The Regeneration Framework
This is a very exciting and opportune time for Corby. The Regeneration Framework presented in this document provides Catalyst Corby with the tools to take forward the radical change demanded by the people of the Borough. The interlinked, residential, employment, town centre and transportation proposals will provide residents, businesses and investors with a range of exciting new opportunities, facilities and services, including:

- A new town centre containing a range of retail, leisure, community, civic and residential uses which people can be proud of;
- A fully integrated public and private transport system;
- Extensive new housing areas which will provide significant housing choice and attract new residents; and
- Employment sites which will meet modern requirements and attract innovative and technology based industries.

The Framework will result in significant new investment in the town. Overall delivery of the framework requires investment of almost £4 billion. The majority of this will be privately funded, however it is recognised that early on there is a need for targeted action to ‘kick-start’ certain key elements to initiate regeneration.

Catalyst Corby was the first of the special purpose Urban Regeneration Companies proposed by Lord Rogers’ Urban Task Force to be set up following the launch of the Government’s Urban White Paper. The company will take the lead in delivering the Framework drawing on the expertise of its private and public sector members. Work amongst developer, investor, statutory agency, community and voluntary groups, is ongoing and reflects the strength and cohesion of the organisation.

All the Board Members of Catalyst Corby are committed to making Corby a place that its residents and businesses deserve and can be proud of.

We are committed to our shared vision of:

“Corby as a confident, successful, balanced and prosperous community, that is widely admired as distinctive, progressive and energetic. A community which will exceed expectations – Corby will be different, will innovate and implement better solutions with conviction.”

Richard Lay, CBE, FRICS
Baroness Billingham of Banbury, House of Lords
The Regeneration Framework will deliver a bold and confident new Corby for the 21st Century. The town will become a vibrant and successful place where people will want to shop, work, visit, live and do business. Corby will experience positive change through unprecedented levels of sustainable population and economic growth to become a place of opportunity and prosperity for both residents and business alike. The town will become a well balanced and successful place, with a wide range of new commercial, social and community facilities within a high quality environmental and landscaped setting.

The Regeneration Framework establishes a clear strategy to attract new economic investment and diversify the economic base. A wide range of site specific opportunities together with improved transport infrastructure and a growing pool of skilled labour will ensure the town retains its position in the highly competitive marketplace for investment. A focus on education and training will ensure that the opportunities created by the successful transformation of the economic structure will benefit both existing and new residents. Corby will become a key economic driver in the sub-region delivering a wide range of new opportunities for the benefit of its population.

The town centre itself will undergo radical transformation to become an active, dynamic and vibrant new heart for the town, containing an extended range of cultural, residential, retail and entertainment activities. Quality new retailing and state-of-the-art public services will promote learning, culture, community and civic pride. The transformation will take place within a distinctive setting of attractive new buildings, public realm and new public squares. The town centre will become a focus of activity and excitement for workers, residents, shoppers and visitors.

The town will also become a place where people will want to come and live. Its strategic location and rural setting, combined with a transformed image and profile as a place of opportunity, will ensure that Corby is a highly desirable residential location in the region. The growth of the town will achieve and surpass the original targets established when the New Town was initially designated, with the creation of sustainable new residential neighbourhoods around the urban area and with an emphasis on quality urban and landscape design. A wide range of new housing opportunities will be created, ensuring a broad choice of style and size ranging from high quality spacious executive housing at the periphery through to high density urban living within the town centre. Progressive and innovative improvements will be made to the transport infrastructure, providing an accessible network throughout the town, in particular connecting new peripheral employment and residential expansion areas with the town centre. A rail service to London from a new high quality rail station and public transport interchange will ensure the town becomes a highly accessible and attractive location, stimulating further investment in business and residential development around this new integrated transport hub. Improvements to the local road network together with a wider and improved cross town pedestrian and cycle network will ensure that access by all modes of transport is given high priority as the town expands.

The Regeneration Framework provides the platform for the scale and depth of change required to transform Corby.
The Benefits of Growth

Population and economic growth will underpin the transformation of the town.

Population growth from the current 50,000 to in excess of 100,000 will reverse the recent trend of net out-migration, especially amongst young adults. The expanding population will create a balanced socio-economic profile and underpin private and public sector investment in commercial, social and transport infrastructure.

This objective of expansion will create the critical mass to attract significant investment in the town centre and in the new housing and employment areas. Through increased demand, a modern and well-integrated public transport system, linked to the surrounding area through a new railway station and train service to London will be created.

The growth will also generate additional opportunities for enhanced social and community facilities, which will establish a new sense of civic pride in Corby.

Sustainable physical, economic and social expansion will be achieved in a form which ensures that development will not adversely affect the quality of life of the town’s future generations. The regeneration will be based upon strong underlying sustainability principles, creating balanced growth that will guarantee positive long-term results.

At the heart of the vision lie the following core sustainability objectives:

- Social progress which recognises the needs of everyone;
- The effective protection of the environment;
- The prudent use of natural resources;
- The maintenance of high and stable levels of economic growth and employment.

Over time, the transformation of Corby will be seen as an exemplar for urban renaissance, providing the basis for the regeneration of other towns across the UK.

The Ability to Harness Economic Drivers

In building upon the opportunities that exist in the sub-region, Corby is ideally positioned to harness economic drivers to maximise the growth potential of the economy and attract inward investment from projected growth sectors.

The development and consolidation of key opportunity clusters such as motor sport and performance engineering, together with the introduction of new growth sectors including electronics, technology and business services, will provide a strong and diversified economic base.

Policy & Strategic Support

At the strategic level, it has been recognised that Corby can take a leading role in achieving the sub-regional growth projections, by accommodating significant additional housing and employment development. Key stakeholders including members of the local business community, government bodies, and community groups fully support and endorse the objectives to bring forward bold and progressive change.

These existing strengths and opportunities establish the foundation for future radical and progressive change, ensuring that the regeneration of the Borough will be both long-term and sustainable.

Committed to Change

An Adaptable Local Population –

An improved range of Social and Community facilities will be provided as the population expands through increased housing and employment opportunities, together with a radically improved transport infrastructure.

Location as a Key Asset

The town is located in one of the most environmentally attractive parts of England, providing a highly desirable location to live and work, convenient to major transport routes.

A new passenger rail service to London together with a new southern Corby link road will enhance the range and quality of retail, leisure and community facilities across the Borough, providing new business and employment opportunities, together with a radically improved transport infrastructure.

The Regeneration Framework

Corby is a dynamic and resilient place. It has undergone several transformations throughout the 20th Century, growing from a relatively small rural village to a thriving industrial town, and again through a period of economic restructuring following the closure of the steelworks. It is this strength, the town’s ability to adapt and change which provides the basis and confidence for further transformation.

An Adaptable Local Population –

Corby is a dynamic and resilient place. It is an exemplar for urban renaissance, providing the basis and confidence for the regeneration of other towns across the UK.
The context for delivery

A key component in preparing the Framework has been to ensure that there was a clear unequivocal sign-up to the vision by the stakeholders, the people and agencies that will be at the heart of transforming Corby. Two separate public consultation events were undertaken to introduce the context and objectives of the emerging Regeneration Framework to both local residents and businesses and obtain their views on the emerging concepts and ideas. In addition, workshops were held with specific ‘hard to reach’ groups to ensure that the consultation exercise was both inclusive and comprehensive.

The consultation events reiterated the messages of the sense of community, pride in the town and what had been achieved to date.

Public Support for Change

At the same time the stakeholders wanted to see something better for themselves, visitors and investors. Some of the key issues arising from the consultation which have been drawn into the Framework include:

- **Town Centre – Amenities & Activities**
  - The residential and business communities of Corby want a town centre of which they can be proud, including a better range of shops, leisure and social facilities, and a new civic focus. There is a current lack of things for people to do, especially for the young.
  - Image, Profits & Stewardship
    - The gradual but accelerating decline of the town centre and the very poor retail and leisure offer need improving. In particular, there was the redevelopment of the existing poor quality and unattractive die-in-district were seen as a priority. In particular, there was a high level of support for the arts and amusements which have now been included within the Regeneration Framework, to deliver bold and significant change to the physical, infrastructure, service, cultural and environmental structure of the town.

Organisational Framework

One of the early tasks of Catalyst Corby was to commission the production of the Regeneration Framework, acting as the interface between the public and private organisations who will jointly deliver the Framework. This organisation is the five borough Regeneration Company to have a thorough understanding and analyse the resources, skills and expertise of its members to champion the regeneration of Corby.

Regeneration Framework

One of the early tasks of Catalyst Corby was to commission the production of the Regeneration Framework, to create the blueprint for the transformation of Corby. This document is widely supported and endorsed by all stakeholders as the way ahead. The collective commitment by all these public and private sector groups provides the platform for delivering change and ensuring the achievement of the Framework.

The supportive policy framework for the transformation of Corby means that change can be delivered in the short term. Developers and investors are already looking to make additional investment in the town and maximise the benefits from this exciting opportunity, with plans under preparation to commence the first stages of Corby’s regeneration immediately.

Education & Opportunity

Investment in education is needed to broaden the local skills base, helping young people to raise their aspirations and access new employment opportunities.

Transport

There is general concern at the current inadequacy of the public transport system and the need to provide a decent reliable service for the existing population and visitors alike.

Population Growth

Consultation with stakeholders confirmed widespread support for the aims and aspirations which have now been included within the Regeneration Framework, to deliver bold and significant change to the physical, demographic and economic structure of the town.
The Regeneration Framework provides the platform to bring forward the detailed physical, cultural and social proposals that will shape the dynamic change of Corby. These proposals will deliver years of investment to achieve the step-change in image, opportunity and social cohesion that is needed to make Corby a successful and prosperous place.

The process involved in developing the Regeneration Framework has been intensive and encompassed a wide range of activities including:

• Understanding the views and concerns of the local community and stakeholders;
• Understanding the current, national, regional and local perspectives and positions;
• Appreciating the trends and forces at work both locally and in the global economy;
• Identifying local needs and aspirations for the future;
• Identifying the appropriate spatial development options to achieve sustainable development; and
• Setting the direction and mechanisms for delivering positive change.

The Framework

The Regeneration Framework is based around five interlinked components which are anchored by the creation of a new Central Corby. These five components set the context for Corby:

• Corby Central Framework to establish itself as a location for high quality commercial, leisure and civic facilities that enhance the quality of life as a whole and reposition it as a major regional centre;
• New Housing Strategy to improve and extend the housing market – through new opportunities in and around the urban area;
• Housing Regeneration Strategy to regenerate the existing housing areas by making them high quality, safe places to live;
• Economic Strategy to create the environment to attract added value jobs, broaden the economic structure and open-up opportunities; and
• Transport Strategy to offer the best opportunity to create a critical mass of development to deliver better public transport across the town.

Corby Central Framework

The Corby Central Framework guides the physical and social proposals that will improve what the town centre can offer to the people of Corby and the wider region, creating a focus of activity that can act as a catalyst in achieving the overall regeneration and growth of the town. To meet the challenges outlined above, of creating a real ‘heart’ to the town, the Framework for Corby Central will:

• Transform the retail experience and provide a platform for new occupiers to enter Corby;
• Create an ‘evening economy’ with bars and restaurants together with a substantial leisure offer;
• Create a modern mixed use centre with quality town centre residential areas;
• Strengthen the cultural offer focusing on access and learning; and
• Re-introduce a strong civic presence in the centre.
New Housing Strategy

The New Housing Strategy will deliver the levels and range of quality housing needed to meet the projected population growth and broaden the social structure.

The strategy will:
• Widen the present new housing offer through carefully implemented new development schemes, attractive to higher income groups, particularly the A and B social groups;
• Deliver a structured programme for the phased release of major housing development areas, reducing the risk of saturating the market at any time;
• Provide a range of housing opportunities, including some constructed at lower density to generate the perception of exceptional value for money;
• Develop competitively priced housing, particularly high quality housing; and
• Develop quality residential environments with significant areas of open space.

Housing Regeneration Strategy

The Housing Regeneration Strategy provides the basis for improving the physical and social environment of the existing residential areas. It looks to develop a range of physical options to improve the quality of the housing stock, create safe places to live, maximise permeability within the residential areas and provide an improved range of local services and facilities.

Economic Strategy

The Economic Strategy ensures that at any one time, a range of different employment land opportunities are available to meet the quality and quantity demanded by the ever changing market.

It looks to:
• Provide a range of new locations for office and commercial development, which meet the needs of modern growth economic sectors;
• Promote innovation and enterprise;
• Build a new diversified economic base; and
• Improve education and training networks, providing new skills to local people.

Transport Strategy

The Transport Strategy provides for the transport and associated infrastructure needed to serve and integrate Corby’s growth, including:
• Construction of a new railway station, and establishment of new commuter rail services;
• Development of an Integrated Transport Solution including new Light Rapid Transit technology where feasible;
• Development of a walking and cycling network ensuring that local facilities can be accessed easily and directly; and
• Development of the road network to serve new urban extensions and development sites, making Corby more accessible locally, regionally, and nationally.

The Regeneration Framework sets the context to deliver real change in Corby.
A vibrant and successful Corby town centre is fundamental to creating a successful Corby and has been given particular attention in the Regeneration Framework. The town centre has suffered from considerable spending leakage to competing centres across the region, due to its limited range of retail and supporting facilities, and tired public realm. Comprehensive regeneration of the town centre will address this loss of expenditure, providing a range of new and high-quality facilities to draw new shoppers, visitors, workers and residents into the central area.

Corby Central will become an active, dynamic and vibrant heart for the town, offering a comprehensive range of new cultural, retail and entertainment facilities. The transformation will take place within a distinctive setting of attractive new buildings, quality public realm and new public spaces. The town centre will become a focus of activity and opportunity.

The town will offer a rich diversity of uses throughout the day, making it an attractive place to live and work, supported by a growing evening economy and cultural offer. Importantly, the town centre’s redevelopment will act as a stimulus for the regeneration of the town as a whole.

The plan for Corby Central can be broken down into a number of connected town centre areas, each providing a specific focus of activity and a number of physical opportunities for regeneration. The core areas include:

- Central Avenue;
- Town Centre Core;
- Parkland Gateway;
- Mixed Use Precinct;
- Station Gateway.

The regeneration of the town centre is focused upon the creation of an avenue through the heart of the town, linking a new railway station and public transport interchange to the east, through the central core of the town centre directly to tranquil urban parkland to the west. Central Avenue provides the focus for the physical restructuring of the urban fabric from the station to a new Central Park.

A complete range of services will be offered along the length of Central Avenue, integrating uses through Central Corby. The uses will be focused in “clusters”, allowing critical mass to be achieved. As implementation will be phased, the clusters of complementary uses will begin to evolve from the predominantly business uses at Station Gateway, to retail uses in the Town Centre Core to cultural and civic uses at Park Gateway. The clustering of activities will help legibility, creating a better experience for users.

The town centre will be transformed through a series of projects including:

- The development of the ‘Corby Hub’ as a focus for community and public services;
- The redevelopment of the retail centre providing a new quality shopping and leisure environment within an attractive urban setting;
- The establishment of the Healthy Living Centre; and
- The re-opening of the rail station.

As population and economic growth continues, further investment will occur enabling Corby Central to expand and further enhance the town centre offer.

Corby Central will regain its position as the heart of the town, to rekindle civic pride and stimulate investment.
1 Parkland Gateway

Parkland Gateway will provide a mix of cultural, civic and educational uses, together with residential development to create a mixed use quarter for the town centre. Informed within these uses will be elements of retail and leisure which will add diversity and life to the area and drive the evening economy. Parkland Gateway will provide an oasis for shoppers, residents and visitors away from the core retail environment. Parkland Gateway contains the following key components:

New Town Square

The square will become a major new civic space, and will act as the focal public space as an entry point to Park Gateway. It will be an inviting and comfortable place for people to rest and play, but also a welcoming area to sit out and move through. The Square will be both modern and contemporary using high quality, robust materials, providing a suitable setting for programmes of urban activities and events.

Education & Community Focus

A community learning, institutional, cultural and civic facility will be developed in the form of Catty’s Hub, providing the town with a new cultural and civic heart, in line with the highest architectural and design quality, offering an iconic, landmark building with real purpose. The Hub will provide a civic presence and could include a library with information and lifelong learning, a performance venue, voluntary and community workspace. These services will be supported by cafes, restaurants and retail.

Residential Development & Central Park

Quality residential apartments will be developed in the area, diversifying the overall residential offer of the wider town. Housing will be provided for a cross section of the population, particularly those who require close proximity to town centre services and employment. The apartments will be located adjacent to an improved Central Park, containing new and improved open spaces and facilities in a green, pleasant and safe environment.

2 Town Centre Core

The town centre core will undergo a dramatic transformation, creating a new high density, retail area that 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 for those who want to be part of the liveliness of the urban area. The town centre core regeneration will be driven by the following elements:

New Retail Area

A new covered retail centre will be developed, offering a new shopping experience for the people of Corby with the attraction of key anchor stores and a wider range of stores. The new retail core will be complemented by elements of food and leisure to broaden the overall offer available within the town centre core.

Diversity of Activities

The town centre will become an active, mixed use destination, with the sympathetic refurbishment and renovation of existing facilities to become a quality mixed use development of retail and residential uses. Along with the new covered retail centre, additional pedestrian and cycle linkages will be provided, together with a greater focus upon evening entertainment and leisure to attract visitors and activity in the area throughout the day.

Improved Public Realm & Permeability

The town centre environment will be transformed through improvements to the public realm and quality of the townscape. The retail core area will become welcoming and engaging with active building frontages and good permeability to other parts of the town centre.

3 Mixed Use Precinct

This mixed use precinct will incorporate mixed use leisure and a town centre living area together with some retail and business uses. As a key link between the station area and retail core, the area will be subject to an increased level of activity, and together with a focus upon leisure uses, the area will provide an impact for the evening economy. The mixed use precinct will contain the following elements:

Leisure Focus

The Mixed Use Precinct will become the main entertainment and leisure destination in the town, anchored around the development of a cinema complex with associated leisure uses directly adjacent to but separate from the retail core.

Activity & Permeability

The Precinct provides a clear link between the new rail station and the retail complex as the main transport route for pedestrians, cyclists and public transport.

4 Station Gateway

Station Gateway will be centred upon a new passenger rail station. The development of quality commercial workspace together with a landmark station and transport interchange will provide a real sense of arrival, improving the image and identity of the town centre, setting the corby for rail stations in the Coty. The development of Station Gateway will incorporate the following key elements:

New Stations & Transport Interchange

A new station and public transport interchange will be of quality design and a landmark in its own right, being both distinctive and functional. It will form the nucleus of the transport system for the town, linking rail services with Coty’s new high quality public transport, cycling and pedestrian routes, together with the highway network.

Stations Place

An area of public open space will be developed, forming the transport interchange and railway station, providing a clear and logical route directly to the retail core. It will also provide a distinctive public space boundary to a new business quarter and supporting retail facilities, forming a focus for adjacent development and incorporating quality street furniture.

3 New Business Quarter

The Business Quarter will house new commercial, residential and leisure uses within a central urban context with excellent transport connections. Small business uses will provide ancillary services to larger companies, encouraging interaction between businesses, creating a more sustainable business environment.

Gateway Living

New residential schemes will maximise opportunities of ready access to the business zone, town centre, and wider destinations via electrical services and the transport interchange.
Balanced Growth Approach

The Regeneration Framework is fundamentally grounded on a systematic considered approach to economic and residential expansion and development. Three separate development approaches were considered:

- A development approach centred around peripheral expansion (Peripheral Growth);
- A development approach stemming from the rapid expansion around the larger villages (Village Growth); and
- A development approach providing a range of urban and edge of settlement development opportunities (Balanced Growth).

Analysis of each of these broad options against a range of economic, physical, social and environmental criteria concluded that the Balanced Growth Option achieved the most sustainable built form and suitable approach to development.

<table>
<thead>
<tr>
<th>Option</th>
<th>Land take, capacity, urban form</th>
<th>Environmental sustainability</th>
<th>Commercial viability</th>
<th>Transport/infrastructure</th>
<th>Social and community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peripheral Growth</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
</tr>
<tr>
<td>Village Growth</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
</tr>
<tr>
<td>Balanced Growth</td>
<td>(\boxed{\blacksquare}) (\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare})</td>
<td>(\boxed{\blacksquare}) (\boxed{\blacksquare})</td>
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The Balanced Growth model creates a sustainable hierarchy of new and revitalised residential and employment neighbourhoods, providing a combination of redevelopment within the existing urban area, coupled with new development on the edge of Corby:

- **Town Centre:** the redevelopment of the town centre will provide a range of housing and commercial sites.
- **Remodelling of Existing Residential Areas:** through the restructuring of the existing urban residential areas that suffer from poor urban design and layout and the consequent problems of under-investment, vacancy and dereliction.
- **Designated Sites and Undeveloped Urban Sites:** will provide a number of new residential and employment opportunities.
- **Peripheral Growth:** involving the development of land around the periphery of Corby, for new urban residential extensions and employment sites.

The Balanced Growth Model encourages a pattern of higher density development around key commercial and transport nodes, with the densities gradually decreasing the further the location is from the town centre. This will create a compact and integrated built form with good accessibility between residential areas, commercial centres, social facilities and services.

This approach will ensure that the benefits of "new investment" will be spread throughout the Borough, preventing regeneration from taking place only in small concentrated areas. Furthermore, "balanced" growth will mean that employees and residents will have easy access to the new jobs, services and facilities. New developments within and adjacent to the current built-up area will also create the critical mass of population to justify higher quality facilities and services within the existing and new neighbourhoods.

The balanced growth of Corby will ensure that population and economic expansion are undertaken in an environmentally sustainable manner.
the residential strategy

Residential Strategy

The population expansion that will transform Corby will require significant new housing allocations. The current Northamptonshire Structure Plan has a provision for 7,500 dwellings to be constructed up to 2016, a minimum of 7,000 of which will be concentrated within the urban area.

Through the implementation of the Regeneration Framework, Corby’s population will need to increase by over 47,000 people to achieve a minimum target population of 100,000. At an average household size of 2.3 persons, this requires housing land with a capacity for 23,500 dwellings (including allowance for vacancy rate). These will be delivered through a mix of:

- **Designated Sites**
  The existing designated sites have a total housing capacity for over 4,000 dwellings. The most significant current housing sites are at Oakley Vale and West of Stanion. Oakley Vale on the southern boundary of Corby was granted planning consent in July 2001 for 2,940 dwellings. Originally it was anticipated that development would occur over a 10 year period. Increasing investor confidence created by significant rates of completions mean that this site will be built-out much earlier. The allocation west of Stanion, has a capacity for 560 dwellings.

- **New Urban Allocations**
  An urban capacity study has recently identified an additional housing supply from underutilised and brownfield sites of 1,500 units. A review of this study and redesignations of some existing employment sites for housing development has led to a revised supply from urban capacity sites of 1,400.

- **Town Centre Living**
  In tandem with proposals to regenerate the town centre, new opportunities will be created to make the town centre a more attractive place to live. The development of quality town centre living will help to add vitality and vibrancy to the town centre, extending activity beyond traditional shopping hours. It is expected that a total of 800 new residential units will be constructed as part of the regeneration of the town centre.

- **Urban Restructuring**
  Parts of the existing urban residential area suffer from poor urban design and layout, and problems of under-investment, vacancy and dereliction are evident. The opportunity exists to restructure certain urban areas to breathe new life into neglected areas and make them more attractive places to live in.

Many of the residential neighbourhoods have, however, been constructed at relatively high densities. Whilst urban restructuring work will be required to improve certain of these, it is not anticipated that this will result in net increases in the number of residential units.

In some areas, for example, those with a Radburn-type layout, radical restructuring such as block-end treatment and redevelopment of the central core area will need to be considered. In one or two instances, this could require the complete redevelopment of large parts of estates. A number of interventions have already been undertaken on specific estates. The range of opportunities offered by these sites could allow for affordable housing development. For other existing residential areas, more limited intervention may be more appropriate.

The restructuring and redevelopment of the older estates is an equal priority in delivering an holistic approach to the future regeneration of Corby. Consequently, a detailed programme of innovation and re-development including procurement options is a key early priority for Catalyst Corby.

Based upon the sources of housing supply highlighted above, there is a need to identify additional land to accommodate a further 17,300 dwellings to achieve a population of at least 100,000 people.

To incorporate a suitable level of open space and ancillary facilities, the housing land requirement assumptions have been based upon a gross to net site density of 52%. This density is appropriate to large urban extension proposals as it will be required to achieve sustainable population growth and will result in a suitable amount of additional land being available to accommodate all necessary ancillary facilities. With these density assumptions, a minimum of 1,150 hectares of land for new residential development will need to be identified.
Peripheral Development

A land evaluation exercise was conducted to determine the scope for peripheral development. This was carried out through a detailed separate evaluation approach, which involved:

Step 1: an analysis of environmental, policy, physical and infrastructure constraints;

Step 2: an evaluation of the suitability of different peripheral sectors to accommodate additional housing and employment growth against a set of appropriate criteria;

Step 3: identification of broad development areas for future employment and housing growth.

The results from this exercise established 5 distinct urban extension zones on the periphery of Corby. These 5 areas are illustrated in the diagram opposite, and introduced sequentially.

All five peripheral development opportunities will enable residents to live in a series of distinct residential neighbourhoods that will offer a broad range of size, style and quality of housing within a pleasant environment.

The development of these identified areas, combined with existing allocations and urban re-modelling, provides overall capacity for 25,000 dwellings. The combinations from each of these sources of residential development are highlighted in the table below:

<table>
<thead>
<tr>
<th>Dwelling / Land Requirements</th>
<th>Total Number of Dwellings Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Dwellings</td>
<td>25,600 dwelings</td>
</tr>
<tr>
<td>Total Additional Housing Land Requirement</td>
<td>1,150 ha</td>
</tr>
<tr>
<td>Total Additional Dwellings Requirement</td>
<td>17,300</td>
</tr>
<tr>
<td>Less Urban Re-Modelling</td>
<td>3,220 dwelings</td>
</tr>
<tr>
<td>Less Urban Capacity (with amendments)</td>
<td>6,670</td>
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<tr>
<td>Less Outstanding Planning Permissions (including allowance for vacancy rate of 5%)</td>
<td>10,350</td>
</tr>
<tr>
<td>Less Town Centre Capacity</td>
<td>14,490 dwelings</td>
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<tr>
<td>No net dwellings</td>
<td>6,300 (30 dph)</td>
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<tr>
<td>800</td>
<td>2,530 dwelings</td>
</tr>
<tr>
<td>1,100</td>
<td>800 dwelings</td>
</tr>
<tr>
<td>23,500</td>
<td>6,500 (27 dph)</td>
</tr>
<tr>
<td>Nil</td>
<td>0 dwelings</td>
</tr>
</tbody>
</table>

Prions Hall / Weldon Extension

The Prions Hall / Weldon urban extension area has the potential to deliver around 6,300 dwellings within the timescale of the Regeneration Framework. The extension area is bound by the village of Weldon and by Prions Hall golf course to the East. Sections of the site lie within the District of East Northamptonshire.

The housing within this area could generally include a substantial mix of executive, medium and quality lower priced housing, built at low to medium densities so as to increase their marketability. Executive and higher priced housing developments could, however, be developed in locations which maximise the opportunity provided by the topography and adjacent uses.

The Western Extension

The Western Extension could include a range of housing incorporating plots of very low density executive homes. Overall, the housing should be built at a lower density than some of the other urban extensions, continuing the rural feel offered by the surrounding landscape. The northern and southern boundaries of the site would incorporate the tinges of the high quality woodlands that exist, all of which are County Wildlife Sites and also ensure their preservation. Sympathetic design should help to maintain the location of these woodlands, greatly improving the housing offer.

Southern Extension

This development opportunity for 1,400 dwellings is located to the south of the A6003 and the railway line and borders the existing urban boundary of Corby. This southern part of the extension area lies within the Corby (Hedingham Green Wedge, with part as a section of the site within the Kelting boundary). Part of the site adjoins the Stanion/Cleyve expansion area.

The site could consist of medium to high price housing, building on the potential for Corby to attract A and B residents. The housing should be of a low density, adding to its market appeal as a quality development. Design should sympathetically incorporate the green and conservation areas that lie within the boundary, treating these as opportunities to improve the overall appearance and quality, as opposed to a development constraint.

Oakley / Stanion Extension

The Oakley / Stanion extension area has the capacity to accommodate 4,500 homes (excluding those being constructed at West of Stanion). The site is bounded to the south by the flood plain of Harpers Brook. A significant part of the site is within the boundary of Kelting Borough Council. The site is expected to be served by the proposed Corby South Link Road which will improve access to the area and significantly reduce infrastructure costs.

Significant pockets of medium to high price housing, catering for the executive market, could be provided in this extension with ready provision of executive housing being provided on the West of Stanion site. The majority of the housing could be low density. It is envisaged that the core of the development would offer higher densities than elsewhere across the site, providing for a mix of design and the creation of a new neighbourhood centre, replicating the other extension areas.

Western Extension

The proposed Western Extension, the largest extension predominantly within Corby’s boundary, has the capacity to accommodate a total of over 6,000 dwellings. The area is located to the west of Corby’s existing urban boundary, which is clearly defined by Uppingham Road, the A428 and runs along the western edge of the built environment. The area is bounded to the north and south by high quality woodlands, part of the eastern tip of the extension is within the Borough of Harlington. The site extends towards and adjoins the StanionOakley expansion area.

Northern Extension

This site in the north of the development offer the potential for Corby to attract A and B residents. The housing should be of a low density, adding to its market appeal as a quality development. Design should sympathetically incorporate the green and conservation areas that lie within the boundary, treating these as opportunities to improve the overall appearance and quality, as opposed to a development constraint.
To achieve a balanced and sustainable growth of Corby, population and residential expansion will be complemented by economic growth and diversification.

The Regeneration Framework will deliver a comprehensive strategy to achieve the following core objectives:

- Provide a suitable amount of employment land in light of the envisaged growth in population to over 100,000, which will increase the number of economically active new residents by 30,000;
- Provide a greater choice and quality of employment sites, to attract new growth industries into the area and diversify the existing economic base.

An analysis of the current employment land supply indicates that approximately 150 hectares of designated employment land is available. A review of this land in terms of its quality, quantity and opportunity to meet the needs of modern occupiers and investors indicates that this will only satisfy short term needs, and on the whole does not meet the quality or infrastructure requirements of modern economic growth sectors.

Based upon a minimum employment land take-up rate of 15 hectares per annum, over the course of the 25 year Regeneration Framework there will be a total need for 375 hectares of employment land, an additional 225 hectares over and above the current supply. Assuming this land is taken up in the following ratios: 30% business park & offices, 35% industrial and 35% distribution, this will provide the capacity for over 30,000 new jobs.

With the need to be able to offer a range of suitable sites at any one time, new employment land opportunities have been identified at Corby incorporating:

- Additional small scale sites within identified residential expansion areas to meet objectives of mixed use development and sustainability;
- High quality accessible sites to cater for growth in economic sectors such as financial and business services;
- Sites to accommodate technology based research and development uses, focused upon existing manufacturing clusters;
- Major opportunity sites to accommodate large inward investment opportunities.

The greater choice and quality of employment sites will attract new investment and growth industries to provide employment for the expanding population. This new population will bring with them a whole new range of skills and qualifications that will help to broaden the town’s skills base. Combined with enhanced training and lifelong learning opportunities available to the existing population, Corby will achieve a balance in the town’s socio-economic profile, which in turn will improve the town’s overall economic prosperity and the ability to attract new investment. This will ensure Corby takes a leading role in the sub-regional economy.
To attract high levels of investment, Corby will offer a portfolio of sites and speculative buildings that meet the needs of the most demanding inward investors, combined with a flexibility that will enable the land supply to change with the market. At any one time, a range of different employment land opportunities will be available to meet the varying needs of the market.

Together with investment in infrastructure, with new road and rail links and new ICT networks, the economic strategy will ensure that Corby is able to respond quickly and positively to the variety of economic and employment opportunities that will arise through the regeneration and growth of the town.

The economic strategy incorporates the following key elements.

High Quality Business Locations

These will be locations for prestigious office focused business park developments, characterised by high standards of design, layout and landscaping. Such sites will be large scale, with capacity for between 20,000 m2 and 30,000 m2 of commercial space at locations well served by a variety of transport modes. They will also typically include on-site support facilities such as business incubation and enterprise centres.

Cluster Development

The opportunities to develop existing and projected economic clusters within the area will also be maximised. In particular, the existing motor sports and precision engineering cluster centred upon Rockingham Motor Speedway provides a key opportunity to develop further motor sport and hi-tech engineering activity.

Technology & Innovation

Land for technology and innovation based development will be available, with the potential to establish an ‘innovation hub’ to help create and grow a local innovation cluster.

Town Centre Mixed Use

A series of development sites will be available as part of the redevelopment of the town centre for the purposes of mixed use development including office, leisure and new public services.

Distribution & Warehousing

Areas for strategic new distribution sites have been identified, in particular adjacent to existing distribution land at Eurohub.

Industrial Processing and R&D

Industrial uses will be promoted within existing industrial areas, with a focus upon research and development activities.

The economic land strategy is underpinned by the premise that a range of employment land opportunities will be available to meet investor needs.
the transport strategy

Introduction

Through the implementation of an innovative transport solution, Corby will become a well-connected and highly mobile location, served by an integrated transport network offering a wide choice of transport modes to a variety of destinations.

As Corby expands as a major focus for commercial, leisure and shopping activity, it will be crucial to ensure that this growth takes place within a truly sustainable manner. Urban growth will be accompanied by new transport investment to offer a real choice of travel mode: whether that be by high quality public transport, cycling, walking or by car. The provision of good public transport access between main residential areas and the workplace will from the outset encourage people to use public transport for shopping, education and leisure as well as commuting to work; creating an inclusive, green and sustainable urban society.

The fully integrated public transport service will be based around a series of interchanges across the town, maximising integration of key employment areas and centres of activity and establishing an accessible and inclusive transport network. The fully integrated transport system would enable users to move easily between different modes of transport through the co-ordination of services, through-ticketing and information on all modes of transport freely available at the point of use. It will provide for the transport needs of all members of the community regardless of their geographical location, mobility needs or economic circumstances.

The transport solution contains the following key components:

- Construction of a new railway station, and establishment of new commuter rail services;
- Improved public transport facilities, including new interchange facilities, improved bus services and wider infrastructure;
- Enhanced walking and cycling networks; and
- Improvements to the road network, making Corby more accessible locally, regionally, and nationally.

The modern transport solution will also boost the overall economic performance of the town, encouraging inward investment and in-migration of people, whilst enabling residents to access new employment opportunities irrespective of locational or mobility constraints.
Passenger Rail Service
Corby’s new transport network will focus around a railway station offering rail services from Corby to London St. Pancras and the south east. The railway station will not only be a key node in the town’s transport network, but will also drive Corby’s regeneration, significantly increasing Corby’s attractiveness as a location to both live and invest, with commuters dependent people and investors attracted to the area.

The new station will be developed at Station Gateway close to the core town centre, a location favoured by the local community which makes best use of existing rail infrastructure, and best serves the needs of both the existing and planned new communities.

The railway station will be a modern high quality structure, symbolising Corby’s renaissance. It will feature a dramatic canopy creating a well lit, open and spacious station that is not only visually striking, but is also functional and protected by the structure, symbolising Corby’s renaissance.

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Public Transport
The integrated transport system will be centred around a significantly improved modern bus service that serves Corby. The bus services will be improved by achieving the following principles:

- A service distance of a maximum 400m from house to the line of nearest bus route for all residents;
- The provision of bus routes and services that are as direct as possible, minimising journey times;
- Demand responsive public transport services will be provided;
- Bus stops and shelters provided at frequent intervals that are well-maintained, contain stop specific information about bus services serving those stops and the network as a whole;
- Routes will not need to have any variations enabling operator at the highest frequency possible, and at the same frequency throughout the bulk of the day.

In addition, a number of new public transport interchanges will be created at key locations throughout the urban area, to provide modern interchange facilities between both buses and other modes of key areas of activity. The service distance of a maximum 400m from house to the line of nearest bus route for all residents will enable all to access education, community, employment, retail and leisure facilities.

Light Rail Transit
The comprehensive residential and employment growth that will take place on the periphery and in the existing urban area of Corby offers an opportunity to provide a real step change in the fortunes of the town through the provision of a new and innovative form of transport. The population growth would make it viable for Corby to utilise a form of Light Rail Transit (LRT), to radically restructure Corby’s public transport provision and provide a key opportunity to build the profile of the town as a progressive, ultra modern location to invest.

The LRT system would provide a high level of transport accessibility to the new railway station and town centre from residential and employment areas across the town, ensuring local accessibility is vastly improved and helping to achieve a significant modal shift away from the car.

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Walking & Cycling
The Walking and Cycling Strategy will enable the sustainable expansion of Corby ensuring that local facilities and services can be easily accessed by all members of the community. The development of a cohesive network of cycling and pedestrian routes will provide easy access to destinations across the whole of the Corby, particularly to schools, retail, employment and leisure.

The network will provide safe and attractive routes for those wishing to travel either for recreational purposes or for specific access to centres of activity. Existing routes will be improved and supplemented by new routes to provide active designated pedestrian and cycling corridors throughout the urban area. Secure cycle storage facilities will be introduced within the town centre and at centres of activity to encourage cycling as a viable alternative means of travel.

Road Network
As Corby expands, improvements to road infrastructure will be undertaken in a phased and co-ordinated manner, ensuring the capacity of the road network fully meets any increased demand placed upon it.

The road infrastructure improvements will comprise a series of upgrades to the existing and orbital roads. The upgrading of the orbital roads will lessen the impact of the peripheral growth areas on the existing network. New junctions will be provided throughout the urban area, in particular providing access to new peripheral development sites.

New road infrastructure including the A43 / Southern Corby Link Road (the CLR) will also improve accessibility to new developments and present new development opportunities. The CLR will open up development opportunities to the south of Corby and help to drive traffic away from the western and eastern expansion areas.

An improved, cohesive and integrated transport network will enable all to access education, community, employment, retail and leisure facilities.
The Next Steps

A number of key components are being put in place to deliver the Framework, including:

- The strategic and local planning policy context to bring forward the proposals contained in the Framework;
- Commitment from the stakeholders to deliver the Framework over the long term;
- The creation of investor confidence;
- The organisational mechanisms and relationships for delivering the Framework; and
- A short term Action Plan which outlines a series of early priorities.

Planning

The planning process needed for the successful delivery of the Regeneration Framework is already being put in place to enable the quick implementation of key projects. The current planning policy framework coupled with the extant town centre planning permission will allow significant elements of the Corby Central Plan to be implemented. Furthermore, the strategic context for growth has been supported with the identification of Corby as a major sub-regional growth area.

Organisation

Catalyst Corby will take the lead in delivering the Framework. It will act as the central point of contact and provide the link between the main private and public partner organisations.

Action plan

A five year Action Plan to guide the activities during the early stages of the Regeneration Framework has been established. The Action Plan will establish a vigorous momentum to deliver the step change that will occur in the retail, residential, leisure and employment offer in Corby, and will result in:

- The town centre will witness dramatic change through the:
  - establishment of the Corby Hub;
  - redevelopment of the retail core, provision of a department store and new high profile high street retailers;
  - an improved central park;
  - creation of a Central Avenue linking the parks through the retail core to the Railway Station;
  - development of a Life Long Learning Centre within the core; and
  - pedestrianisation and the provision of high quality public realm.

- A modern 21st Century transport network which will enable Corby to become a well connected place through the:
  - creation of a passenger rail service and modern station;
  - an enhanced and integrated transportation system linked into a real time information service; and
  - commencement of the LRT system linking the urban extension areas to the new town centre.

- Corby will be experiencing rapid and accelerating sale housing development and the creation of new employment environments through the:
  - residential development being undertaken within identified extension areas;
  - new town centre housing offer;
  - new momentum given to the remodelling of the existing housing areas;
  - occupation by high profile occupiers in the Business Park at Oakley Hay; and

The schedule below highlights the projects anticipated during the first 10 years.

Above all, the benefits of growth throughout the Borough will be clearly evident to the existing Corby residents and to the executive and professional newcomers. Corby will be radically changing for the better as the programmes, structures and opportunities for achieving the Regeneration Framework are put in place. The Vision will become a reality.

The Regeneration Framework will bring about major benefits to the existing community, but above all will create a legacy of wealth, economic stability and sustainability for future generations.
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