS (prepared through the Joint Planning Unit and agreed by Corby Borough Council) detail the planning documents relevant to Corby.

**Area Action Plans** (AAPs) can be prepared where there is a requirement to provide a planning framework for areas where significant change or conservation is needed. The Council had originally proposed three AAP’s within Corby Borough (1) the town centre, (2) both the Kingswood and Danesholme regeneration areas (3) western urban extension. The town centre remains a particular focus for the growth and regeneration agenda for Corby and Kingswood is still deemed to be particularly in need of intervention, however it has been decided that proposed policies for these AAP’s should be incorporated into the proposed Site Specific Allocations document. The approach for the western Urban Extension is contained in this document where a Master Plan is preferred. Proposals for Danesholme may be progressed at a later date in documents other than an AAP.

**Annual Monitoring Report** (AMR) this is the main mechanism for assessing policy performance in meeting objectives and progress made against targets within the LDF. The monitoring period is April to March.

**Proposals Map** indicates site proposed to be allocated for various land uses or other policy designations such as those for protection, for example Conservation Areas.

**Proposed Site Specific Allocations DPD.** This will set out polices and land use designations for a range of uses and development within the Corby area.

**Planning Obligations and Local Education Authority School Provision SPG (updated 2006)**

This is a Northampton County Council document that has been adopted as policy by Corby Borough Council. It has been used when negotiating with housing developers for financial and other planning contributions, pending the adoption of the North Northamptonshire Developer Contributions SPD.

**Planning Out Crime in Northamptonshire SPG (2003)**

This SPG reinforces the county-wide commitment to tackle crime and disorder and comply with Section 17 of the Crime & Disorder Act 1998 which requires all local authorities to exercise all their functions with regard to crime and disorder reduction.
key aims of the guidance, to reduce crime, the fear of crime and antisocial behavior, is addressed through establishing principles for the design, layout and landscaping of the built and natural environment which:

- Creates a safer and more secure environment
- Increases the risk of detection of criminal and anti-social activity, and
- Makes crime more difficult to commit.

**Parking (March 2003) SPG**

This provides guidance on parking standards, and has been prepared collaboratively between the District and Borough Councils of Northamptonshire. The SPG provides a guide to the standards for parking provision considered appropriate for new build development.

**North Northamptonshire Sustainable Development SPD**

A.1.9 This SPD is based on the structure of CABE/Home Builders Federation’s 'Building For Life Standard', which sets out 20 questions to enable those involved in the construction industry to create the best new and sustainable buildings. The questions centre on the themes of character; roads, parking and pedestrianisation; design and construction; and environment and community, and can be used by developers as a basis for writing development briefs.

A.1.10 This is intended to provide guidance on policies within the NNCSS that relate to design and sustainability. It provides a checklist that draws together the guidance set out and provides a framework for applicants for planning permission in producing Sustainable Design and Energy Statements.

**Proposed North Northamptonshire Developer Contribution SPD**

A.1.11 North Northamptonshire’s Joint Planning Unit is currently preparing an SPD which will set out the Joint Planning Committee’s approach to seeking contributions from developers towards infrastructure, services and amenities. The proposed document will set requirements for, and mechanism to deliver, infrastructure. Any development proposals will need to be mindful of and set out how its contribution will be met. It is recognised that there are issues of sewerage capacity and surface water.

**Other Guidance**

A.1.12 The following two documents do not strictly form part of the LDF, but mentioned here as they are used by the Council to guide development in the borough, and are important policy documents.

A.1.13 **Building on Tradition** - The Rockingham Forest Countryside Design Summary (July 2000)

This Countryside Design Summary has been prepared by the Rockingham Forest Trust working together with Northamptonshire County Council, Kettering Borough Council, East Northamptonshire Council and Corby Borough Council. The purpose of the Design Summary is to identify ways in which new development can be designed to harmonise
with and enhance local character. This document is available from the Rockingham Forest Trust for a small fee (ph: 01832 274278).

A.1.14 **Public Open Space Guidance** - This guidance has been prepared to provide a framework to promote a consistent approach in the development control decision making process. It has been prompted by the publication of Revised Planning Policy Guidance contained in PPG17 and is intended as an interim document pending the undertaking of an open space audit and the development of Corby’s Local Development Framework.
Appendix B : National Planning Policy and Guidance
• **Planning Policy Statement 1**: Delivering Sustainable Development (PPS1) and its supplement - Planning and Climate Change sets out how planning should help shape places to reduce carbon emissions and become more resilient to the climate change through the provision of new homes, jobs and infrastructure that may be needed by communities.

• **Planning Policy Statement 3**: Housing (PPS3): sets out the national planning policy framework for delivering the Government’s housing objectives.

• **Planning Policy Guidance 4**: Industrial, and Commercial Development and Small Firms (PPG4) takes a positive approach to the location of new business developments and assisting small firms through the planning system. Economic growth and a high-quality environment have to be pursued together. *(NB this is currently subject to review, and a government consultation has been issued)*

• **Planning Policy Statement 6**: Planning for Town Centres (PPS6) sets out the Government’s policy on planning for the future of town centres. It seeks to enhance existing centres, promoting vitality and viability, encouraging the provision of a wide range of services, in a high quality environment that is accessible to all.

• **Planning Policy Statement 7**: Sustainable Development in Rural Areas (PPS7); sets out policy to raise the quality of life and the environment in rural areas through sustainable development and improvement of economic performance.

• **Planning Policy Statement 9**: Biodiversity and Geological Conservation (PPS9) sets out planning policies for the protection of biodiversity and geological conservation.

• **Planning Policy Statement 12**: Local Spatial Planning (PPS12); sets out what the key ingredients of local spatial plans are and the key government policies on how they should be prepared. It should be taken into account by Local Planning Authorities in preparing development plan documents and other local development documents.

• **Planning Policy Guidance 13**: Transport (PPG13); sets out the objectives to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

• **Planning Policy Guidance 15**: Planning and the Historic Environment (PPG15); provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. It explains the role played by the planning system in their protection. *(NB this is currently subject to review, and a government consultation has been issued – see below under PPG15).*

• **Planning Policy Guidance 16**: Archaeology and Planning (PPG16) sets out the Secretary of State’s policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside. *(NB this is currently subject to review, and a government consultation has been issued with the intention to combine PPG15 and PPG16 in one revised Planning Policy Statement)*

• **Planning Policy Guidance 17**: Planning for Open Space, Sport and Recreation (PPG17); sets out policies needed to be taken into account to ensure well designed and implemented planning policies for open space, sport and recreation are developed, managed and maintained to support rural renewal, promote social
inclusion and community cohesion, health and well being through sustainable development and accessible to all.

- **Planning Policy Statement 22**: Renewable Energy (PPS22); sets out policies to promote and encourage development which will cut national carbon dioxide emissions through planning for renewable energy.

- **Planning Policy Statement 23**: Planning and Pollution Control (PPS23); contains policies to ensure planning policies play a key role in determining the location of developments which may give rise to pollution, considers possible impacts of developments on land that can risk human health.

- **Planning Policy Statement 25**: Development and Flood Risk (PPS25); sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

**Code for Sustainable Homes (DCLG)**

B.1.1 The Code for Sustainable Homes is a national standard to be used in the design and construction of new homes in England, intended to encourage continuous improvement in sustainable home building. The sustainability of (voluntarily builder-nominated) new homes is scored according to a six star rating system over nine key areas of design principles: Energy and CO₂, Water, Materials, Surface water run-off, Waste, Pollution, Health and well being, Management, and Ecology. The score enables home buyers to make a more informed purchase decision.
Appendix C : Local Strategies, Studies and Background Evidence
C.1.1 In addition to the documents mentioned elsewhere in this document, the Council has drawn upon numerous background studies and papers to help develop its policies and proposals. Set out below are a number of the key documents and sources that have been used:

- ‘Building on Tradition: Countryside Design Summary’ (July 2000); The Rockingham Forest Trust
- ‘Strategic Flood Risk Assessment Stage 1 – Data Collection and Evaluation’ by Bullen Consultants for Corby Borough Council (March 2004)
- North Northamptonshire Market Towns and Rural Regeneration Study by Entec UK Limited (May 2004);
- North Northamptonshire Market Towns and Rural Regeneration Study by Entec UK Limited (May 2004)
- ‘Corby Utilities Capacity and Strategy Study’ by WSP Development Limited for Catalyst Corby (July 2004)
- Corby Town Centre Shopping Study by Barton Wilmore for Corby Borough Council (December 2004)
- The North Northamptonshire Green Infrastructure Strategic Framework Study Part 1
  ‘Urban Housing Capacity Study’ by Roger Tym & Partners for Corby Borough Council (June 2005)
- ‘Corby Employment Land & Buildings Study’ by Roger Tym & Partners for Corby Borough Council (Revised June 2005)
- ‘Employment & Economy, Villages and Rural and Housing Stakeholder, Workshops’ held September 2005 as part of the preparatory work for the Corby Site Specific Allocations Development Plan Document
- ‘North Northamptonshire Green Infrastructure: Local Framework Study for Corby’; North Northamptonshire Joint Planning Unit (September 2005)
- ‘North Northamptonshire Green Infrastructure: Strategic Framework Study- part 1’; North Northamptonshire Joint Planning Unit (September 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)
- The North Northamptonshire Green Infrastructure Local Framework Study for Corby; (September 2005)
• ‘Urban Extensions Study’, North Northamptonshire Joint Planning Unit (October 2005)

• North Northamptonshire Utilities Study – Volume 1 & 2 Final Report by WSP for North Northamptonshire Joint Planning Unit (October 2005)

• North Northamptonshire Utilities Study – Volume 1 & 2 Final Report by WSP for North Northamptonshire Joint Planning Unit (October 2005);

• ‘Summary of Housing Stakeholder Workshop’; Corby Borough Council (November 2005)

• Employment Land Futures’ by Roger Tym & Partners for North Northamptonshire Joint Planning Unit (Revised November 2005)

• ‘Summary of Villages and Rural areas Stakeholder Workshop’; Corby Borough Council (November 2005)

• ‘Summary of Employment & Economy Stakeholder Workshop’; Corby Borough Council (November 2005)

• Environmental Sensitivity Assessment North Northamptonshire: Corby, Kettering and Wellingborough; Northamptonshire County Council (December 2005)

• The North Northamptonshire Green Infrastructure Framework Plan (2005)

• ‘The Town Centre Roles and Relationships Study’ by Roger Tym and Partners (2005).

• ‘Open Space, Recreation and Sport Study’ by PMP for Corby Borough Council (2005)

• East Midlands Regional Waste Strategy; East Midlands Regional Assembly (January 2006)


• Strategic Flood Risk Assessment Stage 2 – Final report by Faber Maunsell for Corby Borough Council (August 2006)

• Strategic Flood Risk Assessment Stage 2 – Final Report by Faber Maunsell for Corby Borough Council (August 2006);

• Using Increases in Land Values to Support Infrastructure Provision in North and West Northamptonshire by EDAW (December 2006);

• Using Increases in Land Values to support Infrastructure Provision in North and West Northamptonshire by EDAW (December 2006)


• North Northamptonshire Town Centres – Roles and Relationships Study: Update Reports (2006);

• Local Transport Plan (LTP 2006/07-2010/11) (Northamptonshire County Council)
- Heritage Strategy for Corby Borough; Corby Borough Council (2006)
- North Northamptonshire Strategic Housing Market Assessment (August 2007)
- Corby Housing Needs Assessment (October 2007)
- Corby Active Strategy; Corby Borough Council (2007-2021)
- Northamptonshire Transport Strategy for Growth (TSfG); Northamptonshire County Council (2007)
- Gypsy and Traveller Accommodation Assessment in Northamptonshire (March 2008)
- ‘Annual Monitoring Report’ Corby Borough Council (December 2008)
- Corby Housing Strategy; Corby Borough Council (2008- 2011)
- The Corby Climate Change Strategy; Corby Borough Council (2008)
- Northamptonshire HGV Parking Study by Faber Munsell for Northamptonshire County Council and the Highway Agency (February 2009)
- Northamptonshire HGV Parking Study by Faber Maunsell for Northamptonshire County Council and the Highway Agency (February 2009)
- Rural Strategy LDF Background Paper (April 2009)
- Assessments of potential housing sites: LDF Background Paper (June 2009)
- Northamptonshire Strategic Employment Land Assessment – Initial Draft (June 2009)
- Sustainable Urban Extensions: LDF background paper (July 2009)
- Assessment of Potential Employment Sites: LDF Background Paper (July 2009)
- Assessment of the Retail Hierarchy: LDF Background Paper (July 2009)
- Assessments of Potential Employment Sites: LDF Background Paper (July 2009)
- Sustainable Urban Extensions: LDF Background Paper (July 2009)
- Assessment of the Retail Hierarchy: LDF Background Paper (July 2009)
- North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA)(2009)

**Conservation Area Appraisals and Management Plans**

- Corby Old Village Conservation Area Appraisals and Management (Plan 2007)
- Stanion Conservation Area Appraisals and Management Plan (2007)
- Weldon Conservation Area Appraisals and Management Plan (2009)
• Rockingham Conservation Area Appraisals and Management Plan (2009)

C.1.2 Additional LDF Background Documents may be found at [http://www.corby.gov.uk/EnvironmentAndPlanning/Planning/Pages/LDFBackgroundDocument.aspx](http://www.corby.gov.uk/EnvironmentAndPlanning/Planning/Pages/LDFBackgroundDocument.aspx)

The Corby Borough Council or North Northamptonshire documents referred to above are 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.nnjpu.org.uk](http://www.nnjpu.org.uk)
Appendix D : Schedule of Saved Policies contained in the Corby Borough Local Plan (adopted June 1997)
Please note, the following policies have been subject to a Direction (dated 21st September 2007) under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 and relate to policies contained in the Corby Borough Local Plan (Adopted 1997). The following list indicates where these formerly saved policies remain in force, and where they have been superseded by policies contained either in the North Northamptonshire Core Spatial Strategy, or proposed to be replaced by the Site Specific Allocations Development Plan Document.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by North Northamptonshire Core Strategy Polices (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Land</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P1(J)</td>
<td>New development</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P2(J)</td>
<td>New development</td>
<td>Now replaced by NNCSS Policies 6 and 13</td>
</tr>
<tr>
<td>P3(J)</td>
<td>Controls within employment areas</td>
<td>Currently there is not an alternative policy framework that could substitute it. This policy should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>P4(J)</td>
<td>Controls within employment areas</td>
<td>Currently there is not an alternative policy framework that could substitute it. This policy should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>P5(J)</td>
<td>Prestige Sites</td>
<td>Now replaced by NNCSS Policies 8, 11 and 13</td>
</tr>
<tr>
<td>P7(J)</td>
<td>Non Conforming Uses</td>
<td>Currently there is not an alternative policy framework that could substitute it. This policy should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>P8(J)</td>
<td>Open Countryside</td>
<td>Now replaced by Core Strategy Policy 1</td>
</tr>
<tr>
<td>P9(J)</td>
<td>Starter Units</td>
<td>Now replaced by NNCSS Policies 8, 11 and 13</td>
</tr>
<tr>
<td>P10(J)</td>
<td>Bad Neighbour Uses</td>
<td>Currently there is not an alternative policy framework that could substitute it. This policy should be retained until replaced by LDD</td>
</tr>
<tr>
<td>J5</td>
<td>South of Gretton Brook Road</td>
<td>Site partially developed. Allocation not taken forward.</td>
</tr>
<tr>
<td>J7</td>
<td>Unit 15 Saxon Way, Oakley Hay Industrial Estate</td>
<td>Previously allocated site not to be carried forward</td>
</tr>
<tr>
<td>J8</td>
<td>CNT Plots Oakley Hay</td>
<td>Allocation not to be carried forward.</td>
</tr>
<tr>
<td>J9</td>
<td>Adjacent Astra Headway</td>
<td>Allocated land partially developed in connection with pharmaceuticals company. Allocation not taken forward.</td>
</tr>
<tr>
<td>J11</td>
<td>Adjacent Oakley Hay Roundabout</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>J12</td>
<td>Longhills (North and South of Sondes Road)</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>J13</td>
<td>Willowbrook East</td>
<td>Previously allocated site now discounted due to no realistic prospect of the site coming forward</td>
</tr>
<tr>
<td>Policy</td>
<td>Policy Name/Description</td>
<td>Replaced by North Northamptonshire Core Strategy Policies (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</td>
</tr>
<tr>
<td>--------</td>
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<tr>
<td>J14</td>
<td>Willowbrook North</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>J15</td>
<td>Willowbrook South</td>
<td>Partially developed. Allocation not carried forward</td>
</tr>
<tr>
<td>J16</td>
<td>Phoenix Industry</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>J18</td>
<td>Station Yard</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>J19</td>
<td>Former Tarmac Land</td>
<td>Previously allocated site now discounted due to no realistic prospect of the site coming forward</td>
</tr>
<tr>
<td>J20</td>
<td>Barn Close</td>
<td>Previously allocated site now discounted due to no realistic prospect of the site coming forward</td>
</tr>
<tr>
<td>J22</td>
<td>Weldon Stone Quarry</td>
<td>Previously allocated site now discounted due to no realistic prospect of the site coming forward</td>
</tr>
<tr>
<td>J23</td>
<td>North of Birchington Road</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>J24</td>
<td>Railway Station</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>J26</td>
<td>Ex Sludgebeds</td>
<td>Previously allocated site now discounted due to no realistic prospect of the site coming forward</td>
</tr>
<tr>
<td>J27</td>
<td>Seymour Plantation</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>J28</td>
<td>Ponds off Phoenix Parkway</td>
<td>Previously allocated site now developed</td>
</tr>
<tr>
<td>J30</td>
<td>Cronin Road</td>
<td>Allocation not carried forward</td>
</tr>
<tr>
<td>J33</td>
<td>Maylan Road, Earlstrees</td>
<td>Allocation not carried forward</td>
</tr>
<tr>
<td>J34</td>
<td>Universal Salvage, Gretton Brook Road</td>
<td>Allocation not carried forward</td>
</tr>
<tr>
<td>J35</td>
<td>Sootbanks Development</td>
<td>Previously allocated site, partly developed, partly to be carried forward</td>
</tr>
<tr>
<td>J36</td>
<td>Princewood Road</td>
<td>Allocation not taken forward</td>
</tr>
</tbody>
</table>

**Housing**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by Core Strategy Policy 15. Proposed to be replaced by Policy H09: Proposed Alternative for Alternative Housing Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1(R)</td>
<td>Affordable Housing</td>
<td>Now replaced by Core Strategy Policy 15. Proposed to be replaced by Policy H09: Proposed Alternative for Alternative Housing Definition</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by Core Strategy Policy 13. Proposed to be replaced by Policy H10: Alternative for Design and Build Standards for Affordable Housing in Corby</th>
</tr>
</thead>
<tbody>
<tr>
<td>P4(R)</td>
<td>New Housing Development</td>
<td>Now replaced by Core Strategy Policy 13. Proposed to be replaced by Policy H10: Alternative for Design and Build Standards for Affordable Housing in Corby</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Policy to be superseded by the CSS and SPD. The policy should be retained until replaced by</th>
</tr>
</thead>
<tbody>
<tr>
<td>P5(R)</td>
<td>New Housing Development</td>
<td></td>
</tr>
</tbody>
</table>

Consultation Document
<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by North Northamptonshire Core Strategy Policies (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</th>
</tr>
</thead>
<tbody>
<tr>
<td>P6(R)</td>
<td>Backland and Garden Development</td>
<td>these LDDs as it assists with the consideration of links between land use and infrastructure planning and helps ensure appropriate contributions from new development schemes.</td>
</tr>
<tr>
<td>P7(R )</td>
<td>Backland and Garden Development</td>
<td>This policy is well used but could be amalgamated with design led policy in CSS and SPD. This policy should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>P8(R)</td>
<td>Housing in Shopping Areas</td>
<td>Policy supports and protects town centre housing. Town Centre housing underpins PPS6 and the policy is required to determine planning applications. This policy should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>P9(R)</td>
<td>Housing in Shopping Areas</td>
<td>Policy supports and protects town centre housing. Town Centre housing underpins PPS6 and the policy is required to determine planning applications. This policy should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>P10(R)</td>
<td>Housing Extensions</td>
<td>This policy is well used but could be amalgamated with design led policy in CSS and SPD. In the meantime, provides a clear framework for policy decisions and should be retained until the adoption of the DPD</td>
</tr>
<tr>
<td>P11(R)</td>
<td>Environmental Improvements</td>
<td>Policy helps ensure high quality design in accordance with PPS3. This policy should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>H3</td>
<td>Occupation Road</td>
<td>Allocation not carried forward</td>
</tr>
<tr>
<td>R2</td>
<td>Pytchley Court</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>R4</td>
<td>Pen Green Lane</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>R7</td>
<td>Garden Centre</td>
<td>Allocation not carried forward</td>
</tr>
<tr>
<td>R8</td>
<td>West of Stanion</td>
<td>Allocation not carried forward</td>
</tr>
<tr>
<td>R9</td>
<td>Off Stanion Lane</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>R10</td>
<td>Main Street, Middleton</td>
<td>Allocation not carried forward</td>
</tr>
<tr>
<td>R11</td>
<td>Snatchill South East</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>R12</td>
<td>Snatchill South</td>
<td>Allocation not carried forward</td>
</tr>
</tbody>
</table>

**Transportation**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by NNCSS Policy 13</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1(T)</td>
<td>Road Layout</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P2(T)</td>
<td>Road Layout</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>Policy</td>
<td>Policy Name/Description</td>
<td>Replaced by North Northamptonshire Core Strategy Policies (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</td>
</tr>
<tr>
<td>---------</td>
<td>-------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>P5(T)</td>
<td>Public Transport</td>
<td>To be replaced by SSA Policy TC&amp;R 08</td>
</tr>
<tr>
<td>P6(T)</td>
<td>Funding of Highway Schemes</td>
<td>Now replaced by NNCSS Policy 6</td>
</tr>
<tr>
<td>P7(T)</td>
<td>Car Parking</td>
<td>To be replaced by SSA Policy TC&amp;R 04 and TC&amp;R 08</td>
</tr>
<tr>
<td>P9(T)</td>
<td>Car Parking</td>
<td>To be replaced by SSA Policy TC&amp;R 04 and TC&amp;R 08</td>
</tr>
<tr>
<td>P10(T)</td>
<td>Car Parking</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P11(T)</td>
<td>Road Safety</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P12(T)</td>
<td>Cyclists</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P13(T)</td>
<td>Pedestrians</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P14(T)</td>
<td>Pedestrians</td>
<td>Now replaced by NNCSS Policy 5</td>
</tr>
<tr>
<td>T3</td>
<td>Southern Distributor Road</td>
<td>Now replaced by NNCSS Policies 2 and 13 and SSA Policy CFS&amp;I 05</td>
</tr>
<tr>
<td>T5</td>
<td>Provision of access to J35</td>
<td>Site no longer allocated – access does not need to be retained.</td>
</tr>
<tr>
<td>T9</td>
<td>Town centre road network</td>
<td>Now replaced by NNCSS Policy 3 and SSA Policy TC&amp;R 04 and TC&amp;R 08</td>
</tr>
<tr>
<td>T10</td>
<td>Industrial distributor road</td>
<td>Now replaced by NNCSS Policies 2 and 13 and SSA Policy CFS&amp;I 05</td>
</tr>
<tr>
<td>T11</td>
<td>Accident Reduction Scheme</td>
<td>Now replaced by NNCSS Policy 3 and SSA Policy TC&amp;R 04 and TC&amp;R 08</td>
</tr>
<tr>
<td>T12</td>
<td>A6003 dualling</td>
<td>Now replaced by NNCSS Policy 3 and SSA Policy CFS&amp;I 05</td>
</tr>
<tr>
<td>T17</td>
<td>Rail links</td>
<td>Now replaced by NNCSS Policy 13 and CSF&amp;I 05</td>
</tr>
<tr>
<td>T18</td>
<td>Taxi rank facilities</td>
<td>Now replaced by NNCSS Policy 3 and SSA Policy TC&amp;R 04 and TC&amp;R 08</td>
</tr>
</tbody>
</table>

**Shopping, Offices and Commerce**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by Core Strategy Policy 13</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1(S)</td>
<td>Corby Town Centre</td>
<td>To be replaced by SSA Policy TC&amp;R 02</td>
</tr>
<tr>
<td>P2(S)</td>
<td>Corby Town Centre</td>
<td>Now replaced by Core Strategy Policy 13</td>
</tr>
<tr>
<td>P3(S)</td>
<td>Corby Town Centre</td>
<td>To be replaced by SSA Policy TC&amp;R 06 and TC&amp;R 07</td>
</tr>
<tr>
<td>P4(S)</td>
<td>Corby Town Centre</td>
<td>To be replaced by SSA Policy TC&amp;R 07</td>
</tr>
<tr>
<td>P5(S)</td>
<td>Corby Town Centre</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>Policy</td>
<td>Policy Name/Description</td>
<td>Replaced by North Northamptonshire Core Strategy Policies (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</td>
</tr>
<tr>
<td>--------</td>
<td>------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>P6(S)</td>
<td>Corby Town Centre</td>
<td>To be replaced by SSA Policy TC&amp;R 05</td>
</tr>
<tr>
<td>P7(S)</td>
<td>Corby Town Centre</td>
<td>To be replaced by SSA Policy TC&amp;R 05</td>
</tr>
<tr>
<td>P8(S)</td>
<td>Corby Town Centre</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P9(S)</td>
<td>Corby Town Centre</td>
<td>To be replaced by SSA Policy TC&amp;R 04</td>
</tr>
<tr>
<td>P10(S)</td>
<td>Betting Offices and Amusement Arcades</td>
<td>To be replaced by SSA Policy TC&amp;R 06 and TC&amp;R 07</td>
</tr>
<tr>
<td>P11(S)</td>
<td>The Phoenix Centre</td>
<td>Now replaced by NNCSS Policy 12 and SSA Policy TC&amp;R 02, TC&amp;R 09 and TC&amp;R 12</td>
</tr>
<tr>
<td>P12(S)</td>
<td>Retail Warehouses</td>
<td>To be replaced by SSA Policy TC&amp;R 07</td>
</tr>
<tr>
<td>P13(S)</td>
<td>Other Retail Development</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy TC&amp;R 13</td>
</tr>
<tr>
<td>P14(S)</td>
<td>Other Retail Development</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy TC&amp;R 02 and TC&amp;R 03</td>
</tr>
<tr>
<td>S17</td>
<td>Phoenix Centre</td>
<td>Now replaced by NNCSS Policy 12 and SSA Policy TC&amp;R 02, TC&amp;R 09 and TC&amp;R 12</td>
</tr>
<tr>
<td>S18</td>
<td>Neighbourhood Shopping Areas</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>S21</td>
<td>Oldlands Road Neighbourhood Centre</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy TC&amp;R 13</td>
</tr>
<tr>
<td>S24</td>
<td>Other Commercial Development</td>
<td>To be replaced by SSA Policy EMP01 (now allocated as employment site E11)</td>
</tr>
<tr>
<td>S26</td>
<td>Hotels</td>
<td>To be replaced by SSA Policy EMP01 (now allocated as mixed use site E16)</td>
</tr>
</tbody>
</table>

**Community Services**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by NNCSS Policy 13</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1(C)</td>
<td>Flood Protection</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P2(C)</td>
<td>Surface Water Run Off</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P3(C)</td>
<td>Funding of Works</td>
<td>Now replaced by NNCSS Policy 6</td>
</tr>
<tr>
<td>P4(C)</td>
<td>Conservation and Enhancement of the Water Environment</td>
<td>Now replaced by NNCSS Policies 5 &amp; 13</td>
</tr>
<tr>
<td>P5(C)</td>
<td>Water Quality and Water Resources</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P6(C)</td>
<td>Community Homes</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P7(C)</td>
<td>Group Homes</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P8(C)</td>
<td>Community Halls</td>
<td>Now replaced by NNCSS Policies 6 and 13 and SSA Policy CFS&amp;I 01</td>
</tr>
<tr>
<td>P9(C)</td>
<td>Telecommunications</td>
<td>Policy provides advice on siting and design of telecom equipment in accordance with PPG8.</td>
</tr>
<tr>
<td>Policy</td>
<td>Policy Name/Description</td>
<td>Replaced by North Northamptonshire Core Strategy Policies (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>This policy should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C1</td>
<td>Corby Community Hospital</td>
<td>Planning permission submitted for mixed use development. Until implemented policy should be retained.</td>
</tr>
<tr>
<td>C4</td>
<td>Medical Centre, Kingswoood Area</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C5</td>
<td>Medical Centre, Shire Lodge</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C6</td>
<td>Medical Centre, Pen Green</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C8</td>
<td>Primary School, Snatchill</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C9</td>
<td>Primary School, Snatchill East</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C12</td>
<td>Social Services</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C13</td>
<td>Social Services</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C14</td>
<td>Social Services</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C18</td>
<td>Community Halls at Snatchill</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C19</td>
<td>Community Hall at Oldlands Road</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
</tbody>
</table>
### Proposed Alternatives for Site Specific Allocations DPD

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by North Northamptonshire Core Strategy Policies (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</th>
</tr>
</thead>
<tbody>
<tr>
<td>C20</td>
<td>Church Centre at Oldlands Road</td>
<td>Area specific policy that accords with PPS1 in terms of promoting improved accessibility to community facilities. Should be retained until replaced by LDD.</td>
</tr>
<tr>
<td>C21</td>
<td>Corby Sewage Treatment Works</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy CFS&amp;I 02</td>
</tr>
<tr>
<td>C22</td>
<td>Gretton Sewage Treatment Works</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy CFS&amp;I 02</td>
</tr>
<tr>
<td>C23</td>
<td>Middleton Sewage Treatment Works</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy CFS&amp;I 02</td>
</tr>
<tr>
<td>C24</td>
<td>Stanion Sewage Treatment Works</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy CFS&amp;I 02</td>
</tr>
<tr>
<td>C25</td>
<td>Weldon East Sewage Treatment Works</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy CFS&amp;I 02</td>
</tr>
<tr>
<td>C26</td>
<td>Water Distribution System</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy CFS&amp;I 02</td>
</tr>
<tr>
<td>C28</td>
<td>Crematorium on land adjoining the Corby Landfill site</td>
<td>To be replaced by SSA Policy CSF&amp;I 06</td>
</tr>
<tr>
<td>C29</td>
<td>Waste Disposal at Princewood Road</td>
<td>To be replaced by SSA Policy CSF&amp;I 02</td>
</tr>
<tr>
<td>C30</td>
<td>Waste Disposal at Princewood Road</td>
<td>To be replaced by SSA Policy CSF&amp;I 02</td>
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</tbody>
</table>

**Recreation and Leisure**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Name/Description</th>
<th>Replaced by North Northamptonshire Core Strategy Policies (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</th>
</tr>
</thead>
<tbody>
<tr>
<td>P2(L)</td>
<td>Corby Library</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy TC&amp;R 02</td>
</tr>
<tr>
<td>P3(L)</td>
<td>Corby Library</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy TC&amp;R 02</td>
</tr>
<tr>
<td>P4(L)</td>
<td>New Facilities</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy GS 02</td>
</tr>
<tr>
<td>P5(L)</td>
<td>Play Space</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy GS 02</td>
</tr>
<tr>
<td>P6(L)</td>
<td>Allotments</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy GS 02</td>
</tr>
<tr>
<td>P7(L)</td>
<td>Retention of Playing Fields</td>
<td>Now replaced by NNCSS Policy 13</td>
</tr>
<tr>
<td>P9(L)</td>
<td>Access to the Countryside</td>
<td>Now replaced by NNCSS Policies 5 and 13 and SSA Policy GS02</td>
</tr>
<tr>
<td>P10(L)</td>
<td>Open Space, Great Oakley</td>
<td>To be replaced by SSA Policy GS 01</td>
</tr>
<tr>
<td>P11(L)</td>
<td>New Playing Fields</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 02</td>
</tr>
<tr>
<td>Policy</td>
<td>Policy Name/Description</td>
<td>Replaced by North Northamptonshire Core Strategy Policies (adopted June 2008) or proposed to be replaced by policies in Site Specific Allocation DPD, or other LDD</td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>L8</td>
<td>Parkland West of Stanion</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L9</td>
<td>General Open Space</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L10</td>
<td>Public Open Space Tamar Green</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L11</td>
<td>Playing fields adjoining Rockingham Triangle</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L13</td>
<td>Amenity Space Princewood Road</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L15</td>
<td>Extension of Pocket Park, Weldon</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L16</td>
<td>Country Park North of Brookfield</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L18</td>
<td>Brookfield Plantation</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L19</td>
<td>South Wood</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L21</td>
<td>Golf Course</td>
<td>Now replaced by NNCSS Policies 5, 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>L29</td>
<td>Allotments</td>
<td>Now replaced by NNCSS Policies 7 and 13 and SSA Policy GS 01 and GS 02</td>
</tr>
<tr>
<td>PP1</td>
<td>The Leys</td>
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### Environment and Nature Conservation

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<td>Gretton Plain Quarry &amp; disused railway</td>
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<td>Corby Tunnel Quarries</td>
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<td>Harper’s Brook</td>
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<td>New Coppice Reserve</td>
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<td>Lodge Coppice</td>
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<td>NC35</td>
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<td>NC45</td>
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<td>NC47</td>
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<td>SAM1712 6</td>
<td>Moated Site, Rockingham Castle</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy E&amp;H 04</td>
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<td>Quarry Workings, South of A43</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy E&amp;H 05</td>
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<td>E7</td>
<td>Landscaping Barn Close</td>
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<td>E8</td>
<td>Landscaping Oakley Hale Industrial Estate</td>
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<td>E9</td>
<td>Hazel and Thoroughsale Woods</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy E&amp;H 05</td>
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<td>E10</td>
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<td>E11</td>
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**The Borough Villages**

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<tr>
<th>Policy</th>
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<th>Proposed or To be replaced by SSA Policy V&amp;R01: Proposed Alternative for Village Confines.</th>
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<td>P1(V)</td>
<td>Housing – Gretton and Weldon</td>
<td>Proposed to be replaced by SSA Policy V&amp;R01: Proposed Alternative for Village Confines.</td>
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<tr>
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<td>Housing – Restricted Infill Villages</td>
<td>Proposed to be replaced by SSA Policy V&amp;R01: Proposed Alternative for Village Confines.</td>
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<td>Proposed to be replaced by SSA Policy V&amp;R02: Proposed Alternative for Restraint Villages.</td>
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<td>Rockingham</td>
<td>Proposed to be replaced by SSA Policy V&amp;R02: Proposed Alternative for Restraint Villages.</td>
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<td>Local Needs</td>
<td>Proposed to be replaced by SSA Policy V&amp;R06: Proposed Alternative for Rural Exception Sites.</td>
</tr>
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<td>P6(V)</td>
<td>Employment</td>
<td>Proposed to be replaced by SSA Policy V&amp;R06: Proposed Alternative for Rural Exception Sites.</td>
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<td>Employment</td>
<td>Proposed to be replaced by SSA Policy V&amp;R06: Proposed Alternative for Rural Exception Sites.</td>
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<td>P9(V)</td>
<td>Employment</td>
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<td>Policy</td>
<td>Policy Name/Description</td>
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<td>P12(V)</td>
<td>Recreation</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policy GS 02</td>
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<td>P13(V)</td>
<td>Environment</td>
<td>Now replaced by NNCSS Policy 13 and SSA Policies E&amp;H 01 and E&amp;H 05</td>
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<td>R11</td>
<td>Off Corby Road, Gretton</td>
<td>Previously allocated site to be carried forward. Council minded to approve planning application for residential development</td>
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<tr>
<td>R16</td>
<td>Chapel Road, Weldon</td>
<td>Previously allocated site to be carried forward – partially developed</td>
</tr>
<tr>
<td>R17</td>
<td>Oundle Road, Weldon</td>
<td>Previously allocated site to be carried forward</td>
</tr>
<tr>
<td>R18</td>
<td>Woodlands Lane</td>
<td>To be replaced by policies on Environment and Heritage in the SSA.</td>
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Appendix E : Standards for Open Space, Sport and Recreation Facilities
(taken from the Open Space, Sport and Recreation Audit Study)
The Council will apply the following standards:

**Table E.1 - Parks and Gardens (including the ancient woodlands)**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>Quantity Standard (Urban)</td>
<td>2 ha per 1000 population</td>
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<tr>
<td>Quantity Standard (Rural)</td>
<td>1 pocket park (or equivalent) in each rural village</td>
</tr>
<tr>
<td>Accessibility Standard</td>
<td>10-15 minutes walk (480m)</td>
</tr>
<tr>
<td>Quality Benchmark</td>
<td>80%</td>
</tr>
<tr>
<td>Quality Standard</td>
<td>“A welcoming, clean and litter free site providing a one-stop community facility with a wide range of leisure, recreational and enriched play opportunities for all ages, varied and well-kept vegetation, appropriate lighting and ancillary accommodation (including benches, toilets and litter bins) and well-signed to and within the site. The site should incorporate a warden presence.”</td>
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**Table E.2 - Natural and Semi-Natural Green Space**

<table>
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<th>Standard</th>
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<tbody>
<tr>
<td>Quantity Standard (Urban)</td>
<td>1.6 ha per 1000 population</td>
</tr>
<tr>
<td>Quantity Standard (Rural – protection of existing)</td>
<td>4.10 ha per 1000 population</td>
</tr>
<tr>
<td>Quantity Standard (Rural – for new development)</td>
<td>1 pocket park (or equivalent) in each rural village</td>
</tr>
<tr>
<td>Accessibility Standard</td>
<td>15 minutes walk (720m)</td>
</tr>
<tr>
<td>Quality Benchmark</td>
<td>76%</td>
</tr>
<tr>
<td>Quality Standard</td>
<td>“A spacious, adequately lit and clean and litter free site with clear pathways and natural features that encourages wildlife conservation, biodiversity and environmental education and awareness. Management of local sites should involve the community if at all possible and a ranger presence should be encouraged to embrace community safety.”</td>
</tr>
</tbody>
</table>
### Table E.3 - Amenity Green Space

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Quantity Standard</strong></td>
<td><strong>1.51 ha per 1000 population</strong></td>
</tr>
<tr>
<td><strong>(Urban)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Quantity Standard</strong></td>
<td><strong>0.37 ha per 1000 population</strong></td>
</tr>
<tr>
<td><strong>(Rural)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Accessibility Standard</strong></td>
<td><strong>5 minutes walk (240m)</strong></td>
</tr>
<tr>
<td><strong>Quality Benchmark</strong></td>
<td><strong>76%</strong></td>
</tr>
<tr>
<td><strong>Quality Standard</strong></td>
<td>“A clean and well-maintained green space site with well-kept grass, easily accessible with clearly marked footpaths and big enough to encourage informal play. The site should have appropriate ancillary accommodation (benches, dog bins etc) and landscape in the right places providing a spacious outlook and overall enhance the appearance of the local environment.”</td>
</tr>
</tbody>
</table>

### Table E.4 - Standards - Provision for Children and Young People

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Quantity Standard</strong></td>
<td><strong>0.8 play areas per 1000 population</strong></td>
</tr>
<tr>
<td><strong>(Children)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Quantity Standard</strong></td>
<td><strong>0.35 play areas per 1000 population</strong></td>
</tr>
<tr>
<td><strong>(Young people/teenagers)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Accessibility Standard</strong></td>
<td><strong>8 minutes walk (380m)</strong></td>
</tr>
<tr>
<td><strong>Accessibility Standard</strong></td>
<td><strong>10 minutes walk (480m)</strong></td>
</tr>
<tr>
<td><strong>Quality Standard</strong></td>
<td>“A site providing a mix of well-maintained formal equipment and enriched play environment in a safe and secure convenient location close to housing. The site should be clean, litter and dog free and include areas for more informal play and seating for adults. Security measures such as a warden presence and CCTV should be considered where appropriate. Maintenance and safety assessment regime should be provided”</td>
</tr>
<tr>
<td><strong>Quality Benchmark</strong></td>
<td><strong>70%</strong></td>
</tr>
<tr>
<td><strong>Quality Standard</strong></td>
<td>“A site providing a robust yet imaginative play environment for older children in a safe and secure location that promotes a sense of ownership. The site should include clean, litter and dog free areas for more informal play. An occasional warden presence is to be encouraged and CCTV should be used at all sites. Maintenance and safety assessment regime should be provided.”</td>
</tr>
</tbody>
</table>
### Table E.5 - Standards - Outdoor Sports Facilities (excluding golf courses)

<table>
<thead>
<tr>
<th>Standards</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity Standard</td>
<td>1.6 ha per 1000 population</td>
</tr>
<tr>
<td>Accessibility Standard</td>
<td>15 minutes walk (720m)</td>
</tr>
<tr>
<td>Quality Benchmark</td>
<td>80%</td>
</tr>
<tr>
<td>Quality Standard</td>
<td>“A well-planned, clean, litter and dog fouling free sports facility site, with level and well-drained good quality surfaces, appropriate good quality ancillary accommodation, toilets and car parking. The site should have appropriate management ensuring community safety.”</td>
</tr>
</tbody>
</table>

### Table E.6 - Indoor Sports Facilities

<table>
<thead>
<tr>
<th>Standards</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quantity Standard (Sports hall provision)</td>
<td>49.52 m² per 1000 population</td>
</tr>
<tr>
<td>Quantity Standard (Swimming pool provision)</td>
<td>10.33 m² per 1000 population</td>
</tr>
<tr>
<td>Quantity Standard (Health and fitness provision)</td>
<td>16.65 m² per 1000 population</td>
</tr>
<tr>
<td>Accessibility Standard (Sports hall provision)</td>
<td>10 minutes drivetime</td>
</tr>
<tr>
<td>Accessibility Standard (Swimming pool provision)</td>
<td>15 minutes drivetime</td>
</tr>
<tr>
<td>Accessibility Standard (Health and fitness provision)</td>
<td>10 minutes drivetime</td>
</tr>
<tr>
<td>Quality Benchmark</td>
<td>70%</td>
</tr>
<tr>
<td>Quality Standard</td>
<td>“A clean and well-maintained indoor sports facility that provides a wide range of indoor sports facilities and activities. Indoor sports facilities should provide adequate changing facilities, car-parking, welcoming staff and ease of booking. All new build and refurbishment schemes are to be designed in accordance with Sport England Guidance Notes, which provide detailed technical advice and standards for the design and development of sports facilities. All leisure providers to follow industry best practice principles in relation to a) Facilities Operation, b) Customer Relations, c) Staffing and d) Service Development and Review. The detail of the internal systems, policies and practices underpinning implementation of these principles will correlate directly to the scale of facility, varying according to the position of the facility within the levels of the established hierarchy.”</td>
</tr>
</tbody>
</table>
### Table E.7 - Standards - Allotments

<table>
<thead>
<tr>
<th>Quantity Standard</th>
<th>0.15 ha per 1000 population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility Standard</td>
<td>15 minutes walk (720m)</td>
</tr>
<tr>
<td>Quality Benchmark</td>
<td>70%</td>
</tr>
<tr>
<td>Quality Standard</td>
<td>“A clean and well-kept site that encourages sustainable development, bio-diversity, healthy living and education objectives with appropriate ancillary facilities to meet local needs, clearly marked pathways and level allotment plots with good drainage. The site should be spacious providing appropriate lighting and security management of local sites should involve the community if at all possible.”</td>
</tr>
</tbody>
</table>

### Table E.8 - Standards - Cemeteries and Churchyards

<table>
<thead>
<tr>
<th>Quantity Standard</th>
<th>none set</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility Standard</td>
<td>none set</td>
</tr>
<tr>
<td>Quality Benchmark</td>
<td>76%</td>
</tr>
<tr>
<td>Quality Standard</td>
<td>“A well-maintained, clean site with long-term burial capacity, provision of seating areas, clear pathways and varied vegetation and landscape features that provides a sanctuary for wildlife and people. The site must have a well defined boundary to discourage misuse”</td>
</tr>
</tbody>
</table>

### Table E.9 - Green Infrastructure Corridors

<table>
<thead>
<tr>
<th>Quantity Standard</th>
<th>none set</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility Standard</td>
<td>none set</td>
</tr>
<tr>
<td>Quality Benchmark</td>
<td>N/A</td>
</tr>
<tr>
<td>Quality Standard</td>
<td>“A network of well connected multi-functional corridors exhibiting one or more of the following functions: A clean, well maintained, well signed, safe and secure pedestrian and/or cycle route; A biodiversity link; A role in flood risk management, water management or other natural processes; The protection enhancement and promotion of environmental character; The protection enhancement and promotion of heritage and cultural assets; The provision or enhancement of leisure and recreation facilities.”</td>
</tr>
</tbody>
</table>
Appendix F : Guiding principles for defining development boundaries
The following guiding principles have given direction to the definition of the proposed urban boundary for Corby:

- Only permanent structures will be included, those of a temporary nature will not be included within the boundary;

- Land-uses that are on the periphery and have the characteristics of open countryside and large areas of the following land-uses and associated structures ideally should be excluded from the development boundary; agriculture, paddock land/glasshouse, forestry, water, open recreation (e.g. golf courses and equestrian activities), open space (e.g. parks and play areas, sports facilities), mineral extraction and landfill or other activities requiring significant open areas such as allotments. Exceptions will be made on small areas of open landscape on the fringe of the built-up area, where the presence of buildings/infrastructure give an area of land a distinct urban character or where the plots are clearly bounded by strong physical boundary features;

- The development boundary will include land that has planning permission for development i.e. an extant planning consent for built development as long as it is directly related to the urban edge, agrees with the other principles and was approved before the definition process began. In such locations where an application has not yet commenced or been fully completed the whole application boundary will be included within the urban boundary regardless of landscaping;

- Transportation corridors (roads and railways) which serve the built-up area and which themselves have built-up sites on one or both sides will be included;

- Transportation related features, such as operational airfields, railway yards, service areas and car parks will also be included;

- Development boundaries should generally follow the curtilage of properties, residential or otherwise, except where such are situated in large grounds or other open areas on the edge of settlements which do not follow the other principles;

- Mineral workings sites which blend into the landscape and where its contribution to nature conservation or an amenity use outweighs the reuse of the site, will be excluded from the boundary;

- Free-standing, individual, isolated or sporadic structures which are obviously detached or peripheral to the main built-up area should be excluded from the development boundary. However clusters of building that are related to the urban edge will be included;

- Development boundaries should where possible relate to distinct physical features such as roads and railway lines; and

- Land allocated for development within the Corby Local Plan and/or emerging Local Development Framework will be included as long as it directly relates to the urban edge and is urban in nature. Land allocated for a land use that has the characteristics of open countryside will be excluded from the boundary.
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