

# Public Document Pack



**Meeting:** Planning Policy Executive Advisory Panel


**Date:** Monday 19th July, 2021

**Time:** 9.30 am

**Venue:** Council Chamber, Cedar Drive, Thrapston, NN14 4LZ

## To members of the Planning Policy Executive Advisory Panel

Councillors Steven North (Chair), Valerie Anslow, David Brackenbury, Mark Dearing, Barbara Jenney, David Jenney and Kevin Thurland

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<p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p><b>Proper Officer</b> <b>09 July 2021</b></p>			

This agenda has been published by Democratic Services.

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## **Planning Policy Executive Advisory Panel**

At 2:00pm on Tuesday 29 June 2021

Held virtually via Zoom

### **Present:**

Councillors:

Steven North (Chair)  
David Brackenbury  
David Jenney

Valerie Anslow  
Barbara Jenney  
Kevin Thurland

### **1. Welcome**

The Chair welcomed everyone to the first meeting of the Executive Advisory Panel and introductions were made.

### **2. Apologies for non-attendance**

There were no apologies for non-attendance.

### **3. Members' Declarations of Interest**

There were no declarations of interest.

### **4. Minutes of the Last Meeting of the North Northamptonshire Joint Planning Committee**

The minutes of the last meeting of the North Northamptonshire Joint Planning Committee held on 2 March 2021 were noted.

Officers advised that the recommendations which had been made in the minutes would be picked up and included in the EAP's work programme going forward.

**RESOLVED** to note the minutes.

### **5. Planning Policy Executive Advisory Panel – Terms of Reference**

Rob Harbour, Assistant Director of Growth and Regeneration, introduced the draft terms of reference for the EAP. They were fairly generic to meet the needs of the five EAPs but had included specific requirements for Planning Policy.

The Chair suggested that consideration of the issues around Sustainable Urban Extensions and the Tresham Garden Village should also be included.

Members welcomed the flexibility of the terms of reference. Officers confirmed that issues which were previously dealt with by the County Council, in particular policy issues for minerals and waste, would be picked up by this Panel.

The Chair advised that subject to the Government's forthcoming announcement about the easing of Covid restrictions on 19 July, he would wish for the Panel to meet in person, likely in venues around the unitary area.

**RESOLVED** to approve the terms of reference for the Planning Policy Executive Advisory Panel, subject to the inclusion of oversight of Sustainable Urban Extensions and the Garden Village.

## **6. Housing Land Supply in North Northamptonshire**

Simon Richardson, Development Manager, introduced the report which asked the Panel to consider the approach to maintaining a supply of deliverable housing land in North Northamptonshire.

The local planning authority was required to maintain a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing against its housing requirements. In the absence of a 5-year supply, the Council's development plan policies may be treated as out-of-date, which would make the area susceptible to speculative development pressures.

Housing requirements were set out in the Joint Core Strategy (JCS) and applied until July 2021, when the JCS would be 5-years old and national policy stated that they should be superseded by a Local Housing Need (LHN) calculated using the Government's standard method. For North Northamptonshire, the current LHN was similar to the JCS housing requirement in all of the former local planning authority areas and resulted in a lower 5-year housing requirement in all areas except East Northamptonshire, where it was only marginally higher.

The Council now needed to make a choice between calculating housing land supply, post-July 2021, on a North Northamptonshire-wide basis, or based on the former local planning authority areas. Legal advice had been obtained which confirmed that either option was legally robust. Maintaining a 5-year supply of housing land at a North Northamptonshire level would provide greatest protection from speculative development proposals for the whole area.

During discussion on the report, Members were supportive of calculating housing land supply on a North Northamptonshire basis as there was little difference between the outputs for the two methods, however there was concern that this could change if the Government revised the formula going forward. Also, it was important to start thinking as a single unitary area rather than four separate councils. The importance of having an effective suite of development documents was reiterated and it would be important to review the JCS as soon as was practicable.

**RESOLVED** to recommend to the Executive that:

- (i) From 15<sup>th</sup> July 2021, in accordance with national policy, NNC should measure the five-year supply against the Local Housing Need (LHN) for the North Northamptonshire Housing Market Area (HMA), calculated



using the Standard Method (as confirmed in Ministerial Statement dated 16<sup>th</sup> December 2020); and

- (ii) This approach should be reviewed annually to take account of changes in circumstances, including progress on the NN Strategic Plan and any changes to the standard method by which LHN is calculated.

*Reason for recommendations – to agree an approach that is compliant with national policy and guidance and will provide greatest protection from speculative development proposals for the whole of the Council's area.*

## **7. Oxford to Cambridge Arc Environmental Principles**

Sue Bateman, Senior Planning Officer, introduced the report which sought endorsement of the shared environmental principles for the Oxford to Cambridge Arc.

The Arc Environment Working Group had agreed to produce a set of Arc-wide Environment Principles and the document was endorsed by the Arc Leader Group Plenary in March 2021 and it was hoped that by having a developed consensus and support for these principles, that these would be used to support emerging environmental policies within the emerging Arc Spatial Framework.

During discussion on the report, Members supported the general principles included in the document but raised concerns that North Northamptonshire was on the periphery of the Arc and it would be necessary to take into account the impact of development within the Arc on the area. It was important to deliver on the promises being made so all would benefit.

### **RESOLVED to recommend to the Executive that they:**

- (i) endorse the shared environmental principles as set out in Appendix A of the report; and
- (ii) support the development of an Arc Environment Strategy which will provide further guidance on how the principles can be delivered.

*Reasons for recommendations – The principles are not formal policy but rather a shared statement of ambition for the Arc. They are intended to:*

- *support the environment policies emerging from the Arc Spatial Framework*
- *allow use of the Arc as a place for DEFRA to test and apply its 25-year plan and funding through pilots and projects*
- *support Local Planning Authorities with a frame of reference to further develop the principles through Local and Strategic Plans at a local and sub-regional level*

## **8. Close of Meeting**

The meeting closed at 3:17pm.

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## PLANNING POLICY EXECUTIVE ADVISORY PANEL 19<sup>th</sup> July 2021

<b>Report Title</b>	Adoption of the Part 2 Local Plan for Corby
<b>Report Author</b>	Terry Begley (Principal Planner) <a href="mailto:terry.begley@northnorthants.gov.uk">terry.begley@northnorthants.gov.uk</a>
<b>Lead Member</b>	Portfolio Holder for Growth and Regeneration, Councillor Steve North
<b>Consultees</b>	The preparation of the Part 2 Local Plan for Corby has involved extensive public consultation, both formal and informal, and Committee consideration and decision-making

<b>Key Decision</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Forward Plan Reference (if “Yes” to Key Decision)</b>	
<b>Is the decision eligible for call-in by Scrutiny?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Are there public sector equality duty implications?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Does the report contain confidential or exempt information (whether in appendices or not)?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Applicable paragraph number for exemption from publication under Schedule 12A Local Government Act 1974</b>	Not applicable.

Contributors/Checkers/Approvers		
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### List of Appendices

<b>Appendix A –</b>	<b>Part 2 Local Plan for Corby incorporating Main Modifications and Additional Modifications</b>
<b>Appendix B –</b>	<b>Inspectors’ Report</b>
<b>Appendix C –</b>	<b>Schedule of Main Modifications</b>
<b>Appendix D –</b>	<b>Schedule of Additional Modifications</b>
<b>Appendix E –</b>	<b>Draft Adoption Statement</b>

## **1. Purpose of Report**

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- 1.1. To progress the Part 2 Local Plan for Corby to adoption in order to provide an up-to-date development plan for making planning decisions and to guide development in Corby. This report provides the Part 2 Local Plan, Main Modifications, and Inspector's Report for consideration, and seeks the Executive Advisory Panel's agreement for the Plan to be recommended to the Executive, and then to Full Council for adoption, as modified by the Inspectors Report and the Council's Additional Modifications.

## **2. Executive Summary**

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- 2.1 Local Plans are prepared by local planning authorities ("LPA"), which are usually the Council or national park authority for an area. North Northamptonshire Council ("the Council") is the LPA for the North Northamptonshire area following local government reorganisation in 2021. It consequently became responsible for the processes commenced by the predecessor authorities.
- 2.2 Corby Borough Council resolved to submit a local plan on 24 October 2019. Following submission, the Secretary of State for Housing, Communities and Local Government appointed a planning inspector to undertake an examination of the plan. The local plan examination process assesses whether a plan has been prepared in accordance with legal and procedural requirements, and also whether it is "sound" by applying 4 tests set out in the national Planning Policy Framework ("NPPF").
- 2.3 The Council facilitated and participated in the public examination which involved hearing sessions between 29 September and 1 October 2020. The Council was represented at the hearing by Mr Rob Jameson, a specialist Town and Country Planning solicitor. The outcome of the examination was a judgement by Planning Inspector that the plan produced by the Council was acceptable provided that certain modifications were made to it.
- 2.4 Formal adoption is the final stage in the process of producing an up-to-date development plan for making planning decisions and to guide development in Corby. In order to progress the local plan to adoption, the Executive is requested to consider the adoption of the Part 2 Local Plan for Corby with Main Modifications identified by the Inspector and the Council's Additional Modifications. If the Executive is content to recommend the local plan to Council for adoption, it is proposed that any further factual, grammatical, or procedural amendments or requirements are delegated to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration. It is also recommended that a similar delegation be made in relation to the preparation and publication of an adoption statement, a sustainability statement, and any other duties necessary to bring the local plan into being.

### **3. Recommendations**

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- 3.1 The Planning Policy Executive Advisory Panel is asked to recommend to the Executive:
- a) that the Part 2 Local Plan for Corby (set out in Appendix A to the report) be considered by Members and forwarded to Full Council to be adopted,
  - b) to delegate authority to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration, to make any further Additional Modifications to the Part 2 Local Plan for Corby or its accompanying Policies Map that relate exclusively to factual updates, grammatical corrections and formatting for the purposes of publishing the plan to presentation standard.
  - c) to delegate authority to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration, to prepare and publish the Adoption Statement (draft as Appendix E) and the Sustainability Appraisal Statement and fulfil any other duties required under Regulation 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

#### Reason for Recommendations

- 3.2 The NPPF states that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area and a framework for addressing housing needs and other economic, social, and environmental priorities.
- 3.3 The Plan drawn up by Corby Borough Council was subject to thorough examination and has been modified as a result of recommendations made by the Inspector, as set out at Appendix C to this report. The Council also made non-substantive modifications to the plan during the course of the examination, which are set out at Appendix D to this report.
- 3.4 In the event that the Plan is adopted for the Corby area of North Northamptonshire, it will supersede all of the existing saved policies and allocations in the 1997 Corby Borough Local Plan.

### **4. Report Background**

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- 4.1 All councils are required to have a plan for development in their area, which is known as a Local Plan. The plan is expected to set out a range of development proposals as well as planning policies and should support the delivery of the Council's vision for the area.

- 4.2 The North Northamptonshire Joint Core Strategy (JCS) was adopted in July 2016 by all of the district councils that now form the North Northamptonshire local government area and Northamptonshire County Council. The strategy is the overarching strategic local plan, commonly referred to as the Part 1 Local Plan – it outlines the big picture to be developed in more detail through Part 2 Local Plans prepared by each former district council and any neighbourhood planning groups.
- 4.3 The Part 2 Local Plan is expected to set out the non-strategic development allocations and detailed policies to manage development in line with the strategic policies of the JCS.
- 4.4 The decision to submit the Part 2 Local Plan for Corby was made by Corby Borough Council on 24 October 2019. The completed submission was received by the Secretary of State on 19 December 2019.
- 4.5 The Secretary of State appointed an independent Planning Inspector (Helen Hockenhull BA (Hons) BPI MRTPI) to examine the Part 2 Local Plan submitted by Corby Borough Council. The purpose of the examination was for the Inspector to ensure the relevant legal and procedural requirements have been followed and to test the plan for its soundness as set out in paragraph 35 of the NPPF. Only if the plan is considered sound by the planning inspector can it be capable of legal adoption by the Council.
- 4.6 The Inspector identified seven main issues in the draft plan that were material to her assessment of the soundness of the Plan:
- i) The scale and distribution of housing development is consistent with national policy and the JCS. There has been a robust process of site selection and the allocations put forward in the Part 2 Local Plan, are justified, deliverable and developable. The site design principles are appropriate and justified. Accordingly, the Plan is positively prepared and effective with regards to housing.
  - ii) The housing policies of the Part 2 Local Plan provide an effective framework to meet community needs and guide development in residential gardens and are consistent with the JCS and national policy.
  - iii) The approach of the Part 2 Local Plan in defining settlement boundaries to control and manage the distribution of development is justified, effective and consistent with national policy and the JCS.
  - iv) The approach to employment provision is justified, effective and consistent with national policy and the JCS.
  - v) The approach to district and town centres is justified, effective and consistent with national policy and the JCS.
  - vi) The approach to meeting the physical, social, and green infrastructure needs required to deliver sustainable development is justified, effective and consistent with national policy and the JCS.

- vii) Effective arrangements are in place for the monitoring the Part 2 Local Plan.

4.7 The examination was a rigorous and public process, involving consideration of all the relevant matters (including all issues in the written representations) and the supporting evidence base together with examination hearing sessions conducted between 29 September and 1 October 2020 (a total of 3 hearing days). The hearings were run by the Inspector and included council representatives and invited participants. Mr Rob Jameson, a specialist Town and Country Planning solicitor, advised the Council during the examination. The hearings covered matters and questions which the Inspector considered required further exploration and they allowed those with concerns about the plan to provide further information linked to the matters and issues determined by the Inspector for further examination. Further statements and information were produced as part of the examination process at the request of the Inspector and made available on the examination website. These were some of the first virtual local plan examination hearing sessions to be held in the UK. The hearings were livestreamed on the internet and there have been nearly 700 views.

#### Main Modifications to the submitted plan

- 4.8 An inspector can recommend changes to the plan (known as 'Main Modifications') during the examination to make a submitted plan sound and legally compliant only if asked to do so by the local planning authority under section 20(7C) of the 2004 Planning and Compulsory Purchase Act ("the 2004 Act"). Such a request was agreed at the Corby Borough Council meeting on 24 October 2019.
- 4.9 During the examination, the Inspector identified a number of issues that she considered affected the soundness of the plan. Throughout the hearing sessions a number of potential main modifications were produced. After the hearings closed in October 2020, the Council drafted a composite list of main modifications and, through an iterative process, agreed these with the Inspector as follows:
- i) Amendments to the Housing Trajectory to include updated information on housing delivery.
  - ii) Amendments to the requirements for development on a number of the allocated sites in order that the plan is justified and effective.
  - iii) Deletion of Policy H3, Our Lady and Pope John School, as an allocation as development is well advanced and the site should be considered as a commitment.
  - iv) Amendments to Policy 12 Custom and Self Build Housing to ensure the policy is justified and effective.
  - v) Amendment to Policy 17 to ensure that the purpose of settlement boundaries is clearly defined.

- vi) Clarification of the Council's approach to the provision of Gypsy and Traveller sites in Policy 14 in the interests of effectiveness and consistency with national policy.
  - vii) Changes to Policy 8 to provide clarity on the employment sites providing a long-term land reserve.
  - viii) Alterations to employment and retail policies to reflect the changes to the Town and Country Planning (Use Classes) Order.
  - ix) Amendments to Policy 24 in the interest of effectiveness, to make it clear which sites would be expected to provide comparison shopping floorspace.
  - x) Alterations to Policy 3 Secondary School Opportunity Site to provide clarity on the demonstration of need and encourage the use of sustainable transport measures.
  - xi) A range of other alterations to development management policies necessary to ensure they are justified, effective and consistent with national policy.
  - xii) The addition of an appendix to set out which policies in the existing development plan are superseded.
- 4.10 These Main Modifications concern matters that were discussed at the examination and are essentially the same as those that were subject to public consultation and considered by members of Corby Borough Council in February 2021.
- 4.11 Given the nature of the modifications proposed by the Council and accepted by the Inspector, further public consultation was deemed appropriate, and this took place from 9 February to 22 April 2021. The comments received about the amendments through public consultation on the proposed modified draft plan were sent to the Inspector for consideration. This consultation was accompanied by a Sustainability Appraisal and Habitats Regulations Assessment.
- 4.12 The Inspector considered the results of the public consultation on the modified draft plan and issued her report into the soundness of the plan on 18 June 2021 (See Appendix B). This stated in the section entitled Overall Conclusion and Recommendation that:

*"144. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.*

*145. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in the Appendix, the Part 2 Local Plan for Corby satisfies the*



*requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.”*

- 4.13 The report was published on the Council’s website. All contributors to the plan process have been notified of its availability, and a copy deposited in Corby Library for inspection by the public. Receipt of the Inspector’s report marks the completion of the examination.
- 4.14 Appendix A to this report confirms the Main Modifications and Additional Modifications made to the draft local plan to make it sound for adoption.

#### Minor Modifications to the Plan

- 4.15 In preparing the local plan for adoption, additional minor modifications can be made to it by the Council provided they do not materially affect the plan’s policies. These include such things as correcting typographic errors, changes which are consequential to the Main Modifications and factual updating. The Council has authority to make minor modifications without reverting to the Inspector or carrying out consultations on them. The changes that have been made to the Plan approved by the Inspector under this provision are set out in Appendix D.

## **5. Issues and Choices**

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- 5.1 The Council has now reached the adoption stage of the development plan preparation process. In accordance with section 23 of the 2004 Act, the Council can now either:
  - 5.1.1 adopt the Part 2 Local Plan for Corby with the recommended modifications: or
  - 5.1.2 resolve not to adopt the Part 2 Local Plan for Corby.
- 5.2 Adoption of the Part 2 Local Plan for Corby would represent a major milestone in the development of a comprehensive planning framework for the Corby area. It would be the culmination of a number of years of work by officers, councillors, partners and the local communities, including significant public involvement in the process.
- 5.3 If the local plan is not adopted as modified, this would put at risk the delivery of the key policies and developments contained in it. It would also result in there being an incomplete and partially out of date local planning policy framework to guide future development decisions in the Corby area.
- 5.4 If Council is content to adopt the Part 2 Local Plan for Corby, the plan will be finalised for publication. Council is therefore also requested to delegate to the Executive Member for Growth and Regeneration in consultation with the Assistant Director for Growth and Regeneration, the ability to finalise the document by resolving the formatting and presentation of the content of the document prior to publication.

- 5.5 If adopted, the Part 2 Local Plan for Corby would carry full weight in the determination of planning applications and become part of the development plan alongside the JCS and any relevant Neighbourhood Plans. The adopted Plan would supersede the 1997 Corby Borough Local Plan.
- 5.6 The adoption process also requires the Council to prepare and publish an Adoption Statement to accompany the Local Plan in accordance with regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Adoption Statement (Appendix E) sets out:
- Date which the Local Plan was adopted
  - Modifications following the Pre-Submission Publication Draft; and
  - Notice that any person aggrieved by the process can make an application to the High Court within 6 weeks from the date of adoption.
- 5.7 The Policies Map maintained by the Council illustrates geographically on an Ordnance Survey base where the policies and proposals of the development plan apply. In the event that the local plan is adopted, the Policies Map would need updating (a minor modification) to reflect the change in policy. As soon as possible after adoption, a Policies Map reflecting the adopted Part 2 Local Plan for Corby will be available to view on the Council's website, with paper copies of the map and local plan being made available once the appeal period expires.

## **6 Implications (including financial implications)**

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### **6.1 Resources and Financial**

- 6.1.2 The costs associated with the production of the Part 2 Local Plan for Corby have been met through the resources agreed at One Corby Policy Committee on 29 November 2016. The remaining steps needed to adopt the Part 2 Local Plan can be financed from this budget. Thereafter, there will be no ongoing cost to the Council from the adoption of the local plan for Corby.

### **6.2 Legal**

- 6.2.2 The adoption of the Local Plan has to comply with legal and regulation requirements set out in Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012. The Inspector has approved the process by which the Part 2 Local Plan for Corby has been produced and has confirmed within her report that:

- a) The Plan has been prepared in accordance with the Council's Local Development Scheme;
- b) Consultation on the Plan and the Main Modifications was carried out in compliance with the Council's Statement of Community Involvement;

- c) The Council carried out a Sustainability Appraisal of the Plan, prepared a report of the findings of the appraisal, and published the report along with the plan and other submission documents under regulation 19. The appraisal was updated to assess the Main Modifications and is adequate;
- d) The Habitats Regulations Appropriate Assessment Report concludes that no likely significant effects will arise from the Part 2 Local Plan, alone or in combination with other plans and projects. An Appropriate Assessment is therefore not necessary;
- e) The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area;
- f) The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.
- g) The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations. Main Modification 32 provides a new Appendix 1 setting out a schedule of policies superseded by the Part 2 Local Plan as required by the Regulations;
- h) The aims expressed in S149(1) of the Equality Act 2010 have been considered, in particular in respect of the provision of specialist and older persons housing and gypsy and traveller accommodation, with no finding that would impact negatively on anyone with a relevant protected characteristic in accordance with the Equality Act 2010.

### **6.3 Risk**

- 6.3.1 The greatest risk is that the adoption of the Part 2 Local Plan for Corby is challenged post adoption. To mitigate this risk, the preparation of the plan has followed a robust process, and this is reflected in the positive conclusions of the Inspectors Report. This should minimise the grounds for legal challenge after adoption. Further, the Council has relied upon specialist legal advice throughout the process to ensure that the prospect of successful challenge is minimised.

### **6.4 Consultation**

- 6.4.1 As confirmed above in the main body of the report, the Council has complied with its obligations to undertake appropriate consultation at all points in the development and adoption of this plan.

## **6.5 Consideration by Scrutiny**

- 6.5.1 None as yet, however the matter is a Key Decision and therefore is eligible for call-in

## **6.6 Climate Impact**

- 6.6.1 The Part 2 Local Plan for Corby in combination with the JCS includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. These include policies setting out the approach to renewable and low carbon energy, water resources and sustainable drainage, health and wellbeing and green infrastructure.

## **6.7 Community Impact**

- 6.7.1 There are wide-ranging beneficiaries for the Local Plan, potentially including all residents, employees, businesses, visitors, and service providers across the Corby area. This is because of the wide scope of the Part 2 Local Plan which will affect the environment of the area's stakeholders. One of the major benefits will be providing residents, employees, and visitors etc. with a greater range of e.g., housing choices, shops, employment opportunities, recreation, and open space facilities.

## **7 Background Papers**

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- 7.1 Background papers relating to the preparation of the Part 2 Local Plan for Corby are available on the Council's website:

<https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/local-plan-examination>

# Part 2 Local Plan for Corby

July 2021

[www.northnorthants.gov.uk](http://www.northnorthants.gov.uk)

## Document Version Control

**\*\*Complete this section, making sure to include the following information\*\*:**

Author (Post holder title): Terry Begley (Principal Planner)

Type of document: Development Plan Document

Version Number: 1

Document File Name: Part 2 Local Plan for Corby incorporating modifications

Issue date: 19 July 2021

Approval date and by who (CMT / committee): Full Council

Document held by (name/section): Terry Begley/Local Plans team (Corby area)

For internal publication only or external also?: Internal and External

Document stored on Council website or Intranet?: Council website

Next review date: Not applicable

## Change History

Issue	Date	Comments
0.1	19.07.2021	Report to Planning Policy Executive Advisory Panel

NB: Draft versions 0.1 - final published versions 1.0

## Consultees

Internal	External
e.g. Individual(s) / Group / Section	e.g. Stakeholders / Partners /Organisation(s)
None for this iteration of the Plan	None for this iteration of the Plan

## Distribution List

Internal	External
e.g. Individual(s) / Group / Section	e.g. Stakeholders / Partners /Organisation(s)
Councillor Steven North, Chair of Planning Policy Executive Advisory Panel	
George Candler, Executive Director Place and Economy	
Rob Harbour, Assistant Director of Growth and Regeneration	
Simon Richardson, Interim Head of Planning Policy	
Local Plans team (Corby area)	

## Links to other documents

Document	Link

## Additional Comments to note

**\*\*Make any additional comments as might be relevant here\*\***

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## Foreword

The ongoing regeneration and growth of Corby represents a remarkable opportunity to build attractive and better-designed homes in areas where they are needed and will create opportunities to drive economic development and a complementary increase in jobs, prosperity and public services that rank with the very best. But like other growing areas, we also face some challenges.

Providing a framework for much of our important work and big decisions is the Local Plan that comprises two main planning documents which help the community and the Council to shape our area and guide its growth until 2030 and beyond.

With local government re-organisation currently taking place, the Local Plan provides Corby Borough Council's vision and strategy for how Corby will contribute to a more sustainable, self-reliant North Northamptonshire in a way that maintains the area's distinctive character.

The Local Plan is key to ensuring high quality development, a more prosperous and diverse economy, timely provision of infrastructure, services and facilities, supporting new sustainable homes and jobs and also protecting and enhancing the natural environment.

These priorities are already identified in the Part 1 Local Plan, the North Northamptonshire Joint Core Strategy, which was adopted in July 2016 and sets out strategic policies to be developed in more detail through Part 2 Local Plans or Neighbourhood Plans in response to local issues.

The Part 2 Local Plan for Corby supports the Joint Core Strategy by setting out additional, more detailed planning policies that the Council will use when considering planning applications.

If you would like any further information or advice on this Plan or on the direction of planning policy in Corby, please contact a member of the Local Plan team on 01536 464165 or email [planningservices.cbc@northnorthants.gov.uk](mailto:planningservices.cbc@northnorthants.gov.uk). I know they will be pleased to help.



**Councillor Dady, Chair of the Local Plan Committee**

# 1.0 Introduction

## Background

1.1 A local plan sets out a long-term framework to guide future development of a place to improve the lives of its existing and future residents. It provides the planning tools to deliver the Council's ambitions for securing regeneration and growth, investment, sustainable development and improving the environment.

1.2 The Local Plan for Corby is made up of two main documents:

- North Northamptonshire Joint Core Strategy (JCS)
- Part 2 Local Plan for Corby

1.3 A separate Development Plan Document is also proposed to allocate sites or provide other solutions to meet the identified need for Gypsy and Traveller pitches.

1.4 The Local Plan forms part of the overall development plan for the Borough together with the Northamptonshire Minerals and Waste Local Plan and any 'made' or adopted Neighbourhood Development Plans.

1.5 Decisions on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise.

1.6 Supplementary Planning Documents will be produced where necessary to support, or provide more detailed guidance on policies in the development plan. Some Supplementary Planning Documents have already been adopted; these are detailed on the local planning authority's website.

1.7 The planning system uses a number of technical words and jargon. A glossary of terms is provided at Appendix 3 to assist the reader.

## What is the Part 2 Local Plan for Corby?

1.8 The Part 2 Local Plan for Corby follows on from and supports the adopted [North Northamptonshire Joint Core Strategy](#) (JCS), which is the strategic Part 1 Local Plan for North Northamptonshire, providing the big picture for development across North Northamptonshire in the period 2011 to 2031. The Part 2 Local Plan for Corby takes this forward in more detail with non-strategic development allocations and a number of detailed policies to manage development in line with the vision, strategy and strategic policies of the JCS. It does not seek to review the strategic policies within the JCS.

1.9 The Plan relates to the entire area of Corby as shown in Figure 1 and covers the same plan period 2011 to 2031 as the JCS.

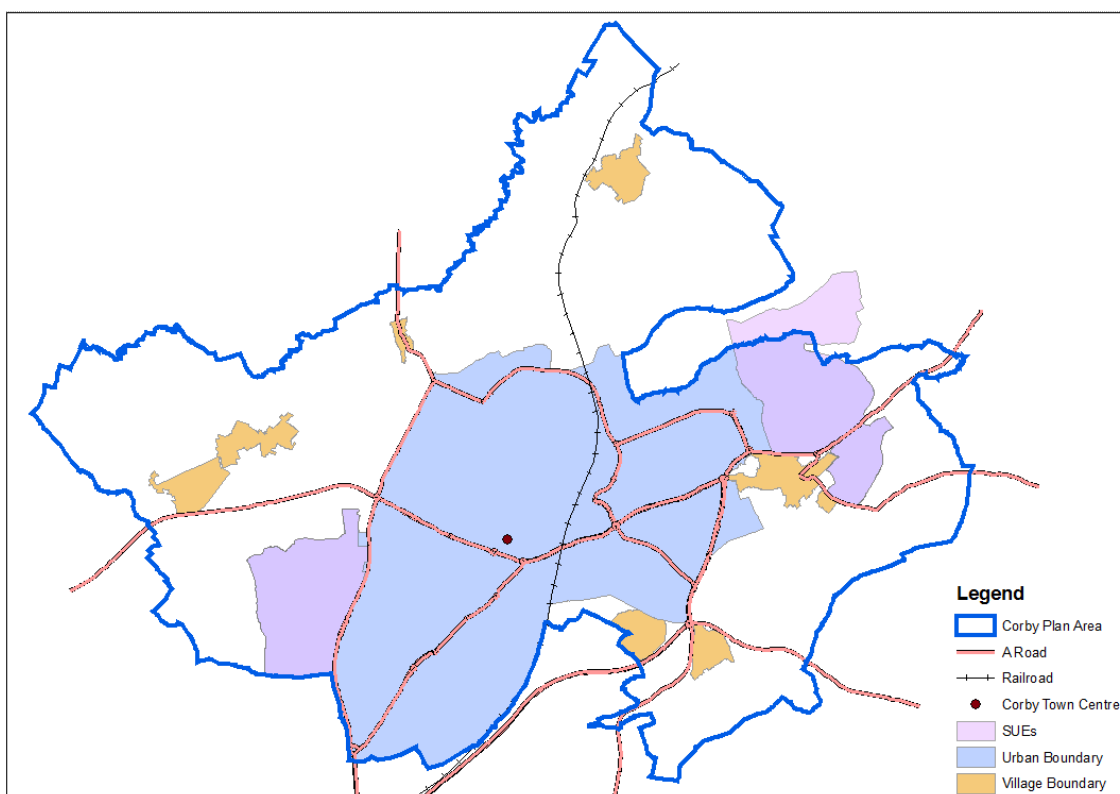


Figure 1. Corby Context Diagram

1.10 The Plan replaces all of the existing saved policies and allocations in the 1997 Corby Borough Local Plan, as shown in Appendix 6.

## Evidence

1.11 The Plan is supported by a wide ranging evidence base. This information is available on the Council's website ([www.northnorthants.gov.uk](http://www.northnorthants.gov.uk)). As the policies and allocations contained in this plan flow from the spatial strategy and strategic policies of the JCS, they will have the same time horizon and largely the same evidence base.

## Viability

1.12 It is important that the Plan is prepared positively, in way that is aspirational but deliverable. An assessment of the viability of the Plan has been carried out independently on behalf of the Council by BNP Paribas.

## Sustainability Appraisal

1.13 The Plan is accompanied by a Sustainability Appraisal, incorporating a Strategic Environmental Assessment, which assesses the potential impacts of the Plan against a range of environmental, social and economic considerations and ultimately establish how the Plan will contribute towards sustainable development.

1.14 The Sustainability Appraisal which has been carried out continuously throughout the plan-making process and published at each stage of consultation has been an essential part of how the Plan has evolved and in the determination of the proposals set out in this document. Where necessary the Plan has been modified and shaped in response to the appraisal to ensure that harmful impacts are avoided or mitigated.

## Habitats Regulations Assessment

1.15 The Plan is accompanied by a Habitats Regulations Assessment which assesses the potential impacts of the Plan on European habitat sites. These include Rutland Water Special Protection Area (SPA) and Ramsar site, Barnack Hills and Holes Special Area of Conservation (SAC), Orton Pit SAC and Upper Nene Valley Gravel Pits SPA/Ramsar site and/or Nene Washes SPA/SAC/Ramsar.

1.16 The Habitats Regulations Assessment process has been carried out continuously through the plan-making process and in support of the Plan. The Habitats Regulations Assessment is a staged process, essentially iterative, and the Plan has been revisited as necessary in response to more detailed information, and advises on appropriate mitigation strategies where adverse effects are identified. The report accompanies the Part 2 Local Plan.

## Equality Impact Questionnaire

1.17 The Plan is accompanied by an Equality Impact Questionnaire which assesses the risk of discrimination before introducing new policies. Sometimes certain groups, such as Gypsies and Travellers or older people, will be treated differently to ensure that they are not unfairly impacted or that their needs such as in respect of housing can be met.

## Policies Map

1.18 The Policies Map identifies the location of land use allocations, such as sites allocated for housing or employment uses, and shows designated areas, such as town centres and nature reserves. For information and where it is considered helpful the Policies Map shows important designations, such as Sustainable Urban Extensions, to enable the reader to better understand the context.

1.19 The Policies Map and the maps throughout the Plan use Ordnance Survey base maps which are Crown Copyright protected (Ordnance Survey 100018791 (2021)).

## National Planning Context

1.20 The Plan has been prepared taking account of Government's [National Planning Policy Framework](#) (NPPF), National Planning Policy for Waste and Planning Policy for Traveller Sites together with the National Planning Practice Guidance.

1.21 At the heart of national planning policy is a presumption in favour of sustainable development. This presumption guides local planning authorities when they are writing Local Plans and making decisions on planning applications.

1.22 The NPPF sets out detailed guidance in relation to key planning principles including delivering a sufficient supply of homes; building a strong, competitive economy; ensuring the vitality of town centres; promoting healthy and safe communities, promoting sustainable transport; supporting high quality communications; making effective use of land; achieving well-designed places, meeting the challenge of climate change and flooding, conserving and enhancing the natural and historic environment.

## North Northamptonshire Joint Core Strategy

1.23 The framework for the Plan is set by the JCS which was adopted on 14 July 2016. This outlines the big picture for North Northamptonshire and establishes the overall spatial strategy for growth including key strategic issues such as the amount of new housing and jobs, infrastructure priorities, proposals for enhancing the environment and the policy framework for development management. The JCS also contains strategic site allocations including the West Corby Sustainable Urban Extension and Rockingham Motor Racing Circuit Enterprise Area.

1.24 The JCS policies are arranged under the themes of:

- Protect and enhance assets (Policies 2-7)

- Ensure high quality development (Policies 8 and 9)
- Secure necessary infrastructure and services (Policy 10)
- Establishing a strong network of settlements and rural areas (Policies 11-14)
- Improving connections to places within and beyond the area (Policies 15-18)
- Enhancing the framework of green infrastructure (Policies 19-21)
- Delivering economic prosperity (Policies 22-27)
- Delivering homes (Policies 28-31)
- Development principles for strategic sites (Policies 32-38)

1.25 The Plan follows on from, supports and is intrinsically linked to the JCS and must be read alongside it. It is reiterated that the Part 2 Local Plan does not seek to undermine, review or supersede any parts of the JCS.

1.26 In accordance with national planning legislation, the strategic policies of the JCS will be subject to regular monitoring and will be reviewed no more than 5 years after its date of adoption.

## Strategic Cooperation

1.27 The Plan must also satisfy the Duty to Co-operate which means taking into account relevant cross-boundary issues with neighbouring local authorities and other public bodies. In order to demonstrate effective and on-going joint working, the North Northamptonshire Joint Planning and Delivery Unit will prepare and maintain statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.

1.28 Working at the North Northamptonshire level to prepare the JCS and associated infrastructure assessments has helped to identify what is going on beyond the boundaries of Corby and what other public bodies are proposing in their plans.

1.29 There are some important cross boundary issues that may affect the Plan area which are addressed in the JCS, including:

- Improvements to the A14
- Improvements to the Midland Main Line
- Development of Priors Hall and Rockingham Enterprise Area
- Creation of a Garden Village at Deenethorpe Airfield

1.30 Amongst the neighbouring authorities preparing key plans are Rutland County Council, Harborough District Council, East Northamptonshire Council and Kettering Borough Council. These plans are planning for homes, jobs and infrastructure like Corby's new plan.

1.31 Additionally:

- Economic visioning and strategy work is underway within the Oxford-Cambridge Arc, an area of nationally significant growth potential incorporating the ceremonial county areas of Oxfordshire, Buckinghamshire, Northamptonshire, Bedfordshire and Cambridgeshire. Further details at <https://www.gov.uk/guidance/oxford-cambridge-arc>.
- The South East Midlands Local Enterprise Partnership work to build a strong economy by tackling barriers to sustainable growth and supporting job creation. Further information on economic strategies and plans is available at [www.semlep.com](http://www.semlep.com)
- England's Economic Heartland is an alliance of local authorities that will set out strategic infrastructure needs covering the Oxford-Cambridge Arc plus Hertfordshire and Swindon. Further information is available at [www.englandseconomicheartland.com](http://www.englandseconomicheartland.com)
- In May 2019 the Government announced that two new unitary authorities will be established in Northamptonshire on 1 April 2021. The Northamptonshire Structural Changes Order 2019 confirms the names of the new unitary authorities will be North Northamptonshire Council (covering Corby, East Northants, Kettering and Wellingborough) and West Northamptonshire Council (covering

Northampton, Daventry and South Northants). The vision for the new unitary authorities has been set out in a prospectus for change published In June 2019<sup>1</sup>.

## Corporate Plan

1.32 The Plan builds upon, and in many respects develops, the approach outlined in the Corporate Plan for Corby Borough Council. The Corporate Plan 2015-2020 sets out the following vision:

*“To regenerate through growth and to double the population toward 100,000 people by 2030 with a complementary increase in jobs, prosperity and public services that rank with the very best.”*

1.33 The Corporate Plan contains a series of priorities ordered around five corporate themes:

- Promoting Healthier, Safer and Stronger Communities
- Regeneration and Economic Growth
- Inspiring a Future
- Delivering Excellence
- Environment and Climate Change

## Neighbourhood Planning

1.34 Neighbourhood planning was introduced through the Localism Act in 2011 to give communities more of a say in the development of their area. A fundamental principle of neighbourhood planning is that it is community-led, with the local community establishing planning policies for development and use of land within its neighbourhood. Neighbourhood planning enables local people to play a leading role in responding to the needs and priorities of the local community.

1.35 There are currently five neighbourhood areas designated for the purpose of preparing a Neighbourhood Plan within Corby. Table 1 highlights the current stage each Neighbourhood Plan has reached in the process although the position on progress will change across the lifetime of the Plan and details of the up-to-date position can be found on the Council's website.

### Different Stages of Neighbourhood Planning

- Stage 1: Designating neighbourhood area  
 Stage 2: Preparing a draft neighbourhood plan  
 Stage 3: Pre-submission publicity and consultation  
 Stage 4: Submission of a neighbourhood plan to the local planning authority  
 Stage 5: Independent Examination  
 Stage 6: Referendum  
 Stage 7: 'Making' the neighbourhood plan (Bringing it into force)

**Table 1 – Neighbourhood Planning in Corby Borough on 1 July 2021**

	Stage						
	1	2	3	4	5	6	7
Central Corby – CENTARA Neighbourhood Association	•	•					
Cottingham – Cottingham Parish Council	•	•	•				
Gretton – Gretton Parish Council	•	•	•	•	•	•	•
Stanion – Stanion Parish Council	•	•					
Weldon – Weldon Parish Council	•	•					

1.36 The scope of neighbourhood plans is determined by the local community. Neighbourhood Plans may cover a wide range of topic areas and include land allocations, or they may be limited to selective topics or

<sup>1</sup> [Prospectus for Change](#), June 2019



sites. If Neighbourhood Plans are adopted in the future and include policies such as site allocations or alterations to the settlement boundaries, these neighbourhood plans will supersede this Plan for their respective designated area.

1.37 The Local Plan has a key role in supporting neighbourhood planning. Neighbourhood Plans need to conform to national planning policies and the strategic policies contained in the development plan. In the case of Corby this comprises the JCS which is the strategic Part 1 Local Plan.

## 2.0 Spatial Portrait

2.1 The spatial portrait provides a summary of the key characteristics of Corby as it is now and summarises the key issues facing Corby over the next decade and beyond.

### Spatial context

2.2 Corby is centrally located within England, with strong links to neighbouring major urban areas, particularly Leicester and Northampton, as well as near-by towns of Kettering and Market Harborough and further afield Peterborough, Stamford, Wellingborough and Rushden.

2.3 Corby is a well-established growth area, with an agenda to double the population toward 100,000 people by 2030 alongside the required services to help support this growth. It serves as the northern functional sub-area in North Northamptonshire, and is an important sub-regional hub for the north of the county and beyond.

2.4 The above factors mean that the area is in a strong position to both contribute and benefit from the Cambridge-Oxford Arc which is recognised by the Government as a strategically important area to stimulate economic growth in the national interest.

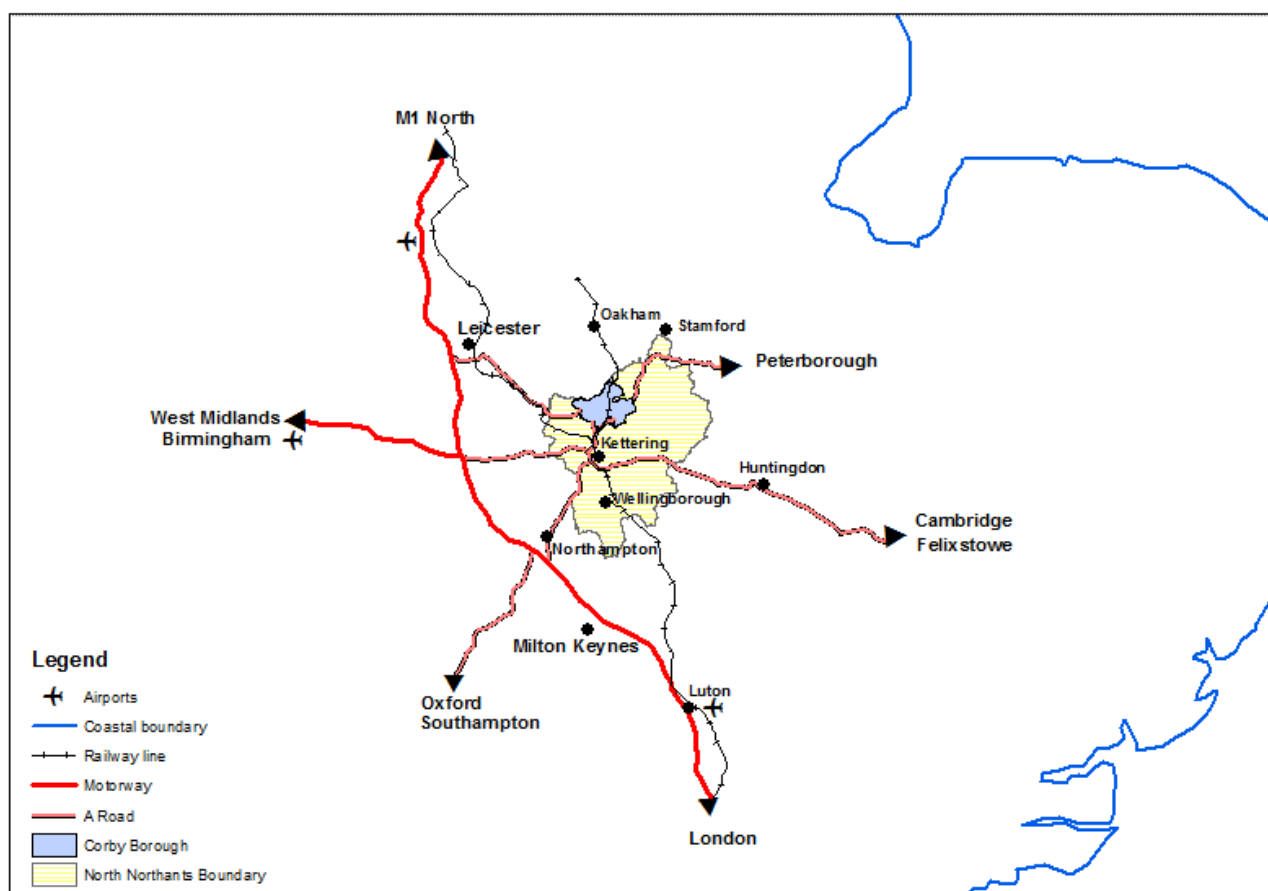


Figure 2. Corby in the South East Midlands Context

## The network of settlements

2.5 Corby is a diverse district comprising of the main urban area of Corby town which is surrounded by a handful of small villages. The town serves a primary service role for the wider rural hinterland. The town has experienced significant transformation in its urban character over recent years, recognised as the Great Town for 2018 in the Academy of Urbanism Awards<sup>2</sup>.

2.6 The villages are rural in nature and are largely surrounded by attractive open countryside. They retain a traditional built form character, and are partly protected by conservation areas and listed buildings.

2.7 Corby contains a total of 9 Conservation Areas, 214 statutory listed buildings, 6 scheduled monuments and 2 registered parks and gardens, which include the Grade I listed Rockingham Castle. All designated heritage assets within Corby, excluding Listed Buildings, are shown on the Policies Map and listed within Appendix 2, with further detail of Listed Buildings available from Historic England's website. Corby also includes a wealth of non-designated heritage assets and archaeology. Further detail is included within the Conservation Area Appraisals and Management Plans, some of which are Supplementary Planning Documents, and the Corby Heritage Strategy<sup>3</sup>.

## The countryside

2.8 The countryside makes a significant contribution towards the area's identity and is characterised by the landscape of Rockingham Forest and the Welland Valley escarpment and several biodiversity assets, including internationally important wildlife sites. It is part of the green infrastructure network that comprises green spaces, landscapes and natural elements that intersperse and connect the settlements and surrounding countryside. The significant growth being planned over the next decades means that the green infrastructure network, including the countryside is increasingly valued but also under great pressure.

## Population and demographics

2.9 Corby has seen a phenomenal growth in its population in recent years. At the 2011 Census, the population of the Borough was 61,100, representing an increase of 14.4% from the previous Census in 2001. The population stands presently at an estimated 70,800<sup>4</sup>, and is projected to increase further in the near future.

2.10 In terms of demographics, approximately 15% of the population are from ethnic minorities, a similar proportion to the East Midlands as a whole (14.6%) but less than the England average of 20.2%.

2.11 Like the rest of Northamptonshire, the area is facing significant demographic change through increased growth in the number of older households; which will continue to be a key driver throughout the plan period<sup>5</sup>.

2.12 Corby has higher than average levels of deprivation and poor health issues, with high rates of smoking related deaths, early cancer deaths, alcohol abuse and low life expectancy for men and women. 20% of children in the area live in low income families and 20.6% of children in Year 6 are classified as obese.

2.13 In terms of education and skills, GCSE attainment is lower than both the national average and the average for the East Midlands. In addition, in 2017, the Social Mobility Commission listed Corby as being the 4<sup>th</sup> worst local authority in England in relation to social mobility. Low levels of education can limit social mobility and job prospects.<sup>6</sup>

<sup>2</sup> <https://www.academyofurbanism.org.uk/>

<sup>3</sup> [A Heritage Strategy for Corby Borough](#), September 2018

<sup>4</sup> [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

<sup>5</sup> [Study of Housing and Support Needs of Older People Across Northamptonshire](#), Three Dragons and Associates, March 2017

<sup>6</sup> [State of the Nation 2017: Social Mobility in Great Britain](#), November 2017

## Housing

2.14 Corby is currently experiencing large amounts of new housing development being built in several locations surrounding the main urban area, at Priors Hall Park, Weldon Park and Little Stanion. Another major development scheme, West Corby, was granted planning approval in December 2019. These major housing schemes are to be supported by high quality public spaces, employment opportunities, retail provision and new community facilities.

2.15 The patterns of housing delivery over the past few years have been extremely healthy, mostly because of delivery at the sustainable urban extensions but also partly attributable to a Council-led programme of interventions in the market to deliver affordable housing. In total, 632 dwellings were completed in 2018/19, well above the annual requirement set by the JCS for the second year running.

## Economy

2.16 The local economy is growing, characterised by a strong manufacturing and logistics sector which has experienced significant growth over the past two decades. There are a number of globally recognised companies based in Corby including Weetabix, Tata Steel, Avon and RS Components. In contrast, the office employment sector is very small<sup>7</sup>. The local labour market is relatively self-contained with the highest job to worker balance in North Northamptonshire, indicating that Corby is a key centre for employment.

2.17 Corby is in a fortunate position of having a large supply of available employment land combined with well-established industrial estates that offer opportunities to further embrace growth. It is also fortunate for having relatively affordable land values in comparison to neighbouring areas and is one of the places furthest south to have these low values. High Performance Technology is a key opportunity sector linked to Rockingham Logistics Hub.

2.18 Corby offers an excellent business environment with business survival rates outperforming the national average. One of the strongest assets is its readily available, flexible workforce which complements the 24/7 working patterns that a lot of modern businesses demand.

2.19 Corby Town Centre is a key economic driver for the area and has seen a large amount of investment through public realm improvement schemes and new town centre facilities in recent years. Further regeneration of the town centre is expected, with planning permission for additional retail development granted at Willow Place.

## Infrastructure

2.20 Corby has excellent strategic connections, including the A43, A427, A6003, A6116 and the Midland Main Line, that provide ease of movement to surrounding towns and to the rest of the country. The A43 in particular connects to the A14 which provides a strategic east-west corridor of national importance and provides access to the Haven Ports. Planning approval and funding from the Growing Places Fund for the Corby Northern Orbital Road will further improve the road network. The Borough also has good rail links to London St Pancras, following the re-opening of Corby Train Station in 2009, though northbound services and evening services are limited at present. The new East Midlands rail franchise commenced in August 2019, operated by Abellio. The introduction of electric services in May 2021 offers significant step-change in rail connectivity for Corby, creating greater opportunities to attract inward investment and reduce reliance on the private car.

2.21 Northamptonshire County Council has the statutory responsibility of ensuring that there are sufficient school places across the County. Demand for secondary school places is high in Corby and the County Council advises that there is a clear, immediate and urgent need for a new secondary school to serve Corby.

<sup>7</sup> [Corby Employment Land Review](#), May 2018

2.22 Corby is home to some key energy assets including Corby Power Station; however the capacity of the electricity network to accommodate growth is constrained<sup>8</sup>. The Council and partners are proactive in promoting renewable energy and low-carbon living through the Electric Corby initiative, a non-profit community interest group set up in 2011. Its projects have included building a number of 'zero energy bill' homes at Priors Hall Park and establishing a network of electric vehicle charging points across the Borough, to improve viability of electric vehicles as means of transportation.

### Issues to be addressed in the Plan

2.23 A number of inter-related issues identified within this spatial portrait of Corby need to be addressed for sustainable growth to be delivered over the plan period. These set the context for how this Plan will contribute towards achieving the wider vision for North Northamptonshire and the local outcomes for Corby.

2.24 Corby has a number of key advantages that should enable sustainable growth, which can be summarised as:

- Its central location within England with good regional, national and international road and rail links.
- Its diverse urban and natural character, with the main town of Corby and its attractive satellite villages and communities, surrounded by open countryside.
- Its landscape character of the Welland Valley escarpment and the expansive ancient woodland of Rockingham Forest.
- Its relatively affordable housing market in comparison to neighbouring areas within the same proximity to London and the southeast.
- Its relatively large supply of good quality, well located and low cost employment sites available to develop.
- Its substantial commitments for housing and employment growth, to meet its ambitious growth targets.

2.25 However, the area faces a number of challenges and issues to address, which can be summarised as:

- Its relatively high levels of deprivation and poor health of residents, particularly in relation to alcohol abuse and levels of smoking.
- The need to protect the character and identity of the settlements, particularly the outlying villages surrounding Corby town.
- Its main town centre, which requires continued investment in order to remain competitive with neighbouring centres and out of town shopping.
- Its significant growth targets, which necessitates the creation of new services and facilities as well as improvements to existing ones, in order to meet the needs of an increased population.
- Opportunities to support renewable energy generation are quite limited
- Its lack of diversity in employment opportunities, and low levels of high salary employment opportunities.
- The need for improvements to education and skills training, leading to increased social mobility.
- The pressure upon biodiversity assets and green spaces, due to the significant development growth.
- Its growing number of resident elderly population and meeting their needs through specialist housing stock.

2.26 Climate Change is the greatest challenge facing our society. It is a strategic issue to be addressed in the North Northamptonshire Strategic Plan which will consider the potential for a local carbon target framework and trajectory alongside other policy approaches to meet the National 2025 zero carbon commitment, together with strategic policies and a monitoring framework in support.

<sup>8</sup> [South East Midlands Energy Strategy](#), December 2018



## 3.0 Vision and Outcomes

3.1 The JCS provides a vision statement for North Northamptonshire as a whole and a set of strategic outcomes that the Part 2 Local Plans and Neighbourhood Plans must support in order to achieve that vision.

### Joint Core Strategy Vision

By 2031, North Northamptonshire will be a showpiece for modern green living and well managed sustainable development: a resilient area where local choices have increased the ability to adapt to the impacts of climate change and to global economic changes. The special mixed urban-rural character of North Northamptonshire will have been maintained through urban-focused growth supporting a strong network of vibrant and regenerated settlements, which each maintain their separate and distinct character within an enhanced green framework of living, working countryside.

North Northamptonshire will be outward looking, taking advantage of its excellent strategic transport connectivity to be a nationally important growth area and focus for inward investment. Plan led change will have made North Northamptonshire, its northern and southern sub-areas and individual settlements more self-reliant, with more choices available locally. Investment in infrastructure, services and facilities and growth in high quality jobs will have led to less need to travel and will have shaped places in a way that meets the needs and aspirations of local people. A strong focus on growing investment in tourism, leisure and green infrastructure will be balanced with the protection and enhancement of the area's landscape character and its valuable built and natural environment.

North Northamptonshire will be an exemplar for construction based innovation and the delivery of low carbon growth. Its high quality environment and prosperous economy will ensure it has a stronger profile within the UK and Europe; widely recognised as a safe, healthy, affordable and attractive area for residents and visitors, and an excellent place for business to invest in.

Ecosystems will be protected and enhanced and provision of ecosystem services increased where demand exists. The Rockingham Forest will be re-invigorated through major new tree planting, providing carbon storage and a focus for tourism, recreation and sustainable wood fuel production. Restored and newly created habitats in the Nene Valley Nature Improvement Area<sup>9</sup>, will have delivered improvements for both wildlife and people and a step change in nature conservation whilst recognising its tourism potential.

### Contributing to this overall vision – Corby

Corby will be well on the way to doubling its population and will offer international class culture and sport facilities. Enterprise areas will have promoted the town as a base for businesses leading the way in high performance technologies, creative industries and the green economy. Smart and innovative regeneration and growth will have delivered a transformed, vibrant and growing town centre and Sustainable Urban Extensions; together with a network of accessible natural green spaces forming the urban gateway to the wider Rockingham Forest.

3.2 Achieving the Vision by 2031 in North Northamptonshire depends upon the successful delivery of the following strategic outcomes:

1. Empowered and proactive communities
2. Adaptability to future climate change
3. Distinctive environments that enhance and respect local character and enhance biodiversity
4. Excellent services and facilities easily accessed by local communities and businesses
5. A sustainable balance between local jobs and workers and a more diverse economy
6. Transformed connectivity

<sup>9</sup> [Nene Valley Nature Improvement Area](#)



7. More walkable places and an excellent choice of ways to travel
8. Vibrant, well connected towns and a productive countryside
9. Stronger, more self-reliant towns with thriving centres
10. Enhanced quality of life for all residents

## Local Outcomes for Corby

3.3 To ensure this Vision can be achieved and complement the Strategic Outcomes, the following Local Outcomes have been identified. These are vital in guiding how the planning policies are written (what they aim to achieve) and in monitoring whether the policies are working, after the Plan is adopted.

**Table 2 – Local Outcomes for Corby**

Strategic Outcomes	Local Outcomes for the Part 2 Local Plan	Delivered by Part 2 Local Plan Policy
Empowered and Proactive Communities	<ol style="list-style-type: none"> <li>1. To support the JCS in protecting the character and identity of the settlements and protect them from unnecessary expansion into open countryside.</li> <li>2. To support the JCS in the timely delivery of infrastructure, services and facilities necessary to meet the needs of local communities, both existing and planned for.</li> <li>3. To support, when appropriate, the development of the neighbourhood plans being produced by local communities.</li> </ol>	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, H1, H2, H3, H4, H5, H6, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4
Adaptability to Future Climate Change	<ol style="list-style-type: none"> <li>4. To protect new and existing communities from risks of flooding and support the JCS on flood risk management and improvement of the quality of the water environment.</li> <li>5. To support the JCS in protecting and enhancing the network of green infrastructure corridors and identify their scope for expansion.</li> <li>6. To assist the JCS in the provision of amenities and town centre uses within the committed Sustainable Urban Extensions in order to reduce the need to travel by vehicle.</li> <li>7. To regenerate parts of Rockingham Forest located within the Borough to increase carbon storage.</li> </ol>	1, 2, 5, 6, 8, 11, H1, H2, H3, H4, H5, H6, 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3
Distinctive Environments that Enhance and Respect Local Character and Enhance Biodiversity	<ol style="list-style-type: none"> <li>8. To support the JCS agenda for place-shaping by ensuring new development is well designed, of high quality and creates a strong sense of place.</li> <li>9. To support the JCS in ensuring that development protects or enhances the Borough's identified heritage assets and their settings.</li> <li>10. To reinforce the JCS in protecting areas of biodiversity and providing a net gain in biodiversity on new developments.</li> <li>11. To support the JCS in improving the quality of open space, encouraging provision in areas of deficiency and within any new developments.</li> </ol>	1, 2, 6, 7, 8, 10, 11, H1, H2, H3, H4, H5, H6, 12, 14, 16, 17, 18, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4
Excellent Services and Facilities Easily Accessed by	<ol style="list-style-type: none"> <li>12. To collaborate with service providers in the delivery of new infrastructure and facilities.</li> <li>13. To support the JCS through the allocation of new or improved community amenities within the Borough's defined centres.</li> </ol>	1, 2, 3, 4, 6, 8, 9, 11, H1, H2, H3, H4, H5, H6, 12, 13, 14, 19, 20, 21, 22,

Local Communities and Businesses	14. To support the JCS in improving pedestrian and cycle connectivity between Corby and the surrounding villages.	23, 24, TC1, TC2, TC3, TC4
A Sustainable Balance between Jobs and Workers and a More Diverse Economy	15. To continue supporting Corby's strong manufacturing sector. 16. To support the JCS by allocating sites in the Rockingham MRC Enterprise Area and encouraging the development of new employment opportunities. 17. To identify a supply of non-strategic employment sites in the Borough and safeguard the existing industrial estates for employment uses. 18. To maintain and enhance the strong, sub-regional retail draw of Corby Town Centre and encourage new employment opportunities within the town centres.	8, 9, 10, 19, 22, 23, 24, TC1, TC2, TC3, TC4
Transformed Connectivity	19. To support opportunities to develop sustainable transport connections between Corby Town Centre and Corby Train Station. 20. To support opportunities that build upon the proposed enhancements to the Midland Mainline improving Corby's connectivity to the national rail network and rail connections to mainland Europe. 21. To support the growing take-up of electric cars by providing sufficient charging infrastructure for homes, businesses and public places.	11, H4, 23
More Walkable Places and an Excellent Choice of Ways to Travel	22. To support the JCS by working with partners to improve public transport, walking and cycling infrastructure across the Borough. 23. To support maintaining and expanding the strategic Green Infrastructure network within the Borough, improving connectivity between communities and facilitating the development of shared pedestrian and cycleway linkages along green infrastructure corridors. 24. To ensure that pedestrian and cycle linkages from Sustainable Urban Extensions to existing urban areas and neighbouring villages are incorporated fully.	1, 2, 6, 11, H1, H2, H3, H4, H5, 20, 22, 23, 24, TC1, TC2, TC3, TC4
Vibrant, Well Connected Towns and a Productive Countryside	25. To support the JCS framework of sustainable urban-focused development, improving public transportation provision to outlying villages and diversifying the rural economy. 26. To support the JCS ambition for enhanced broadband provision to facilitate more sustainable working practice.	4, 17, 18, 19, 20, 22, 23, 24, TC1, TC2, TC3, TC4
Stronger, More Self-Reliant Towns with Thriving Centres	27. To maintain a network of accessible, diverse and active town centres across the Borough including new shopping facilities to serve the Sustainable Urban Extensions. 28. To maintain the momentum of regeneration and investment within Corby Town Centre, including further public realm improvements and strengthening connectivity. 29. To support the JCS in providing a net increase in comparison retail floorspace in Corby's town centres by 2031. 30. To support a variety of different uses such as leisure, community uses and residential development within Corby Town Centre to ensure that it provides a unique	11, H3, H4, 14, 19, 21, 22, 23, 24, TC1, TC2, TC3, TC4



	range of uses serving the northern sub-area of North Northamptonshire.	
Enhanced Quality of Life for All Residents	<p>31. To support the JCS by providing a mix of housing tenure in the Borough, including affordable housing, specialist accommodation and custom and self-build housing.</p> <p>32. To support the JCS by encouraging new developments to contribute towards encouraging healthier lifestyles, prioritising 'walkable' streets, providing on-site open space and creating opportunities for active leisure.</p>	1, 2, 6, 9, 10, 11, H1, H2, H3, H4, H5, H6, 12, 13, 14, 16, 19, 21, 22, 23, 24, TC1, TC2, TC3, TC4

## 4.0 Securing Infrastructure and Services

4.1 Infrastructure is fundamental to the delivery of sustainable development and in ensuring that adequate facilities and services are in place to accommodate new development without there being a negative impact on existing residents and communities.

4.2 Infrastructure is a term that covers a wide range of services and facilities provided by public and private organisations. It is possible to identify three broad categories of infrastructure, as outlined below. The examples are not exhaustive; they simply illustrate what might be included under each category.

- Physical infrastructure – such as transport (including public transport, cycling and footpaths), water supply and treatment, gas and energy supply, telecommunications, waste management and flood protection
- Social and community infrastructure – including education, health, social care, emergency services, sport and recreation facilities and community halls
- Green infrastructure – for example, public open space, green spaces, play space and parks and blue infrastructure such as the network of rivers and lakes.

4.3 The concern that the infrastructure cannot cope with new development is often raised. The Infrastructure Delivery Plan (IDP) is a document that outlines the key infrastructure requirements, including physical, social and green infrastructure, needed to deliver the overall development set out in the Local Plan, and how it is to be delivered in a timely, coordinated, efficient and sustainable manner. The production of the IDP involves collaborative work between the Council and a range of key partners responsible for delivering the infrastructure needed to cope with the impact created by future development. It is a 'living' document that will be reviewed and updated on a regular basis during the plan period. The latest update was published in September 2017.<sup>10</sup>

4.4 The North Northamptonshire Investment Framework<sup>11</sup> builds on information in the IDP to identify and prioritise future infrastructure investments. Key infrastructure that is expected to be delivered within the plan period is noted as follows:

- A6003 improvements
- Little Stanion Highway Improvements
- Corby Northern Orbital Road Phase 2
- Primary and Secondary Schools
- Corby Culvert
- Improvements to the A43 to north of the A14
- Public transport improvements

4.5 At the County level, the Northamptonshire Arc Prosperity Plan<sup>12</sup> provides a strategic framework to ensure a co-ordinated approach to economic development, the environment and connectivity across Northamptonshire. A review of the document is underway looking ahead to 2050.

4.6 The strategic context for supporting and enhancing infrastructure and services is largely established by Policy 7 (Community Services and Facilities) and Policy 10 (Provision of Infrastructure) of the JCS which means that many of the core infrastructure and services principles for Corby are already established. A clear message is that development is dependent upon the necessary supporting infrastructure coming forward in a timely manner. The JCS is supported by Planning Obligations Supplementary Planning Document<sup>13</sup> and Northamptonshire County Council Planning Obligations Framework and Guidance<sup>14</sup> that provide clarity on what is expected of new developments.

<sup>10</sup> [North Northamptonshire Infrastructure Delivery Plan](#), September 2017

<sup>11</sup> [North Northamptonshire Investment Framework](#), June 2019

<sup>12</sup> [Northamptonshire Arc](#), October 2011

<sup>13</sup> [Planning Obligations Supplementary Planning Document](#), April 2017

<sup>14</sup> [Planning Obligations Framework and Guidance](#), Northamptonshire County Council, January 2015

4.7 The Plan supplements the JCS in providing further local detail on securing infrastructure and services, where necessary.

## Open Space, Sport and Recreation

4.8 Access to high quality open space and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Open spaces include all areas of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs. They offer opportunities for people to appreciate the natural environment and take part in sport and physical activity, including informal recreation and organised sports. The resulting benefits to human health and wellbeing are well documented. Furthermore, open spaces provide benefits such as food production, mitigating climate change, improving air quality, flood alleviation, and ecosystem services. Providing these facilities at a local level, in convenient locations, increases their accessibility for users and reduces the need to travel.

4.9 The JCS includes a policy for the retention and enhancement of public open spaces, allotments, playing fields and other sports and recreation buildings and land, identifying their role as a key community asset.

4.10 An open space, sport and recreational facilities assessment has been undertaken in order to plan effectively for open space, sports and recreation, and to meet the NPPF requirement that policies relating to such facilities and spaces should be based on robust and up to date assessments of needs and opportunities for new provision. The assessment consists of three interrelated documents including the Playing Pitch Strategy and Action Plan<sup>15</sup>, the Open Spaces Study<sup>16</sup> and Indoor and Built Facilities Strategy<sup>17</sup> that make an evaluation of the quality, quantity and accessibility of existing provision and identify areas of deficiency and surplus. The assessment provides the evidence to support the open space policies and include locally derived standards for the retention and enhancement of open space across the plan area. All open space should be afforded protection unless it can be proven that it is not required in accordance with the JCS.

4.11 Open space provision varies across Corby, with some areas having identified deficiencies, whilst others having sufficient provision. The existing quantity and access to open space, as well as consideration of quality issues, will form the basis for assessing any proposed development or change of use of open space. The following local standards will be used when assessing existing provision of open space.

**Table 3 – Standards for Open Space Provision**

Typology	Quantity Standard	Accessibility Standard	Quality Standard <sup>18</sup>
Parks and Gardens	2.13 hectares per 1,000 people	15 minute walk time or 710m	60% Green Flag Standard
Natural and Semi-Natural green space	1.59 hectares per 1,000 people	9 minute walk time or 720m	45% Green Flag Standard
Amenity Green Space	2.0 hectares per 1,000 people	6 minute walk time or 480m	40% Green Flag Standard
Provision for Children and Young People	0.07 hectares per 1,000 people	Local Areas for Play and Local Equipped Areas for Play – 400m Neighbourhood Equipped Areas	50% Green Flag Standard

<sup>15</sup> [Playing Pitch Strategy and Action Plan](#), November 2017

<sup>16</sup> [Open Spaces Study](#), November 2017

<sup>17</sup> [Indoor and Built Facilities Strategy](#), November 2017

<sup>18</sup> The Green Flag Award is a national standard for parks and green spaces in England and Wales. Further information is available at <http://www.greenflagaward.org.uk/>

		for Play and other provision – 1,000m	
Allotments	0.12 hectares per 1,000 people	No standard set	40% Green Flag Standard

4.12 No standards are set for playing fields in accordance with Sport England's advice. The Playing Pitch Strategy and Action Plan provides the needs and evidence base for playing fields, including recommending use of Sport England's Playing Pitch Demand Calculator to determine the likely demand for playing pitches as a result of new development.

4.13 A development should make appropriate provision to meet its own needs. Where sufficient capacity does not exist, the development should contribute what is necessary either on-site or by making a financial contribution towards provision elsewhere. These requirements are identified in the Planning Obligations Supplementary Planning Document. It is recognised that the viability of small housing developments may be affected; therefore a threshold of 10 or more dwellings or 0.5 hectares or more for housing developments will be established for the requirement of developer contributions towards the provision and enhancement of open space, sport and recreational facilities.

4.14 The location and design of new areas of open space, sport and recreation is important. They should be easily accessible by those who are to use the site and be overlooked by housing, pedestrian routes or other well used public facilities. Active Design is a set of design guidelines developed by Sport England and Public Health England that can be used to inform the design and layout of development. Wherever possible, new sites should be located within or connected to the green infrastructure network, in particular the green infrastructure corridors set out in Policy 6. Sites should, wherever possible, be multi-functional for example areas set aside for Sustainable Drainage Schemes can also be natural and semi-natural open spaces and incorporate play areas. Further explanation on the operation of the policy may be provided in a Supplementary Planning Document.

### **Policy 1 – Open Space, Sport and Recreation**

Open spaces, allotments, sports and recreational facilities will be protected, and where possible enhanced to deliver multiple benefits. Development that will result in a loss will be permitted in the following exceptional circumstances:

- a) The facility is surplus to requirements; or
- b) A site of equivalent quantity, quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or
- c) The development is for alternative sport and recreation provision, the need for which clearly outweighs the loss.

Where a development proposal will give rise to, or exacerbate an existing shortfall in provision, schemes of 10 or more dwellings or 0.5 hectares or more will be required to provide new or improved open space, sport and recreational facilities in accordance with the latest Open Space, Sport and Recreational Facilities Assessment (or similar subsequent document) to meet the needs arising from the development.

New open spaces, sports and recreational facilities should be linked to the wider Green Infrastructure corridor network, where possible, as they play an important role in creating social cohesion, encouraging and promoting healthier and more active lifestyles.

## **Health and Wellbeing**

4.15 The health of the population is a major challenge in Corby. It has a fast growing population with an above average level of social deprivation and a relatively high prevalence of smoking and obesity.

4.16 There are a number of ways that planning can contribute towards improving health and wellbeing. The detailed design of new development and how it links to existing environments is a major determinant of health and wellbeing. Developments that are well designed and provide for healthy streets which are safe and attractive places to meet, link to homes, local services and facilities and jobs and take into account the physical and social needs of all age groups, are likely to have a positive impact on physical and mental health. Policy 2 and other policies in the Local Plan reflect this important aspiration. Further information can be found in 'Active Design' prepared by Sport England and Public Health England, which is a key guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to lead active healthy lifestyles. The Government's 25 Year Environment Plan<sup>19</sup> highlights the importance of connecting people with the environment to improve both physical and mental well-being.

4.17 It is emphasised in the NPPF that the Local Plan has a key role in promoting healthy and safe communities. The JCS sets out a range of policies promoting health and wellbeing, in particular the spatial strategy seeks to improve access to housing and employment, promote the timely delivery of infrastructure, diversify the economy, encourage good design and improve accessibility and environmental quality. Furthermore, achieving healthier, safer and stronger communities is a key theme in the Corby Borough Council's Corporate Plan 2015-20<sup>20</sup>.

4.18 The North Northamptonshire Health Study<sup>21</sup> includes a number of recommendations on how planning can be most effective in the delivery of health provision. It suggests that health issues should contribute to core design principles for new developments, encouraging healthier lifestyles.

4.19 Corby Borough Council passed a motion which declared a Climate Emergency in August 2019. The use of electric vehicles or other types of low emission vehicles is an important measure in reducing carbon emissions and can have a significant impact on improving air quality. Growth in the uptake of electric vehicles is steadily growing and therefore it is important that new development seeks to encourage continued growth and respond to such change. Improving air quality is a very important part of the objective to promote health and wellbeing and how the borough responds to the threats and opportunities presented by the Climate Emergency as air pollution has significant impacts on quality of health, quality of life and life expectancy especially for those who are most vulnerable. Certain development proposals, including those which require EIA, transport assessment or where development involves significant demolition works, will require an air quality assessment in line with the Council's Air Quality and Emissions Mitigation Guidance for Developers<sup>22</sup>. To ensure that development promotes and positively contributes to a healthy living environment, development will be expected to consider health outcomes at an early stage, prior to the submission of a planning application. For major developments this will be evidenced through the submission of a Health Impact Assessment (HIA). Major developments are regarded for residential as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more. The scope of a HIA will vary depending on the purpose and use(s) proposed as well as size of the development and its location. The information submitted with the application should be proportionate to the scale of development as proposed and clearly relate to the nature of the proposed development including whether it is regularly occupied by people. The HIA should identify the likely health impacts of the development and include measures to improve health outcomes and address negative effects and inequalities. HIAs for developments of 100 homes or more will be expected to include details of the engagement they have undertaken with local health and community stakeholders in the community and how their input has influenced the development.

4.20 In preparing the Plan it was suggested that given the major health and wellbeing issues in Corby there should be reference within the Plan to addressing health and wellbeing, over and above the JCS. The Plan has therefore introduced an over-arching health and wellbeing policy to address this issue. The recommendations of the North Northamptonshire Health Study and support for electric vehicles are

<sup>19</sup> [A Green Future: Our 25 Year Plan to Improve the Environment](#), January 2018

<sup>20</sup> [Corporate Plan 2015-2020](#)

<sup>21</sup> [North Northamptonshire Health Study](#), January 2018

<sup>22</sup> [Air Quality and Emissions Mitigation Guidance for Developers](#), June 2019

expected to be expanded on through the preparation of design guidance for North Northamptonshire, including specific guidance on health and wellbeing that elaborates on the place shaping principles embedded within the JCS.

### **Policy 2 – Health and Wellbeing**

The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. Qualifying development schemes will require proposals to include a Health Impact Assessment and/or Air Quality Assessment. Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.

Development proposals should promote, support and enhance health and wellbeing by:

- a) Contributing to high quality, attractive, walkable, cycle friendly and safe environment;
- b) Encouraging physical activity through the provision of green infrastructure to encourage cycling and walking;
- c) Ensuring that development will not have adverse environmental health impacts, such as noise, vibration, smell, light or other pollution, remediation of contaminated land and measures are taken to mitigate the risk associated with climate change;
- d) Monitoring to ensure that there is no further decline in air quality;
- e) Protecting, enhancing and increasing biodiversity and nature conservation assets;
- f) Supporting proposals which increase access to healthy foods; and
- g) Supporting the provision and enhancement of community services and facilities

### **Secondary School Opportunity Site**

4.21 National planning policy attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. The JCS is also clear that the growing population will need to be supported by improvements to infrastructure, including new school places. Furthermore, it recognises the need to support programmes of skills development to assist the local workforce.

4.22 The Planning Obligations Supplementary Planning Document and Northamptonshire County Council Planning Obligations Framework and Guidance sit beneath and implement policies in the JCS setting out guidance for development to provide for school provision and local employment and skills training for local residents.

4.23 The IDP identifies a pressing need for a new secondary school in Corby. The Council is aware of a proposal for a new secondary school to the east of Weldon which offers a potential exceptional opportunity to meet the identified need. A background paper has been prepared by LocatED in consultation with the Council to demonstrate that the site offers the most suitable, available and deliverable option that best meets the school requirements<sup>23</sup>. The planning and delivery of a new secondary school is complex, particularly where the proposal is outside the main built up area of the settlement and is not supported by detailed evidence. In these circumstances, it is considered important to take positive action to facilitate the delivery of a new secondary school and ensure that it is carefully planned by identifying the key issues for the development in this location to address. Support for new school places to meet a demonstrable need aligns with the local outcomes of the Plan to support the timely delivery of infrastructure, services and facilities necessary to meet the needs of local communities, both existing and planned for.

4.24 The boundary of the opportunity site is illustrated on the Policies Map. The precise details of the development, including the impacts and extent of development will be carefully evaluated through the planning application process. The provision of appropriate highway access to the site from Oundle Road and ensuring that traffic impacts are properly managed are fundamental considerations in this location. Further factors to be considered in assessing development in this location include the following:

<sup>23</sup> [Corby – A proposal for a new secondary school](#), June 2019



- A layout and form of development that adheres to the place shaping principles and high standards of design set out in the JCS. The scale and massing of development should be appropriate, given the site's location on the edge of the main built up area;
- Create conditions to encourage sustainable transport methods such as walking, cycling and public transport;
- Be planned to create a permeable and legible layout that integrates with neighbouring areas and connects well with the Weldon Park Sustainable Urban Extension and Tresham Garden Village;
- Be located, designed and managed to minimise the impacts of associated traffic and car parking on the surrounding area with the ability to be adequately and safely served by bus;
- Opportunities taken to improve access to the countryside and wider green infrastructure network; and
- Wherever practicable and appropriate, provide for the community use of playing fields and other school facilities.

4.25 The development of the secondary school opportunity site will only be acceptable if applicants provide substantial evidence that confirms such development is both acceptable and required.

### **Policy 3 – Secondary School Opportunity Site**

The area shown on the Policies Map will deliver a new secondary school, subject to a demonstration of specific outstanding need and the development not having any unacceptable impacts which cannot adequately be mitigated.

## **Electronic Communications**

4.26 The NPPF advises that planning policies should support the expansion of electronic communication networks including next generation mobile technology (such as 5G) and full fibre broadband connections.

4.27 It goes on to state that the numbers of radio and electronic communications masts, and the sites for such installations should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

4.28 Policy 10 (Provision of Infrastructure) of the JCS supports the provision of Next Generation Access broadband technology. However the provision of new infrastructure, including masts and road side cabinets and domestic apparatus such as satellite dishes, has the potential to contribute to street clutter and impact on visual amenity. New equipment should only be considered after exploring all opportunities for the use of existing infrastructure and where this is not possible, suitably siting apparatus and associated structures on existing sites, buildings, masts or other structures. All new or modified equipment should minimise its visual impact and should address other policies in the Local Plan e.g. policies for the natural, built and historic assets.

4.29 Many small scale telecommunication developments do not require planning permissions. Others, including smaller masts, are also permitted subject to 'prior approval' of their siting and appearance. In accordance with paragraph 115 of the NPPF, applications for electric communications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development.

4.30 NPPF requires local planning authorities to determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electric communications system, or set health safeguards different from the International Commission guidelines for public exposure.

#### **Policy 4 – Electronic Communications**

- 1) A proposal for electronic communications infrastructure which either requires planning permission or prior approval, including masts, boxes, satellite dishes and underground cables and services, will be permitted where it meets the other relevant policies of the Local Plan, and in the case of overground equipment:
  - a. It is located on an existing site, building, mast or other structure; or
  - b. Where a new site is required, evidence is submitted which demonstrates that the applicant has explored the possibility of erecting on existing sites, buildings, masts and other structures.
- 2) Where justified under 1a) or b) above, the siting and appearance of the proposed infrastructure should minimise its impact on the visual amenity, character or appearance of the surrounding area and equipment should be camouflaged where appropriate; and
- 3) All masts and additions must demonstrate through self-certification the meeting of International Commission on Non-Ionising Radiation Protection standards.

#### **Bad Neighbour Uses**

4.31 'Bad neighbour' uses are those uses or industrial processes which may cause nuisance by reason of odour, noise, vibration, fumes, smoke, soot, ash, dust or grit.

4.32 The 1997 Local Plan included a 'bad neighbour' policy that recognised odour as a planning concern because of the effect on local amenity. Earlier stages of consultation on this Plan recognised the value in carrying forward the 'bad neighbour' policy, with minor amendments to reflect the number of Water Recycling Centres currently operating in the Borough as well as the views of the water and water recycling company, which have been taken into account.

4.33 Water Recycling Centres are 'bad neighbours'. Proximity to existing Water Recycling Centres, and the potential odour and associated nuisance, will be a material consideration in dealing with planning applications for development within 400m of the boundaries of the Water Recycling Centre.

4.34 Where new development is proposed within 400m of a Water Recycling Centre that involves buildings which would normally be occupied, the proposal should be accompanied by an odour assessment report. The assessment must consider existing odour emissions from the treatment of waste water during different times of the year and in a range of weather conditions that are representative of when the risk is most commonly realised.

4.35 Proposals for development adjacent to, or in the vicinity of a Water Recycling Centre will need to demonstrate that both the continued use of the Water Recycling Centre site is not compromised, and that the amenity of occupiers of the new development will be satisfactory with the ongoing normal use of the Water Recycling Centre site.

4.36 Protective distances around existing intensive livestock units help minimise future conflict. Therefore, any sites that fall within 400m of an Intensive Livestock Unit will be assessed in terms of any potential adverse impacts.



### Policy 5 – “Bad Neighbour” Uses

Water Recycling Centres are ‘bad neighbours’ and proposals for development within 400m (or such distance subsequently notified by the relevant water and water recycling company) of the boundaries of Water Recycling Centres should be accompanied by an odour assessment report. Applicants will also need to demonstrate that the proposal will not adversely affect the normal use of the Water Recycling Centre.

Intensive livestock units may also be ‘bad neighbours’ and the adverse effect of such units will be a material consideration in determining planning applications within 400m.

## 5.0 Natural Assets

5.1 The protection and enhancement of natural assets demands an ecosystem approach that considers natural systems as a whole and fully recognise the value of Natural Capital (the stock of minerals, soils, air, water and species that exist around us) in terms of the benefits, often called ecosystem services, which it provides. These benefits include food production, pollination of crops, flood management, carbon storage and climate regulation, as well as habitats for biodiversity and recreational opportunities. Ecosystem services play a beneficial role in enhancing or maintaining aspects of health and wellbeing.

5.2 The JCS recognises the value of natural assets in supporting the ecological network, particularly as these assets are under increased pressure from new development, recreation, impacts of climate change and the introduction of non-native invasive species. It includes an extensive range of policies seeking to protect and enhance natural assets. Furthermore, it includes policies for delivering natural capital gains through the Green Infrastructure framework. Further information on the principles of natural capital and ecosystems will also be provided in the forthcoming Supplementary Planning Document being prepared for North Northamptonshire.

5.3 A breakdown of the different types of nature conservation designations found in Corby is presented below in Table 4. Full details can be found in Appendix 2. These sites form key nodes in the local ecological network and encompass many elements of the green infrastructure network. However, it is important to emphasize that the network of designated sites is not the entirety of the networks and it is vital to consider the corridors and linkages between the sites as well as the sites themselves. Such considerations must not be limited to Corby as the green infrastructure network and local ecological network feeds into a wider network beyond Corby’s boundaries.

**Table 4 – A breakdown of the different types of national and local nature conservation designations<sup>24</sup>**

National	2 Sites of Special Scientific Interest
	15 Ancient Woodland Sites
Local	2 Local Nature Reserves
	36 Local Wildlife Sites <sup>25</sup>
	34 Potential Wildlife Sites
	6 Local Geological Sites, also referred to as Regionally Important Geological Sites
	4 Pocket Parks
	1 Local Green Space

5.4 Strategic principles for the protection and enhancement of biodiversity networks have been largely established through Policy 4 (Biodiversity and Geodiversity) of the JCS. It seeks to improve biodiversity networks and identifies that development should manage pressures on habitats. The Northamptonshire

<sup>24</sup> There is an ongoing process of additional survey and review of designated sites so that from time to time sites will be added or removed. Additionally, further sites could be designated locally through neighbourhood planning.

<sup>25</sup> A current list of Local Wildlife Sites is available upon request from the Northamptonshire Biodiversity Records Centre. The list is updated periodically so should be referred to for the most up to date list of conservation assets.

Biodiversity Action Plan<sup>26</sup> sets out the approach to biodiversity at county level, including the identification of important habitats and species. The Biodiversity Supplementary Planning Document for Northamptonshire<sup>27</sup> sets out how biodiversity shall be integrated into the development process to ensure that policy requirements are met and best practice standards are achieved.

5.5 The green infrastructure network comprises all green and blue spaces within Corby. Green infrastructure operates at a variety of levels, at its highest the sub-region, down to plan wide, town and local scales. It contributes to the setting of settlements and enhances the character and distinctiveness of the local area. It is important that natural assets are maintained and enhanced, and could be better linked to provide a comprehensive green infrastructure network. Natural assets within the wider green infrastructure network are identified in Appendix 4.

## Green Infrastructure Corridors

5.6 Green infrastructure corridors are a network of multi-functional green spaces that provide opportunities for sustainable movement, whether for leisure purposes or travel. They may include river and canal banks, road and rail corridors, cycling routes, pedestrian paths and rights of way. Green spaces that have been connected together to form a network of green infrastructure corridors provide multi-functional benefits including opportunities for people to take part in sport and physical activities, biodiversity enhancements, flood protection and helping to improve the overall environment and meet the priorities for health and wellbeing of the population.

5.7 The JCS sets out a network of green infrastructure corridors across North Northamptonshire, including both sub-regional and local green infrastructure corridors within Corby. The sub-regional corridors follow the Jurassic Way, Willow Brook and Harpers Brook, whilst the five identified local corridors connect Stoke Albany to Little Oakley, Geddington to Stanion, Gretton to Harringworth, Stanion to Deene Park and follow the Welland Valley.

5.8 Policy 19 (The Delivery of Green Infrastructure) of the JCS provides the framework for the enhancement and ongoing management of the green infrastructure network. It states that priority of investment and enhancement of local corridors should be in areas where net gains can be made to the range of functions, particularly those that improve access between the towns and surrounding countryside and remedy local deficiencies in open space provision and quality.

5.9 In preparing the Plan, the network of green infrastructure corridors identified within the JCS has been tested and refined, particularly the local corridors with the addition of neighbourhood corridors, based on the Local Framework Study for Corby<sup>28</sup>, mapping produced by Northamptonshire County Council, the detailed Master Plans for the Priors Hall, Weldon Park and West Corby Sustainable Urban Extensions, Habitat Opportunity Mapping, and the updated Open Space, Sports and Recreational Facilities Assessment. Cross boundary networks have also been strengthened based on the Green Infrastructure Feasibility Report for the East Northamptonshire Greenway route between Oundle and Weldon<sup>29</sup>, the Welland Valley Route Feasibility Study for a cycle route between Market Harborough and Peterborough<sup>30</sup> and the Kettering Green Infrastructure Delivery Plan<sup>31</sup>.

5.10 The extent of the green infrastructure corridors is drawn indicatively on the Policies Map to enable a degree of flexibility. They sit within the context of the wider green infrastructure network set out in Appendix 4.

<sup>26</sup> [Northamptonshire Biodiversity Action Plan 2015-2020](#), January 2016

<sup>27</sup> [Biodiversity Supplementary Planning Document for Northamptonshire](#), August 2015

<sup>28</sup> Prepared as part of the RNRP Environmental Character and Green Infrastructure Suite (2006) <http://www.rnrpenvironmentalcharacter.org.uk/>

<sup>29</sup> [Green Infrastructure Feasibility Report – East Northamptonshire Greenway Route Oundle – Weldon](#), Lockhart Garratt, November 2018

<sup>30</sup> [Welland Valley Route – Market Harborough to Peterborough Feasibility Study](#), Sustrans, March 2014

<sup>31</sup> [Kettering Borough Council Green Infrastructure Delivery Plan](#), RNRP, March 2018

5.11 Policy 6 aids decision-making and ensures that the integrity of the overall green infrastructure network is not compromised by inappropriate development and land management. The integrity of the green infrastructure corridors should be retained through positive place shaping considerations for both people and biodiversity to enhance and invest in the natural capital of the area. It is envisaged that this is achievable on all developments that may be within or near to corridors through a range of design features that are most relevant to that site and location and often act as drivers for the design of the place. Where development is planned within or in close proximity to a green infrastructure corridor, it should become an integral feature to the design and ‘identity’ of the development site to ensure that the connectivity of the network for both public benefit and biodiversity is retained and enhanced. There are various ways in which green infrastructure can be incorporated into proposals, for example, through the incorporation of open space and recreational areas, planting of new trees and landscaping, green walls, green roofs and Sustainable Urban Drainage systems. Green infrastructure corridors should be multifunctional spaces that reflect and enhance the character of the local environment and also operate at a landscape scale across the town as a whole.

5.12 In cases where there is an unavoidable need to trade off existing green infrastructure assets to meet social and economic needs, this should be offset by appropriate mitigation and compensation measures to enhance the functionality of other green infrastructure assets elsewhere within the green infrastructure network. However, some semi-natural habitats, such as ancient woodlands, are irreplaceable and need protection and appropriate connections between spaces need to be maintained. A number of documents such as the Planning Obligations Supplementary Planning Document, North Northamptonshire Green Infrastructure Delivery Plan<sup>32</sup>, Habitat Opportunity Mapping and emerging River Ise Strategic Plan provide local resources and further guidance to assist in cases where mitigation and compensation measures are required. This list is by no means an exhaustive list, so applicants are encouraged to consult with the Council at the earliest opportunity, including the pre-application stage.

#### **Policy 6 – Green Infrastructure Corridors**

Development must be designed to protect and enhance the green infrastructure corridors, as identified on the Policies Map, and the connections between them where possible. These will be protected and enhanced by:

- a) ensuring that new development will not compromise the integrity of the green infrastructure corridors;
- b) ensuring that new development maintains and wherever possible provides appropriate connections to the green infrastructure corridors and wider green infrastructure network, as identified in Appendix 4;
- c) ensuring that wherever possible new open space connects to or is provided within the green infrastructure corridors;
- d) ensuring that wherever possible new tree and hedgerow planting connects to or is provided within the green infrastructure corridors;
- e) prioritising investment in enhancement of open space, sport and recreation within the green infrastructure corridors; and
- f) using developer contributions to facilitate improvements to their quality that are necessary and reasonably required to support the development and mitigate its impact to achieve a sustainable development.

#### **Local Green Spaces**

5.13 National policy and the JCS provide scope for the designation of Local Green Spaces. Designating local green space would mean that these areas would be afforded the same protection as green belts, ruling out development in all but very exceptional circumstances. Designations can be made through Local Plans or Neighbourhood Plans. However, there are a number of criteria which must be fulfilled in order to justify the designation:

<sup>32</sup> [North Northamptonshire Green Infrastructure Delivery Plan](#), May 2014

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- the green area concerned is local in character and is not an extensive tract of land.

5.14 It is anticipated that most eligible green and open spaces in Corby will already benefit from protective planning designations; including for example designations such as Local Wildlife Sites, Pocket Parks and Ancient Woodland but also Sites of Special Scientific Interest (covered in Policy 4 (Biodiversity and Geodiversity) of the JCS) or Policy 7 (Community Services and Facilities) of the JCS which covers community services and facilities, including open space, allotments and sports and recreation buildings. Promoting the designation of Local Green Space is not a way of preventing development that already has planning permission. Thus, the Local Green Space designation will only be appropriate where it adds value to existing designations.

5.15 Middleton Parish Council expressed support during consultation on the Local Plan for the Community Orchard to be designated as a Local Green Space in accordance with the NPPF. The Council subsequently evaluated the site against the framework in the Local Green Space Background Paper. As a consequence of this evaluation the Community Orchard is considered to meet the criteria for Local Green Space designation.

5.16 Local Green Spaces, as designated on the Policies Map, will be protected and where possible enhanced. Development that will result in its loss will be permitted in the following very special circumstances unless the adverse effects on the Local Green Space outweigh the benefits of development:

- The built form is minimal and essential to the operation of the Local Green Space
- The development represents a suitable extension to an existing structure
- The development is an acceptable reuse of an existing building on the site
- The development is essential for public safety

#### **Policy 7 – Local Green Space**

Planning permission will not be granted except in very special circumstances for development which adversely affects a designated Local Green Space either within the Part 2 Local Plan or an approved Neighbourhood Plan, particularly regarding the characteristics underpinning its designation, such as beauty, historic importance, recreational value, tranquillity or richness of wildlife. Very special circumstances will not exist unless the benefits of development outweigh the adverse effects on the Local Green Space.

## 6.0 Delivering Economic Prosperity

6.1 The NPPF is clear that there are three objectives to achieving sustainable development, one of which is an economic objective. This gives rise to the need for plans to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt and to enable a rapid response to changes in economic circumstances.

6.2 Delivering economic prosperity is covered in Chapter 4 of the JCS which sets out an ambitious job creation target of 9,700 for Corby up to 2031. The strategic policies seek to safeguard existing and committed employment sites and seek to enhance existing employment sites/premises through refurbishment and by regenerating previously developed land. The Sustainable Urban Extensions are identified as the focus for the provision of high-quality employment in North Northamptonshire, including the West Corby Sustainable Urban Extension; with new office development earmarked for town centres and areas around the railway stations. The JCS allocates strategic sites in Corby for employment development. It requires additional sites to be allocated in Part 2 Local Plans or neighbourhood plans if there is a shortfall in supply of deliverable sites to meet the minimum job targets. The JCS seeks to diversify the rural economy by supporting the re-use of rural buildings for a mix of uses, including small scale business, tourism activities, tourist accommodation, and live/work units.

6.3 Corby is well placed to deliver against the ambitions of the JCS. The combination of rapidly growing population, central location within the country and good accessibility to major urban areas together with relatively lower land values and a range of opportunities for employment development all combine to make it an attractive location for sustainable economic growth and prosperity.

6.4 The Plan seeks to assist the JCS in improving employment opportunities and diversifying the economy and supports the strategic priorities of the SEMLEP Strategic Economic Plan<sup>33</sup>. This reflects the objectives of the Council's Economic Development Strategy<sup>34</sup> to create a prosperous and diverse economy.

6.5 The policies in this chapter should be applied in the context of updated legislation that came into force in September 2020<sup>35</sup>, which included the removal of Use Class B1 (a/b/c) and created a new overarching Use Class: Class E (Commercial, business and services).

### Employment Land Provision

6.6 The Council in association with Peter Brett Associates and Aspinall Verdi prepared an Employment Land Review<sup>36</sup> to assess the employment and economic environment of Corby and the demand for and supply of employment land for the plan period. The report identifies the scale, location and types of sites that are needed to meet the future requirements; and identifies which employment sites should be retained and which can potentially be de-allocated for alternative uses to provide a balanced portfolio of land. Each site was assessed using a two-stage selection process which assessed supply-side constraints and availability, followed by a market-facing, demand side assessment. Only sites between 0.25ha and 5ha are taken forward in the Plan. Larger sites are a matter for the JCS and its subsequent review.

6.7 The JCS net job growth target of 9,700 for Corby implies a requirement for 397,839m<sup>2</sup> of net additional employment floorspace over the plan period<sup>37</sup>. Against this, outstanding planning permissions and strategic allocations together currently provide capacity for 868,050m<sup>2</sup> of employment floorspace, roughly twice the estimated need. Despite this over-supply the Employment Land Review recommends that a further 11.4

<sup>33</sup> [Strategic Economic Plan for the South East Midlands](#), November 2017

<sup>34</sup> [Economic Development Strategy 2015-2020](#), June 2016

<sup>35</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

<sup>36</sup> [Employment Land Review](#), May 2018

<sup>37</sup> [Employment Land Review Update](#), May 2019



hectares of employment land be allocated in this Plan, which would provide an estimated additional 38,400m<sup>2</sup> of floorspace. As an area pursuing strong economic growth additional land provides for flexibility, choice and competition and strengthens Corby's position to attract one-off large business requirements which are difficult to predict.

6.8 The JCS identifies over 160 hectares of land to meet the strategic requirement for new employment development in Corby, including Corby West, Manton Park (Land at Cockerell Road), Rockingham MRC Enterprise Area<sup>38</sup> and references 95 hectares at Midlands Logistics Park (Stanion Lane Plantation) as a committed employment site.

6.9 The Plan has a key role to play in supporting the JCS in planning for a more prosperous and diverse economy. To facilitate this additional non-strategic employment sites are identified to supplement the strategic offer.

## Policy 8 – Employment Land Provision

### Non-Strategic Sites

The following non-strategic sites in Corby, as identified on the Policies Map, are allocated to enhance the local development offer for new employment development:

Ref	Site	Size (hectares)	Employment Uses
E1	Land off Courier Road	0.7	Use Classes E(g), B2
E2	Land at Corby Innovation Hub	0.9	Use Classes E(g), B2, B8
E3	Princewood Road	1.6	Use Classes B2, B8
E4	St Luke's Road, St James Industrial Estate	1.8	Use Classes E(g), B2, B8

Development should be in accordance with the specified employment uses. To ensure the Borough-wide development requirement can be met, these sites will normally be protected from alternative forms of development.

### Long-term Land Reserve

The following sites have been assessed and safeguarded for employment as a long-term land reserve. Whilst these sites have no current evidence of demand, depending on how the market progresses they may have market potential during the plan period or in the longer term and should not normally be released for non-employment uses. This long-term land reserve comprises:

Ref	Site	Size (hectares)	Employment Uses
E5	Tripark*	5.8	Use Classes E(g), B2
E6	Saxon 26	0.6	Use Classes E(g), B2, B8

\*Includes two parcels of land

In some cases sites may be at risk from flooding, including surface water or ground water flood risk. A site specific Flood Risk Assessment would be required to accompany any future development proposals to ensure no significant negative effects arise from development in accordance with the National Planning Policy Framework. Where there are existing sewers within the boundary of the site the site layout should be designed to take these into account.

6.10 Sites E4, E5 and E6 include sewers or water mains in Anglian Water's ownership within the site boundaries. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers or water

<sup>38</sup> Includes Centrix Park, Genner Park, North of Birchington Road, Willowbrook North/Baird Road, Willowbrook East, Land at Steel Road, Land off Phoenix Parkway, and SEMLEP proposal

mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

## **Employment Uses in Established Industrial Estates**

6.11 The existing established industrial estates are the main supply of employment land in the Borough. These are:

- Earlstrees Industrial Estate
- Eurohub
- Max Park
- Oakley Hay Industrial Estate
- Phoenix Parkway Industrial Estate
- St. James Industrial Estate
- Weldon North Industrial Estate
- Weldon South Industrial Estate
- Willowbrook Industrial Estate

6.12 The main characteristics of these estates are that they are fully established, serviced and offer wider choice to the market, including premises for small to medium sized businesses. The Employment Land Review for the Borough concludes that these estates are key to the local economy and remain attractive options for occupiers. The locations of the existing established industrial estates are shown on the Policies Map.

6.13 Whilst some of the estates are fairly modern with good accessibility and a wide range of good quality units, some estates will require refurbishment of older buildings and some general improvements to access. In general, the occupancy rates at the industrial estates are currently high. The Council will continue to monitor their performance in order to review their function and role as established industrial estates. Triggers for a review in the future will include: high levels of vacancies over a prolonged period of time; an increase in the number of planning enquiries; planning applications for alternative uses and proportion of non-employment uses; and signs of general deterioration in the physical environment.

6.14 Policy 22 (Delivering Economic Prosperity) of the JCS seeks to safeguard existing and committed employment sites for employment. It also seeks to enhance existing employment sites/premises through refurbishment and to regenerate previously developed land. These employment areas should be properly managed to ensure they provide the maximum benefit to the local economy and remain available to accommodate a wide range of investment. At the same time, these industrial areas must remain sustainable and provide an environment which is appealing for people to work in and to which operators wish to locate.

6.15 Small scale development proposals of less than 1,000m<sup>2</sup> or with a site area of <1 hectare which modernise the industrial areas or enhance the physical environment and infrastructure within these areas will be supported subject to compliance with other development management policies. To enhance attractiveness and sustainability of these areas for future investment and to support existing and future occupiers, some 'walk-to' ancillary facilities such as children's nurseries, crèches, financial services, meeting and conference facilities, small scale leisure/sports uses and café uses will also be permitted subject to compliance with other development management policies.

### **Policy 9 – Employment Uses in Established Industrial Estates**

Within established industrial estates as defined on the Policies Map, proposals for employment use (Under Use Classes E(g); B2 and B8) and for modernising and/or enhancing the physical environment and infrastructure will be supported.

Ancillary services and facilities, including (but not limited to) cafes/canteens, crèches, financial services, leisure /sports uses, meeting and conference facilities will be supported where they:

- a) are small scale; and
- b) primarily support the needs of the industrial areas; and
- c) enhance the attraction and sustainability of the area for investment, including where proposals will lead to site decontamination.

### **Non-Employment Uses in Established Industrial Estates**

6.16 The established industrial estates continue to offer good quality, popular employment sites that are considered the most sustainable locations for employment. The locational and environmental advantages of the established industrial estates subject them to development pressures for non-employment uses, other than the small scale ancillary services considered under Policy 9. Encroachment by such uses could undermine the attractiveness and viability of the industrial areas, thereby undermining further investment.

6.17 Loss of these sites can also harm local businesses which may find it difficult to find suitable replacements. Therefore, the Council will seek to retain the established estates for uses primarily falling within employment use classes in order to ensure there are opportunities for both relocation and incoming businesses. However, it will not continue to seek to retain existing employment sites where there is no reasonable prospect that the sites will be used for that purpose in the future. Policy 22 (Delivering Economic Prosperity) of the JCS allows for the flexibility to use the sites for alternative uses in such circumstances.

6.18 These opportunities mainly arise where buildings have become desolate, obsolete or vacant and marketed for a long period of time or there are infill sites. Persistent renewals of planning permission may also be a sign of delivery constraints.

6.19 Alternative uses may be acceptable depending on the impact the proposals will have on the industrial and business areas and on other policies in the Local Plan. These new uses should not compromise or hinder the future operation and/or expansion of adjoining businesses by placing unreasonable restrictions on them because of changes in nearby land uses. Proposals for the alternative uses will need to demonstrate that there is no reasonable prospect that the sites will be used for employment purposes. Where continued viability of a site for employment use is in question, applicants will be required to demonstrate that the site has been actively marketed with a commercial agent at a realistic price for a continuous period of at least two years or for an alternative period first agreed with the local planning authority to reflect the existing use, size and conditions of the land or premises. Depending on the traffic implications of the developments, the proposals may also be required to address issues of accessibility, including the provision of travel plans where appropriate. The Council will resist proposals which are sensitive to industrial operations, especially where there is not sufficient mitigation to address issues such as noise, vibration and lighting.

6.20 Policy 10 identifies the criteria against which proposals for the non-employment uses within the established industrial areas will be considered.



**Policy 10 – Non-Employment Uses (non-E(g), B2 or B8) in Established Industrial Estates**

Subject to compliance with other development management policies, proposals which involve non-employment uses under use classes E(g), B2 or B8 (other than ancillary uses in accordance with Policy 9) within the established industrial estates as defined on the Policies Map will be permitted where they satisfy all of the following criteria:

- a) they will not have a negative impact on the character of the industrial estate and its role as an industrial and business location by, in isolation or in combination with other completed or committed development, prejudicing the maintenance of the overall balance of employment uses within the area;
- b) they will not prejudice the current and future operations of adjoining businesses;
- c) if the proposal involves vacant land or buildings, there is clear and robust evidence of prolonged marketing with registered commercial agents at a reasonable price to demonstrate that there is no realistic prospect for continued employment use; and
- d) the land or premises is not capable of adaptation for business or industrial use.

## 7.0 Delivering Housing

7.1 A priority of the Government is to significantly increase the supply of housing to ensure that a sufficient amount and variety of homes can be built where needed, that the needs of groups with specific housing requirements are addressed and that housing is developed without unnecessary delay.

7.2 The JCS confirms support for sustainable growth and regeneration to provide a continuing supply of housing in North Northamptonshire. Policy 28 (Housing Requirements) of the JCS identifies the overall housing requirements for the local planning authorities within the Housing Market Area of North Northamptonshire. It further states that they will each maintain a rolling supply of deliverable sites to provide 5 years' worth of housing (plus a buffer as required by national policy) and will identify developable sites or broad locations of growth for the rest of the plan period, against the requirements set out in Table 5 below.

**Table 5 – Housing Requirements 2011-2031**

Share of Objectively Assessed Need in the Housing Market Area		Annual Average Dwellings 2011-2031	Total 2011-2031
Corby Borough <sup>39</sup>	Requirement	460	9,200
	Strategic Opportunity	(710)	(14,200)
East Northamptonshire District		420	8,400
Kettering Borough		520	10,400
Borough of Wellingborough		350	7,000
<b>North Northamptonshire</b>		<b>1,750 (2,000)</b>	<b>35,000 (40,000)</b>

7.3 The 'Strategic Opportunity' identified for Corby is based on an ambition for an additional level of housing that will contribute towards the local objective of doubling the population and support ongoing regeneration of the town. This is an additional level of growth above the objective assessment of need identified as required for Corby and attainment of it is dependent on the strength of the local housing market to support this, in particular successful implementation of the Sustainable Urban Extensions.

7.4 The JCS provides a strategic framework for focusing the majority of new development over the plan period on the Growth Town of Corby, with a significant emphasis on the Sustainable Urban Extensions. This ensures that development is concentrated on the most sustainable location in the Borough and that new housing development is accompanied by the necessary infrastructure including new schools, community facilities and transport links. The JCS divides the housing requirements according to the following spatial areas as set out in Table 6 below.

**Table 6 – Housing Distribution 2011-2031**

Spatial Area	Settlement	Housing Requirement 2011-2031
Growth Town	Corby	8,290 (strategic opportunity 13,290)
Committed New Village	Little Stanion	790
Rural Housing (excluding Little Stanion)		120

7.5 It is the role of the Part 2 Local Plan and/or Neighbourhood Plans to consider the identification of non-strategic sites to deliver the housing requirements set out in the JCS. These plans may assess higher levels of housing provision at individual settlements where this meets identified local needs and aspirations or, in the case of Corby would meet a shortfall in deliverable sites at another settlement within the Borough.

7.6 The current housing land supply relative to the requirements of the JCS and the strategic opportunity (as of 31 March 2019) is set out in Table 7 below. The information shows that a total of 3,644 dwellings were completed between 2011 and 2019. As a percentage this means that 39% of the JCS requirements

<sup>39</sup> The housing requirements include 700 dwellings from the Priors Hall Park Sustainable Urban Extension that extends into East Northamptonshire.

have been attained over the first eight years of the plan. However, the overall completions masks an imbalance in terms of where development has taken place compared to what is expected in the JCS. The primary Sustainable Urban Extensions of Priors Hall Park and Weldon Park have accommodated a significant proportion of the growth (34%) albeit proportionately, the rural area has accommodated a greater share of development (20%) than set out through the JCS.

**Table 7 – Housing Land Supply 2011-2031**

Completions (net) 2011-2019	3,644
Sites of 10 or more dwellings with planning permission	4,827
Site of less than 10 dwellings with planning permission	83
Lapse rate	-3
Strategic Allocations in the JCS	1,171
Additional Sources of Supply	692
Windfall Sites	160
<b>Total housing supply 2011-2031</b>	<b>10,574</b>
JCS requirement 2011-2031	9,200
Borough wide shortfall based on delivery since 2011	36
JCS requirement + shortfall to date	9,236
+ 10% flexibility allowance	923
Adjusted total requirement	10,159
<b>Difference between supply and requirement</b>	<b>415</b>
JCS strategic opportunity 2011-2031	14,200
Borough wide shortfall based on delivery since 2011	36
Adjusted total requirement	14,236
<b>Difference between supply and requirement</b>	<b>-3,662</b>

7.7 At any point in time the Council must identify five years supply of deliverable housing sites to meet the requirements of the JCS. A housing trajectory is set out in Appendix 1 to illustrate the expected rate of housing delivery over the plan period, including details of the five years supply of deliverable housing sites. The advice of developers and local agents has proved important in preparing the housing trajectory for Corby. The housing trajectory includes a mix of sites with planning permission and other identified sites that are considered appropriate for development. It shows a good variety of sites in terms of type and size spread across the borough and they offer the potential to deliver a range of homes to meet the needs of the borough, including small sites of one hectare or less that have been, and will continue to be, an important source of housing land supply. The housing trajectory will be kept under review as part of the Annual Monitoring Report to help ensure that a five year supply is maintained throughout the plan period and signalling any need for intervention and/or Plan review.

## Housing Land Allocations

7.8 Table 7 and the housing trajectory show that a total of 10,574 dwellings are expected to be delivered over the plan period. This is 1,374 dwellings or 15% above the JCS requirement of 9,200 dwellings over this period, which amounts to a considerable surplus. A shortfall against the Strategic Opportunity reflects the local housing market and the fact that conditions have not supported higher rates of delivery at the Sustainable Urban Extensions. However, as part of the plan preparation process, the Council has identified that it is necessary to provide for additional housing to allow for market choice and flexibility, and to contribute towards the Strategic Opportunity and ensure that the JCS requirements are delivered. In accordance with the focus on growth towns within the JCS strategy that additional housing ought to be focused on the main settlement of Corby.

7.9 The following policies identify and allocate specific sites suitable for development and that help meet the JCS requirement and support its implementation. The site allocations have been determined based upon the consideration of extensive evidence including the Site Selection Methodology Background Paper<sup>40</sup>

<sup>40</sup> [Site Selection Methodology Background Paper](#), June 2019

which rigorously assessed all the housing sites that were put forward during the plan preparation. Factors such as suitability, availability and achievability were all material considerations to the sites that have been selected.

7.10 Site design principles are identified for each of the site allocations. These should be read in conjunction with the JCS and other relevant policies of the Local Plan which will be relevant in specific cases, dependent on scale or location of development. These may include, for example, the requirement for an ecological survey if the site may be of biodiversity value or heritage assessment if the site relates to or impacts on the setting of any heritage asset. These may also include the requirement for a flood risk assessment, air quality assessment, odour assessment, or other technical assessment, where appropriate. Sites will be expected to make provision for affordable housing in accordance with Policy 30 (Housing Mix and Tenure) of the JCS.

7.11 The acceptability of any proposal will be judged at the planning application stage taking into account the site-specific requirements of these sites and the wider development plan as well as all other material considerations. The Council offers a high quality and cost-effective pre-application service. This provides a helpful and effective way to identify issues and constraints at an early stage and find solutions. It will make sure that the best possible scheme is ultimately submitted as a planning application and reduces the need to significantly refine schemes through the application process or withdraw applications.

7.12 Sites H2, H3, H4, H5 and H6 include sewers or water mains in Anglian Water's ownership within the site boundaries. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers or water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

7.13 The site allocations in this plan include some sites with current planning permission where development has not yet commenced. As there is no guarantee that sites with planning permission will be developed, particularly in the current uncertain political and economic climate, the general approach taken is that such sites are included in this plan as proposed allocations in order to establish the principle of development that will be acceptable on them, should consented schemes not proceed.

**Table 8 – Summary table of sites allocated for residential development, or for mixed use development including residential**

Policy Ref	Location	Indicative Number of Units	Planning permission
H1	Builders Yard, Rockingham Road	31	No
H2	Maple House, Canada Square	14	No
H3	Land at Station Road	150	Yes
H4	Land off Elizabeth Street	100	No
H5	Pluto, Gainsborough Road	30	No
H6	Cheltenham Road	18	Yes <sup>41</sup>
TC1	Parkland Gateway	100	No
TC2	Everest Lane	70	No
TC3	Former Co-Op, Alexandra Road	150	No
<b>Total</b>		<b>663</b>	

<sup>41</sup> Subject to conditions

## Policy 11 – Delivering Housing

The sites listed in Table 8, and which are shown on the Policies Map, are allocated for residential development, or for mixed use development including residential.

Each allocation is supported by site-specific policies H1 to H6 and TC1 to TC3 that provide further detailed guidance on the development of these sites. These site specific policies also form part of this policy.

### Site Specific Allocations

#### Builders Yard, Rockingham Road

7.14 The site comprises a builder's yard to the rear of various retail uses accommodated within sheds and converted agricultural buildings accessed off Rockingham Road. Bordering the site to the west are residential dwellings and along the southern boundary is a green recreational area.

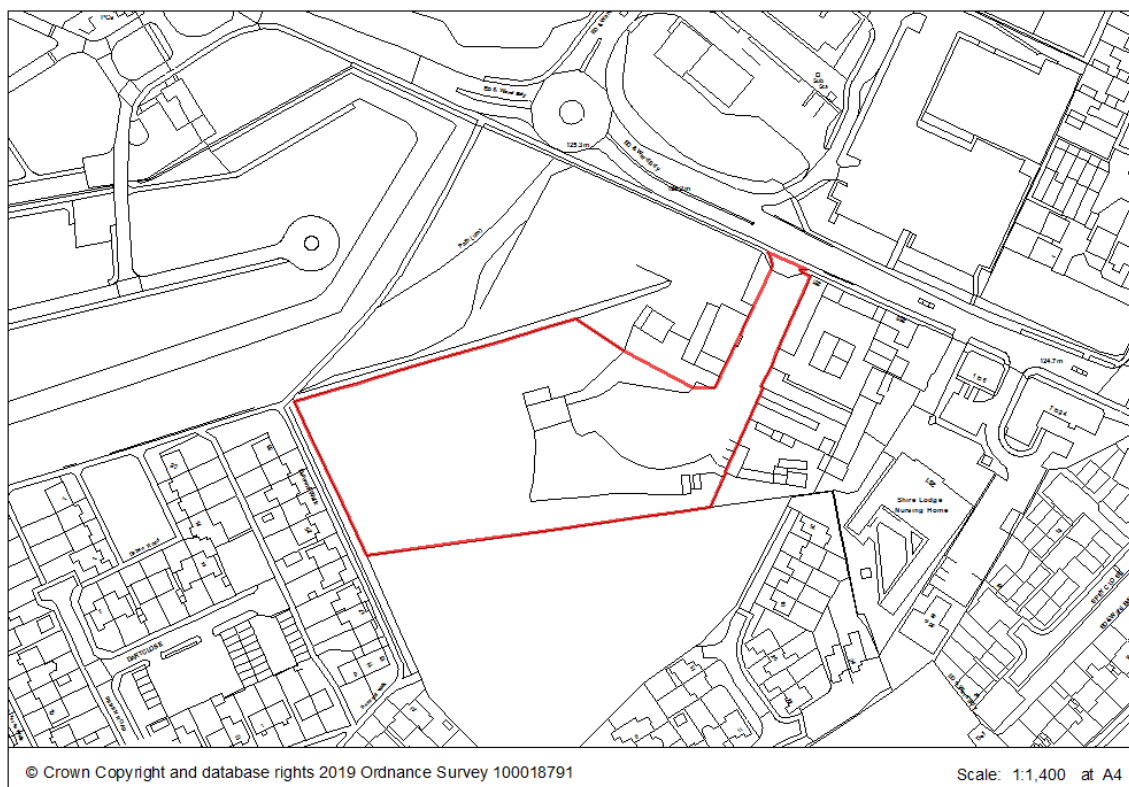


Figure 3. Builders Yard, Rockingham Road

### Policy H1 – Builders Yard, Rockingham Road

A site of 0.98 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 31 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- a) Connectivity to the adjacent open space site is encouraged; more specifically a combined footway and cycleway within and beyond the site, to the adjacent open space site and neighbouring residential areas;
- b) The main vehicular access off Rockingham Road must reach the southern boundary of the site where this meets the existing open space;
- c) Active frontages onto Derwent Walk are encouraged;
- d) Existing landscaping should be retained where possible;
- e) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the identified neighbourhood green infrastructure corridor along Rockingham Road; and
- f) Access and movement within the site should take account of proximity to a range of facilities at Princewood Court and Dalton Road.

### Maple House, Canada Square

7.15 The site is bounded by residential to the east and north and Alberta Close that runs south-west along the perimeter of the site. Further to the north-east is a school playing field.

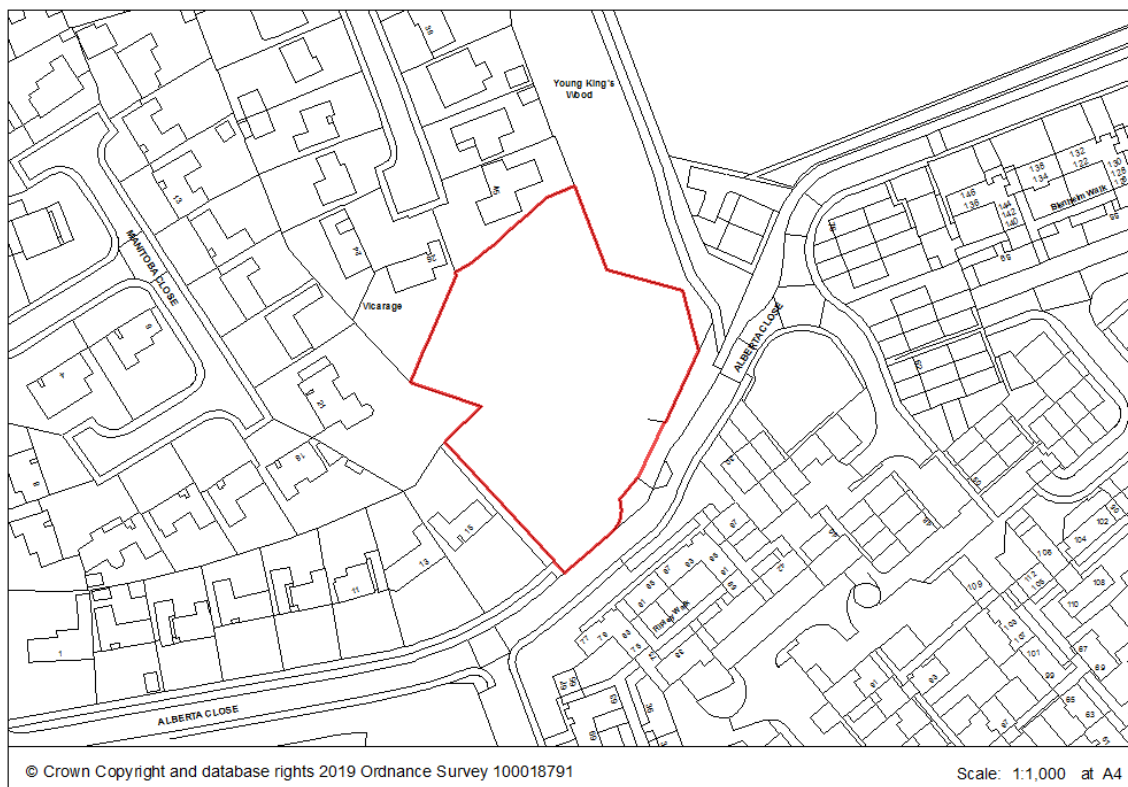


Figure 4. Maple House, Canada Square



## Policy H2 – Maple House, Canada Square

A site of 0.39 hectares is allocated for residential development to include about 14 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- a) Continued protection of important on site and boundary trees, with particular regard to Tree Preservation Order 2017/12;
- b) Pedestrian connections northwards should be enhanced;
- c) Active frontages onto pedestrian routes will be encouraged;
- d) Alterations to traffic calming measures on Alberta Close may need to be considered;
- e) Consideration should be given to incorporating Sustainable Urban Drainage (SuDS) towards the south-west of the site;
- f) Consideration must be given to bats due to the site's proximity to the Kings Wood Local Nature Reserve; proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the Kings Wood Local Nature Reserve; and
- g) There are existing sewers in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

## Land at Station Road

7.16 The site is located to the east of Corby railway station and is bordered by the station access road to the north, Station Road to the east, the railway station to the west with RAILSIDE LANE and residential dwellings located to the south. The site has been cleared, although it was previously developed. Most of the site is covered in concrete hard standing with a small area of shrubs and bushes in the southwest corner and a small copse of self-set trees adjacent to the western boundary.

7.17 Planning approval was granted in May 2018 for the erection of 150 dwellings.

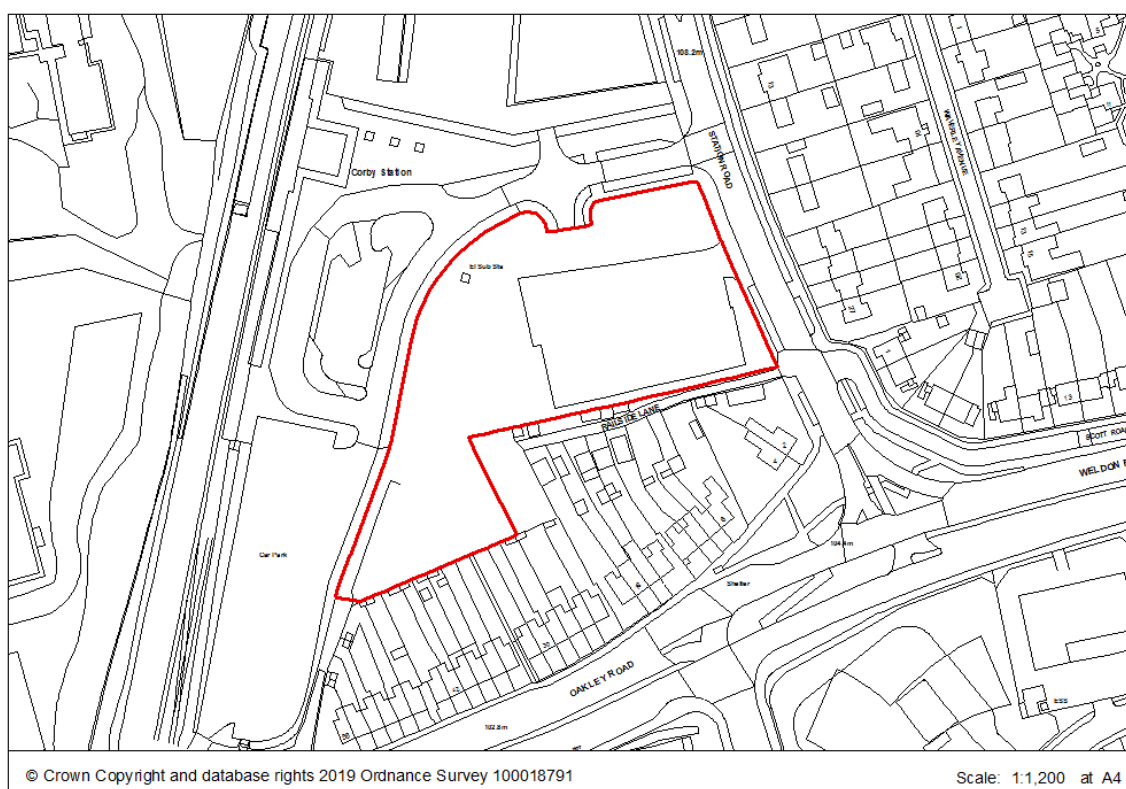


Figure 5. Land at Station Road

### Policy H3 – Land at Station Road

A site of 0.77 hectares is allocated for residential development to include 150 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- A landmark building will be provided to reflect the gateway location next to the railway station;
- The design should be of the highest quality, in particular the public realm should complement the existing public areas around the railway station;
- Development should strengthen the street edge along Station Road whilst creating a vibrant street scene;
- Careful consideration should be given to improving connectivity within and beyond the site, in particular pedestrian and cycle connections to the town centre;
- Careful consideration should be given to neighbouring residents to avoid negative impacts on amenity, such as in relation to privacy, direct sunlight or daylight;
- Before occupation of the development all garden and landscape areas must be subject to land contamination mitigation measures;
- Full details of the surface water drainage scheme, including maintenance, should be agreed with the Local Planning Authority before development commences; and
- There is an existing water main in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account.

### Land off Elizabeth Street

7.18 The site currently comprises a number of vacant buildings, including the former Magistrates Court and Police Station. It is bounded by Elizabeth Street to the west, Stuart Road and the former Labour Club to the south, The Anglican Church of the Epiphany to the north and scrubland and car parking to the east.

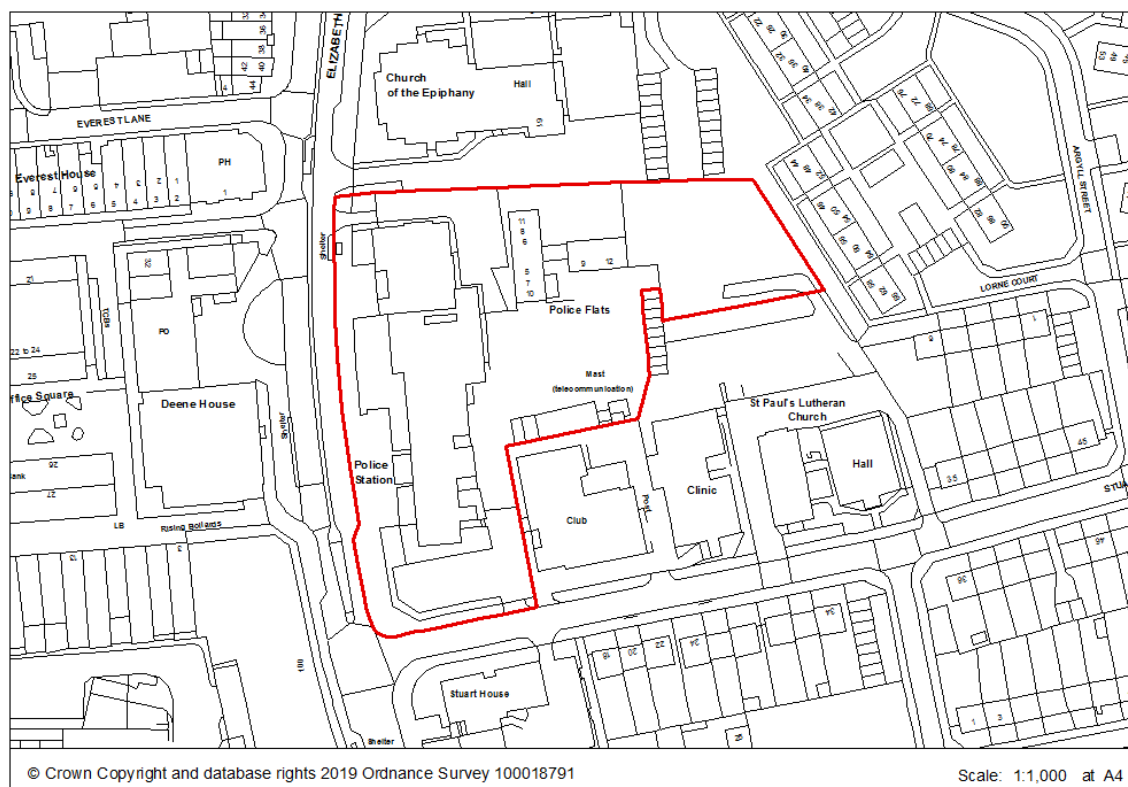


Figure 6. Land off Elizabeth Street



### Policy H4 – Land off Elizabeth Street

A site of 0.83 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 100 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- A development brief would be encouraged to ensure comprehensive and integrated development of the site;
- The layout and density of any proposed scheme should aim to maximise the edge of town centre location and in doing so make the most efficient use of land;
- Connectivity within and beyond the site is of key importance, particularly pedestrian links to the town centre. Proposals should consider the potential for open space and landscaping at the corner of Elizabeth Street and Stuart Road in order to improve accessibility to the town centre;
- The layout of any proposed scheme should be sensitive to existing surrounding uses, in particular where the site meets Lorne Court. Proposals should consider design solutions such as green roofs and the provision of natural surveillance;
- Consideration must be given to the potential traffic impacts of the proposed development along with any potential junction improvements on Elizabeth Street;
- Noise attenuation measures to take account of Elizabeth Street; and
- There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

### Pluto, Gainsborough Road

7.19 The site is an irregular shaped area of land located on the southern side of Gainsborough Road at the junction with Blake Road. Holbein Walk and Hoppner Walk are located to the east of the site. An area of public open space frames the site to the south. The Pluto was named after the part played by Corby steel works during WWII. However, in 2008 the Public House was demolished and cleared apart from an electricity substation. Reptiles may be present within the site due to the past demolition.

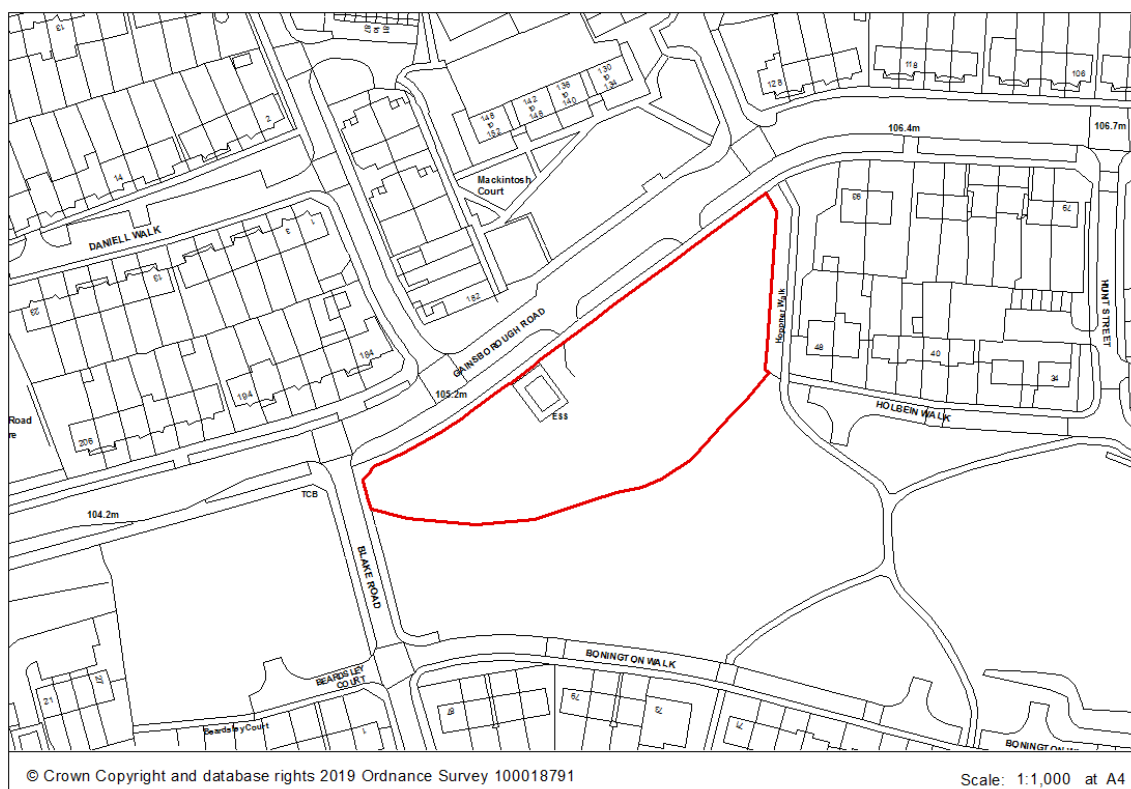


Figure 7. Pluto, Gainsborough Road

**Policy H5 – Pluto, Gainsborough Road**

A site of 0.39 hectares is allocated for residential development that subject to viability will include a policy compliant mix of around 30 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- a) Proposals will be required to address the irregular shape of the site, incorporating frontages on to all site boundaries to provide natural surveillance;
- b) Innovative parking solutions would be encouraged to make the best and most efficient use of land, given the unique shape of the site;
- c) Sensitive design of up to 3 storeys is considered appropriate; however, there is potential to create a gateway feature at the Western corner of the site where Gainsborough Road meets Blake Road;
- d) Enhancement of and connectivity to the surrounding open space is encouraged; with potential to open up the Eastern walkway at Hoppner Walk;
- e) Noise attenuation measures to take account of Gainsborough Road;
- f) Consideration must be given to reptiles due to past demolitions; and
- g) There is an existing surface water sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

## Cheltenham Road

7.20 The site is located between Aintree Road to the north, the railway line to the south-east and Chepstow Road to the west. It is comprised predominantly of poor semi-improved grassland, with patches of low bramble scrub around the margins and a patch of dense woody scrub in the south-west around an underpass under the adjacent train line. There are currently Newts on the site which are a protected species.

7.21 Planning approval was granted in January 2019 for 18 dwellings subject to conditions. The development is intended to provide 100% affordable housing for ex-military personnel and their families.

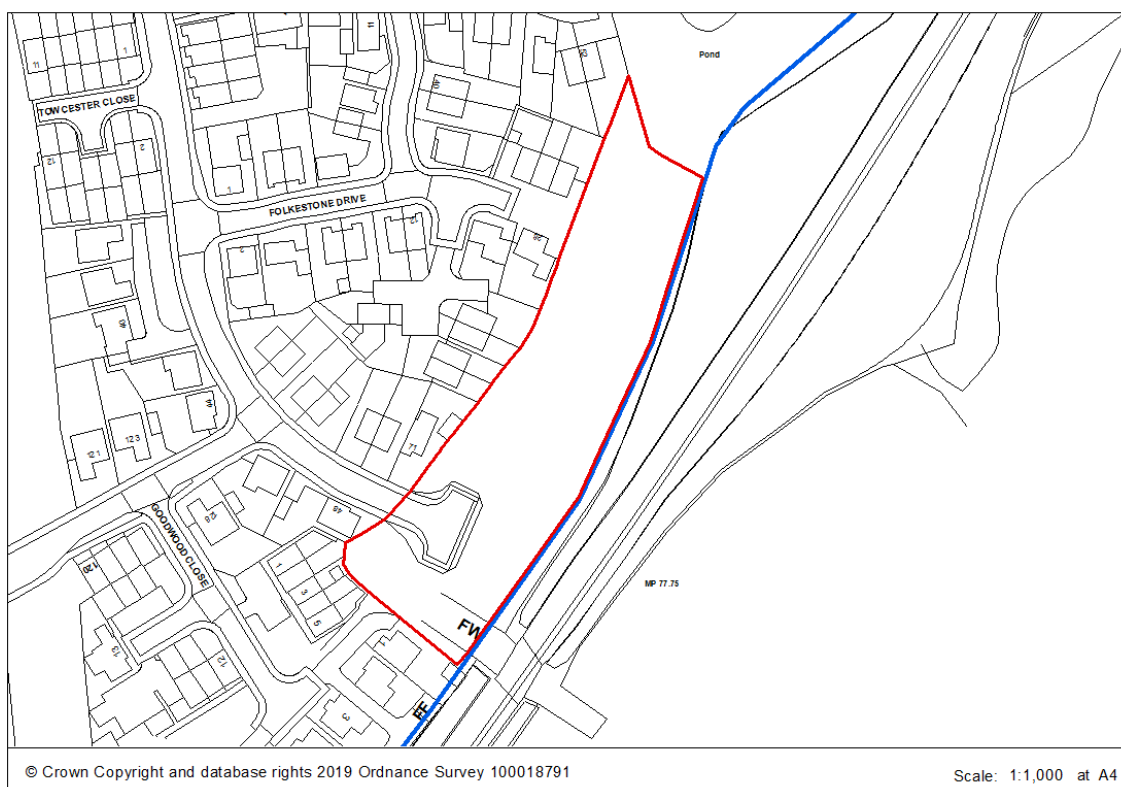


Figure 8. Cheltenham Road

### Policy H6 – Cheltenham Road

A site of 0.49 hectares is allocated for residential development consisting of 18 dwellings.

Development must accord with relevant development plan policies and material considerations and the site design principles and full schedule of conditions set out in the approved planning permission which includes:

- The layout and density of the scheme should consider proximity to adjacent properties, so as not to result in harm to amenity;
- Some screening would be required to protect neighbouring amenity and amenity of future occupiers, particularly in relation to the railway line;
- The layout of the scheme must take account of the sewer easement running the length of the site for the access point off Cheltenham Road; there is potential to design open space and/or car parking on the area affected;
- Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity due to the site being located within the designated Nene Valley Nature Improvement Area;
- Noise attenuation measures to take account of the railway line; and
- There are existing foul and surface water sewers in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account.

## Custom and Self Build

7.22 In an effort to stimulate the housing market, the Government introduced the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) which brought in the requirement for councils to keep a register of people who want to bring forward their own homes and to grant permissions for enough serviced plots of land to meet the demand on the register<sup>42</sup>.

7.23 The Council's Custom and Self-Build Housing Register has been in operation since March 2016 and provides evidence of the level of local demand for custom and self-build plots within Corby. The Council introduced eligibility criteria in July 2018 that required applicants to demonstrate a local connection and availability of finance to build their own home. As of December 2019, there were 5 applicants on the register. It is, however, recognised that the register does not necessarily provide a full picture about demand in Corby. Supplementary information provided by the Demand Assessment Framework<sup>43</sup> indicates that the potential demand for custom and self-build development over the plan period is significantly greater than the register would suggest and recommends that positive action is required by the Council to promote such opportunities and enable faster rates of development.

7.24 National planning policy requires local planning authorities to assess the housing needs for different groups in the community, including people wishing to commission or build their own homes, and to make provision for this in their planning policies.

7.25 Policy 30 (Housing Mix and Tenure) in the JCS supports proposals for custom and self-build development. It further requires the Sustainable Urban Extensions and other strategic developments<sup>44</sup> to make serviced plots available. Windfall sites in accordance with Policy 11 (The Network of Urban and Rural Areas) of the JCS are also likely to provide plots for custom and self-build housing within the built-up area of settlements. In addition, Neighbourhood Plans may also provide local communities with opportunities to encourage custom and self-build housing by creating new planning policies or allocating new development sites in their designated area to meet local needs and enable community-led housing.

7.26 It is possible given the positive Government support for custom and self-build that the provisions within the JCS will not provide enough serviced plots to meet demand over the plan period. In order to build in flexibility and to respond to the potential for demand to grow, the Council will look to support applications for the delivery of serviced plots and seek a proportion of serviced building plots on sites of 50 or more dwellings to enable the delivery of custom and self-build housing, subject to appropriate demand being identified. It is imperative that the custom and self-build policy is flexible and realistic; otherwise it could act as a deterrent to housing delivery. Therefore, the number of plots to be delivered on each site will be determined on a case by case basis taking account of need, viability and the characteristics and constraints of the site at the time of the application. Higher density residential sites for flatted developments and conversions are unsuitable for custom and self-build plots, they are therefore exempt from the requirement to provide plots.

7.27 A key element of custom and self-build housing is the flexibility to design and build homes to individual requirements however it is important that an element of coherence in the design and appearance of the overall site is maintained. As such, sites with multiple service plots of 5 or more in a single site location will be required to be supported by a design statement that provides the Council as well as potential custom and self-build builders with a clear set of design principles that future development will have to comply with.

7.28 To ensure the delivery of serviced plots to self and custom builders the Council will require appropriate agreements to cover issues including timescales and phasing of plots delivery and appropriate marketing of plots to self and custom builders. Where sites have been marketed for 6 months on the open market and have not been sold, the unsold plots will be returned to the developer. Supplementary Planning Document

<sup>42</sup> A serviced plot is defined as a plot of land that has access to a public highway and has connections for electricity, water, waste water, or can be provided with those things in specified circumstances or a specified period.

<sup>43</sup> [Demand Assessment Framework](#), December 2018

<sup>44</sup> Strategic sites have been defined as 500+ dwellings

will be prepared to provide guidance and advice on implementing Local Plan policies on custom and self-build housing, including Policy 30 of the JCS and Policies 12 and 13 of this Plan. The intention is to provide advice to all who may be interested in this form of housing especially those on the Custom and Self-Build Register and guidance to help potential builders with information about what is required to support the proposal, including the method of calculation for the quantum of custom and self-build, design requirements, conditions under which developers can provide custom and self-build plots that satisfy the rural exception policy and approach to Section 106 Agreements.

### **Policy 12 – Custom and Self-Build**

Proposals that would make a proportion of serviced dwelling plots available for sale to custom builders or self-builders will be supported where in compliance with other policies of the Local Plan.

On sites of 50 or more dwellings (excluding schemes for 100% flats or conversions), the local planning authority will seek a proportion of serviced building plots to enable the delivery of custom and self-build to meet local demand demonstrated through the Custom and Self-Build Housing Register and Demand Assessment Framework. In determining the nature and scale of any provision, the Council will have regard to the nature of the development proposed and the viability of the development.

Proposals for 5 or more custom or self-build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with any application and agreed by the Local Planning Authority.

Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for custom and self-build projects within their neighbourhood plan area.

### **Single Plot Exception Sites for Custom and Self Build**

7.29 Exception sites are in locations that would not normally obtain planning permission for new housing development. The exception is justified to meet locally identified needs for affordable housing for local people.

7.30 The NPPF and the JCS both set out provisions for the development of rural exception sites. Policy 13 (Rural Exceptions) of the JCS enables housing to meet identified local needs to be built on sites adjoining settlement boundaries; this could include self-build housing. As an exception to normal planning policies, proposals would need to be carefully managed. In order to qualify as a rural exception site, applicants would need to demonstrate to the satisfaction of the Council that they have strong genuine local connection to the village and be unable to afford to purchase a suitable dwelling on the open market. The new property would also need to be controlled to ensure that it remained affordable in perpetuity. This would be achieved by ensuring the dwellings are only built to a scale to meet identified need and that permitted development rights are removed so that express permission has to be sought for any future extensions. Future sale of the property would also be controlled through appropriate planning agreements to restrict the resale of the property to others with a local connection and an identified housing need and at a capped percentage of the full market value.

7.31 Applicants will normally be the prospective occupiers of the proposed single plot affordable dwelling. This policy does not apply to those wanting to build a house for sale on the open market; the planning application would need to be made by the prospective occupiers with the agreement of the landowners. Permission for a custom and self-build affordable dwelling will not set a precedent for the acceptability of an open market dwelling.

### **Policy 13 – Single Plot Exception Sites for Custom and Self-Build**

Single plot affordable exceptions sites will be supported for custom and self-build in the rural area provided that the proposal is in accordance with Policy 13 of the Joint Core Strategy and:



- A. the applicant is the prospective occupier of the proposed dwelling;
- B. the applicant has a strong and evidenced local connection to the village; and
- C. the applicant has an identified housing need which cannot be met on the open market.

Dwellings will have permitted development rights removed and future sale of the property will be controlled through a planning obligation to ensure that it remains as an affordable property for local people in perpetuity.

## Gypsies and Travellers

7.32 Government's planning policies and requirements for gypsy and traveller sites are set out in the '[Planning policy for traveller sites](#)', which must be taken into consideration in preparing local plans and taking planning decisions. It requires local planning authorities to set pitch targets and meet this need through the identification of land, including the requirement to identify a supply of specific deliverable sites sufficient to provide five years' worth of sites against their local set targets.

7.33 Opinion Research Services were jointly commissioned in April 2018 by Corby Borough Council, Kettering Borough Council, East Northamptonshire Council and the Borough Council of Wellingborough to prepare a Gypsy and Traveller Accommodation Assessment covering North Northamptonshire<sup>45</sup>. The assessment provides an up-to-date position with regard to the needs of travellers for the 15-year period from 2018 up to 2033 as set out in the table below.

**Table 9 – Corby Gypsy and Traveller Need 2018-2033**

Corby	GTAA	HNA	Total
Meet Planning Definition (+25% Undetermined)	11 (10+1)	0	11
Do not meet Planning Definition (+75% Undetermined)	0	15 (12+3)	15
<b>TOTAL</b>	<b>11</b>	<b>15</b>	<b>26</b>

7.34 Importantly the assessment splits the overall requirements by five year bands to identify a minimum requirement of 7 pitches to be provided between 2018 and 2023 as illustrated in the table below.

**Table 10 – Additional need for Gypsy and Travellers that met the planning definition by year periods**

Years	0-5	6-10	11-13	14-15	Total
	2018-23	2023-28	2028-31	2031-33	
	7	2	1	0	10

7.35 Policy 31 (Gypsies and Travellers and Travelling Showpeople) of the JCS sets out detailed locational criteria for the consideration of planning applications, as well as seeking to protect existing lawful sites, pitches and plots for continuing use. In addition, the JCS identifies a number of strategic sites and Sustainable Urban Extensions that provide a major opportunity for a mix of housing to meet the needs of different groups in the community. The planning consents for the North-East Sustainable Urban Extensions and the Corby West Sustainable Urban Extension make no provision for gypsy and traveller accommodation. Provision of this type of accommodation will however be encouraged within the Sustainable Urban Extensions which are well placed to meet the needs of gypsies and travellers with supporting employment, open space, community facilities and transport infrastructure.

7.36 Provisions within the JCS mean that the Council will approach decision-taking in a positive way to meet the development needs of gypsies and travellers. However to comply with the Government's 'Planning Policy for Traveller Sites', the Council should identify a supply of specific deliverable sites to meet needs within the next five year period that are suitably located, available now, viable to develop, and have a realistic prospect of delivery within five years.

<sup>45</sup> [North Northamptonshire Gypsy and Traveller Accommodation Assessment](#), March 2019

7.37 The Part 2 Local Plan has limited scope to respond to the latest evidence due to the timing of the assessment in relation to the plan making process. A key issue is the lack of sites identified to meet the needs of Corby's travellers during the preparation of the Plan. Further work to identify, and assess, potential area(s) would significantly delay adoption of the Plan contrary to the Council's ambition to accelerate plan making in support of its growth and regeneration aspirations.

7.38 The Council intends to prepare a separate Gypsy and Traveller Allocation Plan identifying sites to meet the identified needs of gypsy and travellers in the Borough as identified in the North Northamptonshire Gypsy and Traveller Accommodation Assessment. The timescales for this work will be updated and documented within the Local Development Scheme.

7.39 While the forthcoming Gypsy and Traveller Allocation Plan will look to identify sites to meet the identified need for pitches up to 2031, there is potential to meet some of this need from existing sites, in particular the identified need over the next five years. The Council has commenced the evidence gathering to inform the Gypsy and Traveller Allocation Plan, including the procurement of specialist consultants to assess the capacity of existing sites to meet requirements, taking into account planning policy, the environment and local constraints and the extent to which they can be mitigated or addressed. Policy 31 (Gypsies and Travellers and Travelling Show People) of the JCS will be used to determine applications on unallocated sites prior to the adoption of the Gypsy and Traveller Allocation Plan.

#### **Policy 14 – Gypsies and Travellers**

The Council will prepare a Development Plan Document that will seek to allocate land or provide other solutions to meet the accommodation needs of Gypsy and Travellers. In the meantime, applications will be determined in accordance with Policy 31 of the Joint Core Strategy (Gypsies and Travellers and Travelling Show People).

### **Specialist and Older People's Accommodation**

7.40 The updated North Northamptonshire Strategic Housing Market Assessment<sup>46</sup> and the Study of Housing and Support Needs of Older People across Northamptonshire<sup>47</sup> identify the need for specialist housing to meet local community needs. Both highlight the growth in older households as a pressing housing need facing North Northamptonshire. The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over. The evidence suggests that 39% of the total projected household growth in Corby between 2011 and 2031 will be households where the head of the household is over the age of 65.

7.41 In addition to meeting the housing need of older people, there are other groups with specialist housing need. The Draft Northamptonshire Transforming Care Partnership Accommodation Plan 2018-2023<sup>48</sup> identifies the need for more specialist housing to be developed for people with learning disabilities and/or autism spectrum disorders.

7.42 There is a range of specialist housing for older people and other vulnerable groups of people that facilitate self-care, independence and provide a secure home for life, including sheltered housing, assisted living or extra care housing, and retirement villages or cluster accommodation. Both residential and nursing care homes also offer accommodation for people whose care or health needs mean that they cannot live independently but these are not recognised as specialist housing.

7.43 Policy 30 (Housing Mix and Tenure) of the JCS sets out the strategic approach to providing for a mix of dwelling sizes and tenures in order to meet the needs of the wider community, including the need to provide for specialist forms of housing, in particular housing to meet the needs of older people, as well as

<sup>46</sup> [North Northamptonshire Strategic Housing Market Assessment](#), 2015

<sup>47</sup> [Study of Housing and Support Needs of Older People across Northamptonshire](#), 2017

<sup>48</sup> [Northamptonshire Transforming Care Partnership Board Accommodation Plan](#), September 2018

requiring new development to meet national space and accessibility standards. It also encourages Sustainable Urban Extensions and strategic developments to make specific provision towards meeting the needs of specialist housing requirements for older persons, including designated, sheltered and extra care accommodation.

7.44 The Study of Housing and Support Needs of Older People across Northamptonshire shows potential annual targets for retirement housing in Corby as 41 per annum, with the greatest demand for shared equity provision. In addition, a shortfall in care home provision has been identified within Northamptonshire, along with the need for more specialist care to be provided to meet dementia patient requirements. The Transforming Care Partnership Accommodation Plan shows an indicative need in the period 2018-2023 for 13 units of specialist housing.

7.45 Given the scale of need identified the Council will require housing development proposals on other non-strategic sites to provide a proportion of provision of specialist housing to meet the needs of older people and others with a need for specialist housing within the overall housing mix on site. In determining the appropriate proportion the Council will have regard to evidence of local need, the scale and location of the site, including access to local facilities and the viability of development.

7.46 It is often the case that older people and other vulnerable people need a wider range of essential services and facilities that are accessible by public transport or walking. There may be instances where housing development at the edge of settlements may not be particularly accessible and therefore may not be suitable locations for all types of older person's housing.

7.47 In 2009, the Housing our Ageing Population: Panel for Innovation published a report<sup>49</sup> examining the design of housing for older people and made recommendations to improve it. This guidance includes key design principles, known as the 'HAPPI principles'; and are considered best practice that should be adopted. North Northamptonshire HAPPI design criteria are expected to be set out in design guidance being prepared for North Northamptonshire.

### **Policy 15 – Specialist Housing and Older People's Accommodation**

On residential developments of 50 or more dwellings, or 1.4 hectares or more site area, the Council will seek a proportion of the housing designed specifically to meet the identified needs of older households and others with a need for specialist housing.

The precise proportion, type and tenure mix will take into account:

- evidence of local need;
- the scale and location of the site; and
- the viability of the development

Proposals for 'granny annexes' in the form of extensions, additions or separate buildings for occupation by dependant relatives of the household occupying the existing dwelling, will be considered sympathetically provided that they are of a good quality design and do not cause significant adverse impacts on the living conditions of adjoining occupiers. Where planning permission for self-contained accommodation is granted an appropriate agreement restricting occupation will be sought.

## **Residential Gardens**

7.48 Residential gardens provide important breaks or gaps in built up frontages and in overall built massing, play an important amenity role by providing private recreational space for residents and providing important wildlife habitats and green networks particularly where the gardens are well established.

<sup>49</sup> [Housing our Ageing Population](#), 2009



7.49 National planning policy suggests that local planning authorities should consider setting out policies to resist inappropriate development of residential gardens (for example, where development would cause harm to the local area). The strategic policies in the JCS place great emphasis on urban design principles and how places can change for the better, in particular Policy 8 (North Northamptonshire Place Shaping Principles).

7.50 The uncontrolled loss of residential gardens can lead to piecemeal and inappropriate pattern or style of development being delivered. This can individually or cumulatively erode openness, disrupt wildlife corridors and give rise to problems with access, disturbance and loss of privacy. Where these problems are likely to arise, such development will be resisted.

7.51 A tandem development is a backland development, where a new dwelling is placed immediately behind, or in front of, an existing dwelling, on sites that occupy smaller sized plots or share the same access. If the dwelling is aligned the same way as the existing house there may be overlooking of the front of the house or vice versa. Tandem development may also result in disturbance to new and existing properties, loss of amenity, cramping and adverse impact on local character.

### **Policy 16 – Residential Gardens**

Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will be permitted where:

- a) the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area; and
- b) the amenity and privacy of neighbouring, existing and new properties is protected; and
- c) provision is made for safe and convenient access; and
- d) adequate parking spaces and services can be provided for the proposed and existing properties.

Proposals in the form of 'tandem' development will not be permitted.

## 8.0 Villages and Rural Areas

8.1 The rural areas of Corby are rich in environmental and landscape quality; they offer a diverse range of settlements which incorporate local character and heritage. The JCS sets out the overarching role that the rural areas will have in delivering the overall Local Plan vision that recognises the importance of our rural settlements and countryside in contributing to what makes North Northamptonshire distinctive.

8.2 National planning policy expects planning policies for development in rural areas to be responsive to local circumstances and support housing developments that reflect local needs. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

8.3 The JCS seeks to deliver 120 new homes in the rural area of Corby between 2011 and 2031 to support sustainable development. As identified in the Regulation 18 Emerging Draft Options consultation, sufficient sites have been identified to meet the requirement for the rural area and these are expected to be supplemented by additional sites that continue to come forward under the provisions of the JCS to enhance or maintain the vitality of rural communities. Due to progress against the rural requirement, it is not considered necessary to make any allocations for development in the rural area within the Plan or to identify specific targets for individual settlements. However further allocations could come forward through neighbourhood plans or rural exception sites, in particular to meet local needs identified in Rural Housing Need Surveys or demand for self-build developments.

### Settlement Boundaries

8.4 The Council has adopted the use of 'settlement boundaries' to distinguish between the main built up areas of settlements where, in principle, further development would be acceptable, and the open countryside (i.e. outside of settlement boundaries) where development would be acceptable only in certain circumstances. The purpose of the settlement boundaries is to recognise the intrinsic character and beauty of the countryside, in accordance with the NPPF and assist in retaining distinctive local features and preventing coalescence with respect to Policy 11 (The Network of Urban and Rural Areas) and Policy 13 (Rural Exceptions) of the JCS.

8.5 It is important to note that the settlement boundary is a policy line applying Local Plan policies to a specific area, thereby giving a sound and consistent basis for the determination of planning applications. It does not attempt to define settlement limits in physical or social terms. The settlement boundaries have been carefully considered, taking into account a range of criteria including the form of the settlement and existing planning permissions.

8.6 Whilst land outside the settlement boundaries is regarded as open countryside for planning policy purposes, this does not represent an absolute restriction on development. The potential for new development outside of the settlement boundaries to support the vitality of rural communities is recognised. Specific policies are included in the Local Plan for development proposals that would help to develop and diversify the rural economy or meet recognised local needs for affordable housing, including self-build developments. Other uses, such as renewable and low carbon energy developments or essential infrastructure, may also be considered appropriate.

8.7 The extent of the main built-up area of the Growth Town and all villages except those designated as Restraint Villages is shown on the Policies Map to assist the JCS in protecting the character and identity of the settlements and protect them from unnecessary expansion into the open countryside. It is the intention that, where applicable, settlement boundaries set out on the Policies Map will be superseded by Neighbourhood Plans once adopted.

### **Policy 17 – Settlement Boundaries**

The settlement boundaries set out on the Policies Map will be used to interpret whether sites are within or adjoining the settlement boundary and to support the application of Policies 11 and 13 of the Joint Core Strategy. Land outside the boundaries is defined as open countryside.

### **Restraint Villages**

8.8 The JCS recognises the need for restraint in rural areas in North Northamptonshire. Policy 3 (Landscape Character) of the JCS states that development should be located in such a way that is sensitive to its landscape, to retain and if possible enhance distinctive character of the area. The JCS suggests that villages that have a sensitive character or conservation interest are to be identified, and new development will be strictly managed.

8.9 Future development is severely limited in a Restraint Village where conservation is a greater priority over development. In Restraint Villages, development would only be considered where it meets specific local needs, such as those identified through a Neighbourhood Plan. As such, no defined settlement boundary is identified.

8.10 The Local Plan 1997 recognised Rockingham and East Carlton as Restraint Villages. Both of these villages are covered entirely by a designated Conservation Area. Furthermore, this has been followed up with the Rural Strategy<sup>50</sup> and the Settlement Hierarchy Background Paper informing the spatial strategy of the JCS<sup>51</sup>. The papers proposed that the Restraint Village category should remain to protect Rockingham and East Carlton.

### **Policy 18 – Restraint Villages**

Development within the Restraint Villages of East Carlton and Rockingham will be strictly managed. Development will normally be restricted to the re-use or conversion of suitable buildings. Any locally arising needs from these settlements should be met through Neighbourhood Plans or the Community Right to Build.

<sup>50</sup> [Rural Strategy](#), April 2009

<sup>51</sup> [Developing a settlement hierarchy for the North Northamptonshire Joint Core Strategy](#), July 2012

## 9.0 Town Centres and Town Centre Uses

9.1 National planning policy encourages local planning authorities to support the role town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. However, the retail sector and town centres are facing significant challenges and are undergoing a period of structural change in response to recent trends, including a change in consumer behaviour and the rise in e-commerce, mobile technology, and internet shopping. Although town centres are now not always the main focus for people's shopping, they are still key drivers to the economy and play an important social role. Therefore, it is important to ensure that town centres remain viable and reflect the needs and opportunities of the communities they serve.

9.2 The JCS sets out the overarching spatial approach to secure and maintain a mix of retail, leisure, tourism and business development (collectively known as main town centre uses), alongside supporting provision of residential on suitable sites including the re-use of vacant space above shops. As a location for major growth, it is important that Corby maintains a strong sub-regional retail draw for North Northamptonshire and continues the significant regeneration of Corby Town Centre that has occurred over the past decade. It is also important to ensure that the plan area has a strong network of centres serving local neighbourhoods and the rural settlements.

### Network and Hierarchy of Centres

9.3 The NPPF requires planning policies to define a network and hierarchy of town centres and to identify the extent of the town centres in order to ensure their long-term vitality and viability.

9.4 The JCS includes a settlement hierarchy that characterises the function of the larger higher order centres in North Northamptonshire. Corby is identified as a Growth Town that should provide the focus for major co-ordinated regeneration and growth in employment, housing, retail and higher order facilities serving one or more districts. In turn, Policy 12, dealing with retail and town centre uses, defines its function as the focus of higher order facilities and retail investment serving growing communities in the northern sub-area of North Northamptonshire.

9.5 Outside of Corby Town Centre, there are a range of centres that may benefit from inclusion in a structured hierarchy. These vary in size, ranging from small groups of shops and services serving a small catchment through to larger retail parks that attract visitors from beyond the borough. In each instance their function may be considered to complement the town centre and add to the vitality and viability of the retail offer in Corby.

9.6 The Assessment of Retail Network and Hierarchy Background Paper<sup>52</sup> assessed the different retail locations across Corby and categorised the centres according to the amenities that they offer. In line with the JCS, Corby Town Centre is identified as the main town centre in the plan area and the focus of higher order facilities and retail investment. The main town centre is followed by district then local centres in the hierarchy, including proposed new centres at the SUEs and other strategic developments.

9.7 Phoenix Parkway is characterised by large-scale retail uses occupying warehouse units and functions as a retail park. As a result, it is not classified as a town centre and any further expansion will be subject to an assessment of impact and sequential testing in accordance with the NPPF.

9.8 The boundaries of the existing town centres identified in the network and hierarchy of town centres are clearly defined on the Policies Map and will be used for the purposes of the sequential test set out in paragraph 86 of the NPPF. Over the plan period, new centres will be created in SUEs and other strategic developments. The precise location of each centre will be determined by planning application<sup>53</sup>. Once built,

<sup>52</sup> [Assessment of Retail Network and Hierarchy](#), June 2016

<sup>53</sup> 17/00180/OUT – planning permission for the West Corby SUE sets out proposals for two new town centre allocations comprising of uses outlined in JCS Policy 32, including retail, leisure, social, cultural, community and health facilities, and that these two centres together will function as a district centre

these centres will be treated as defined centres within the network and hierarchy of town centres in the context of the Local Plan, and their exact location and boundaries subsequently incorporated into the next Local Plan review.

9.9 The scale of some retail and leisure development outside of town centres has the potential to affect the vitality and viability of defined centres, potentially diverting investment away from these important centres. National planning policy requires the preparation of an impact assessment for retail and leisure beyond the town centres, except where sites are allocated through an up-to-date plan. The NPPF sets a default threshold of 2,500m<sup>2</sup> for these main town centre uses before an 'impact test' is required but, where appropriate, allows for Local Plans to set a lower threshold. In considering appropriate local thresholds it is particularly relevant to take account of the scale of proposals relative to the identified centres, the vitality and viability of centres and the likely effects of new development on the town centre strategy, especially further out-of-centre retail developments.

9.10 In the context of retail evidence<sup>54</sup> that recognises the challenges to town centres brought about by increased competition from out-of-centre developments, and due to the relatively small size of many units in the identified centres, it is suggested within the retail background paper<sup>55</sup> that a threshold of 400m<sup>2</sup> is appropriate for Corby Town Centre and a threshold of 130m<sup>2</sup> is appropriate for the District and Local Centres. This ensures that town centre uses are not unnecessarily dispersed, maximising the overall growth potential of town centres and promoting investment in the primary shopping areas.

9.11 The appropriate retail impact threshold to apply will be determined based upon the catchment area of a specific proposal. The lower threshold of any identified centre located within the catchment area of a proposal will be applied. Where a retail impact assessment is required this should be proportionate to the scale and nature of the proposal. Where an application is likely to have significant adverse impact it should be refused.

### **Policy 19 – Network and Hierarchy of Centres**

The defined centres will be the preferred location for the development of main town centre uses<sup>56</sup>. Proposals must be appropriate to the size and function of the centre within which it is to be located. To guide this approach the following hierarchy is defined:

**Corby Town Centre** as defined on the Policies Map

The **District Centres** as defined on the Policies Map:

- Danesholme
- Oakley Vale
- Priors Hall Park (proposed)
- Pytchley Court
- West Corby Sustainable Urban Extension (proposed)

The **Local Centres** as defined on the Policies Map:

- Corby Old Village
- Farmstead Road
- Greenhill Rise
- Little Stanion (proposed)
- Oakley Vale Phase 8 & 9 (proposed)
- Studfall Avenue
- Weldon Park (proposed)

<sup>54</sup> [North Northamptonshire Retail Capacity 2014 Update](#), October 2014

<sup>55</sup> [Threshold for Retail Impact Testing Background Paper](#), April 2018

<sup>56</sup> Defined in the NPPF and the glossary of this plan

- Weldon Village Centre

This hierarchy should be used for the application of the sequential test, as set out in the NPPF to assess planning applications for main town centre uses which are outside a defined centre and not in accordance with the Local Plan.

Applications for retail and leisure development outside of a centre, as defined on the Policies Map, which are not in accordance with the Local Plan, will require an impact assessment if the development exceeds the following thresholds:

- For Corby Town Centre – 400m<sup>2</sup> (gross floorspace)
- For District/Local Centre – 130m<sup>2</sup> (gross floorspace)

The sequential and impact tests will not be applied to small scale rural development and the creation of local centres to meet the day to day needs of residents in the Sustainable Urban Extensions.

## Change of Use of Shops Outside the Defined Centres

9.12 Whilst not identified within the network and hierarchy of centres, there are numerous shops across the town and rural area that are of purely neighbourhood significance and therefore do not meet the definition of a centre. The Council recognises that these provide a valuable service to local communities in helping to meet their day-to-day needs, particularly for the elderly and other less mobile residents. It is therefore necessary for these to be protected in order to enhance the sustainability of communities and promote sustainable patterns of development.

9.13 National planning policy requires local planning authorities to guard against the unnecessary loss of valued facilities and services such as local shops, particularly where this would reduce the community's ability to meet its day-to-day needs. Policy 7 (Community Services and Facilities) of the JCS also supports the safeguarding of existing services and facilities unless it can be demonstrated that they are no longer viable, needed, or needed for an alternative community use or the facility is being relocated and improved to meet the needs of a new and existing community.

9.14 Policy 20 seeks to support the sustainability of communities by ensuring that local shops are protected, especially where the loss would impact on the diversity of local services in local communities. When considering proposals to change from shops to other non-retail uses (i.e., financial and professional services, restaurants, pubs and hot food takeaways), particular consideration will be given to the contribution that individual units make to the locality; the composition and distribution of retail uses locally and evidence of active marketing. Marketing evidence will be required demonstrating an active marketing campaign for a continuous period of 12 months.

9.15 Policy 20 should be applied in the context of updated legislation, which came into force in September 2020 removing Use Classes A1/2/3/4/5 and D1/2 and creating three new overarching Use Classes: Class E (Commercial, business and services), Class F1 (Learning and non-residential institutions) and Class F2 (Local community).

### Policy 20 – Change of Use of Shops Outside the Defined Centres

Small scale retail development to serve the day-to-day needs of local neighbourhoods will normally be permitted.

Individual shops not within the defined centres will be safeguarded for A1 retail purposes, unless an applicant can demonstrate:

- Adequate alternative facilities are already within walking distance, which are capable of meeting the needs currently being met by the existing facility without leading to a shortfall in provision;



- b) An appropriate balance between the number and type of units within the settlement or neighbourhood area;
- c) The property has been marketed for its current use for a sufficient period of time at a reasonable price and that there has been no interest in the property, and that the existing use is no longer economically and/or socially viable; and
- d) The replacement use will result in no harm to the character or amenity of the immediate area.

## Primary Shopping Areas

9.16 The NPPF defines the primary shopping area as the location where retail development is concentrated. Both the NPPF and JCS support the need to clearly define primary shopping areas and set out policies that make clear which uses will be permitted in such locations.

9.17 The JCS says that vitality and viability of town centres will be supported by securing and maintaining a vibrant mix of retail, employment, leisure and cultural facilities and supports the provision of additional residential uses on appropriate sites including the re-use of vacant space above shops. It adds that proposals for change of use or redevelopment within primary shopping areas will be permitted if the proposal adds to the attractiveness of the centre and does not lead to the predominance of retail use being critically undermined. Paragraph 5.36 of the JCS states that Part 2 Local Plans will identify primary shopping areas where retention of retail uses is most important.

9.18 The boundaries identified on the Policies Map for the primary shopping areas draw on the assessment and review of town centre boundaries, and represent the retail core of those centres. This Plan sets out additional direction, over and above Policy 12 (Town Centres and Town Centre Uses) of the JCS, with reference to managing development within the primary shopping areas.

9.19 In order to avoid over concentration of a particular non-retail use within the primary shopping areas, consideration will be given to the quantity and potential clustering of a particular non-retail use that risks undermining the vitality and viability of the town centre.

9.20 As with Policy 20, the Class E Use Class, which came into force in September 2020, allows much greater flexibility within retail services; therefore Policy 21 should also be applied in the context of the most recent updates in legislation.

### Policy 21 – Primary Shopping Areas

Development within the Primary Shopping Areas, as shown on the Policies Map will be supported where it will add to the attractiveness of the centre and not critically undermine the predominance of retail use. In order to add to the attractiveness of the centre, development should:

- Complement the retail function and make a positive contribution to the vitality and viability of the town centre; and
- Avoid an over concentration of a particular non-retail uses which risks undermining the vitality and viability of the town centre.

Change of use of upper floors to office uses and/or residential will be encouraged, subject to compliance with other development management policies, and provided that the development does not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable, and that the development would not prevent off street servicing of any ground floor unit.

## Corby Town Centre Regeneration Strategy

9.21 The visioning of the Corby Regeneration Strategy<sup>57</sup> and subsequent Master Plan<sup>58</sup> has successfully shaped and supported development in Corby Town Centre over the last decade, underpinned by a spatial framework plan and the identification of a series of key projects.

9.22 Considerable progress has been made towards the key objectives of the regeneration strategy and Master Plan. A series of high-profile regeneration projects accompanied the opening of the Corby railway station with the development of Willow Place Shopping Centre transforming the retail offer in the town centre and the Corby Cube, Corby International Pool and Savoy Cinema collectively creating a striking gateway to the town centre and significantly improving the offer of the town centre beyond traditional retailing uses. There are also encouraging signs for further regeneration including the redevelopment known as Market Walk which has planning consent to expand Willow Place Shopping Centre.

9.23 Northamptonshire County Council has undertaken analysis of existing and future demand for car parking in the town centre to 2031<sup>59</sup>. This estimates that car parking capacity within the town centre will be insufficient to meet future demand at the weekends but there will be considerable capacity available at other times and additional capacity from car parks on the fringe of the town centre which have the potential to meet demand. As dynamic changes are occurring in the retail sector and the role of town centres is uncertain, particularly over the long-term it will be important to keep car parking capacity and demand under review to ensure that the capacity remain at a level to assist the ongoing regeneration of the town centre. The council will therefore continue to undertake regular car parking surveys.

9.24 The following town centre policies seek to build on progress to date through the provision of an updated regeneration strategy and spatial framework for Corby Town Centre, continuing and building upon the original regeneration strategy for the town centre. The objectives have been refined during the process of plan preparation, taking into account representations made during the Local Plan Scoping and Emerging Draft Options consultations and updated evidence. Key issues identified in the original regeneration strategy, such as the need to improve pedestrian connectivity into the main shopping areas and improving the quality of the public realm, still remain and the Plan will seek to address these through the updated regeneration strategy with objectives, principles and development opportunities set out in the town centre policies.

<sup>57</sup> [The Regeneration Framework](#), 2003

<sup>58</sup> [Corby Town Centre Master Plan](#), March 2006

<sup>59</sup> [Corby Town Centre Parking Study](#), May 2019



## Policy 22 – Regeneration Strategy for Corby Town Centre

Corby Town Centre will continue to succeed as a sustainable centre for retail, business, recreation, residential accommodation, leisure and culture for the sub-region of North Northamptonshire and will support its high projected population growth. Development proposals will be judged against the following objectives:

1. Encouraging new development in Corby Town Centre to accommodate a more diverse range of appropriate main town centre uses, including residential and those which help develop the evening/night-time economy.
2. Ensuring that retail uses are maintained within Corby Town Centre so that it remains a competitive shopping destination, particularly for comparison retail, to support the planned growth for the town.
3. Encouraging the use of innovative and contemporary design solutions where it would complement the existing town centre.
4. Encouraging new buildings and spaces in proximity to the neighbouring woodland at Hazelwood to establish a stronger relationship between both the natural and built environments.
5. Where appropriate, identify and implement gateway features that provide attractive entrances to the Primary Shopping Area.
6. There should be no net loss of off-street car parking unless it can be demonstrated that there is no long term demand for parking at the site.
7. Encourage improvements to cycle and pedestrian signage and cycling and walking routes within the town centre to enhance permeability.
8. Improving pedestrian connectivity across the main streets in the town centre such as George Street and Elizabeth Street.
9. Improving the public realm to ensure it is more accessible to disabled people and increase the amount of available disabled parking spaces within the town centre.

9.25 The spatial framework set out in Policy 23 and Figure 9 is focused around identifying and supporting opportunities to improve connectivity in and around Corby Town Centre. It also identifies opportunities to strengthen the relationship between the built and natural form, particularly in regards to the western part of the town centre bordering the ancient woodland of Hazelwood. The spatial framework extends beyond the Corby Town Centre's boundaries, identifying routes between the town centre and Corby railway station that provide opportunities to improve the quality of connections between these two key locations and ensure that Corby Town Centre is easy to reach by more sustainable modes of transport. It adds further weight to ensuring high quality developments and supports the Place Shaping agenda that underpins the JCS and reflects national guidance and best practice such as the National Design Guide, Manual for Streets<sup>60</sup> and the principles of 'Healthy Streets'<sup>61</sup>.

<sup>60</sup> [Manual for Streets](#), 2007

<sup>61</sup> <https://healthystreets.com/>

### Policy 23 – Spatial Framework for Corby Town Centre

Development proposals that come forward within Corby Town Centre should seek to make a positive contribution to the implementation of the Spatial Framework for Corby Town Centre, as set out in Figure 9, in a proportionate manner to reflect the scale and nature of the proposed development. In particular:

1. Opportunities should be identified and implemented to improve connectivity, particularly to the east, including the railway station and Old Village area.
2. Opportunities should be identified and implemented to strengthen the relationship between Hazelwood and the built form of the town centre.
3. Opportunities should be identified and implemented to strengthen the relationship between West Glebe and Coronation Park to create linked green space.
4. Opportunities should be identified and implemented to improve public transport provision, in particular to serve the railway station and enhance evening and Sunday service provision to meet the increased demand as a result of the improved town centre offer.
5. Opportunities should be identified and implemented to continue to improve the quality, character and pedestrian experience along George Street.

9.26 The spatial framework is illustrated in Figure 9 to help deliver the opportunities identified in Policy 23. This is not intended as an allocation map but instead allows the spatial framework to be displayed on a map for the purposes of legibility and to highlight particular design issues and aspirations for developers and designers, to guide and encourage them to fully grasp the opportunities available.

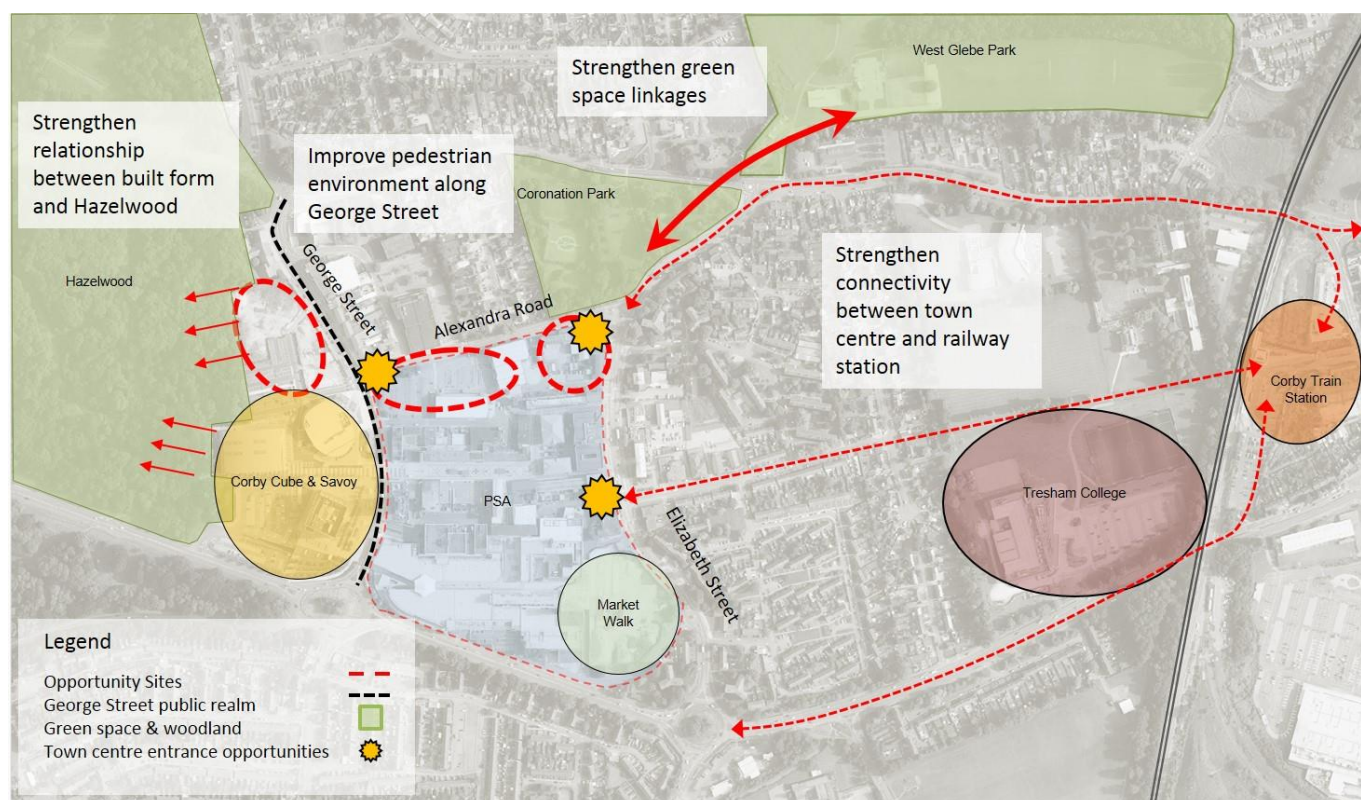


Figure 9. Spatial Framework Plan for Corby Town Centre

### Corby Town Centre Redevelopment Opportunities

9.27 Paragraph 85 of the NPPF states that planning policies should allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead, and that meeting needs for retail, leisure, office and other main town centre uses should not be compromised by site availability.

9.28 Retail requirements are typically split into two categories: non-food (comparison goods) and food (convenience goods). The JCS established a need for a minimum increase of 12,500m<sup>2</sup> comparison floorspace within Corby town centres by 2031, which directly correlates with the recommendations of the North Northamptonshire Retail Capacity Study<sup>62</sup>. This study recommended that Corby's need for new comparison floorspace is likely to come forward later on in the plan period. Since that study, planning permission has been given for 4,700m<sup>2</sup> of new retail floorspace in the town centre at the Market Walk redevelopment and planning applications have been submitted for Priors Hall Park and the West Corby SUE that include additional retail provision.

9.29 In accordance with the 'town centre first' principles in the NPPF, Corby Town Centre should be the preferred location (subject to any sequential sites being available and suitable) for any further comparison goods floorspace in order to enhance its vitality and viability and ensure that it remains the dominant location for comparison goods. Corby Town Centre benefits from a number of opportunity sites which offer scope for the town centre to grow and further meet local retail needs, as well as continuing the positive transformation and regeneration of the town centre. The Plan identifies these opportunity sites on the Policies Map.

9.30 Site specific principles are identified for each of the opportunity sites in the town centre to complement the place shaping principles in the JCS and encourage high quality design that takes into account the distinctive characteristics of the site. The detailed site-specific principles should be read in conjunction with the JCS and other relevant policies of the Local Plan which will be relevant in specific cases, dependent on scale or location of development. These may include, for example, the requirement for a heritage assessment if the site relates to or impacts on the setting of any heritage asset. They may also include the requirement for a flood risk assessment, air quality assessment, odour assessment, or other technical assessments, where appropriate. Further information is expected to be outlined in forthcoming design guidance for North Northamptonshire.

9.31 Policy 9 (Sustainable Buildings) of the JCS requires all developments to assess the feasibility of connecting to a district heating network or the installation of an on-site Combined Heat and Power system as part of their energy strategies. Encraft were commissioned by the Council to explore the opportunity to provide sustainable energy and district heating schemes for existing and new developments centred on Corby. Technical analysis identified connectable buildings (e.g. they have wet heating systems that are directly compatible with heat networks) within the town centre. Therefore, proposals for development sites within the town centre may be required to provide a site-wide energy strategy that makes provision for connection to the heat network. Sites within the town centre should aim to be "connection ready" where possible.

9.32 Applicants should consider design from the outset to ensure that development complements and enhances the characteristics of the area in which it is located in a manner appropriate to the proposed development. The Council encourages applicants to seek pre-application advice prior to the submission of a formal planning application.

<sup>62</sup> [North Northamptonshire Retail Capacity 2014 Update](#), October 2014

## Policy 24 – Corby Town Centre Redevelopment Opportunities

The following sites have been identified as the main locations for new development growth within Corby Town Centre and are allocated for mixed use redevelopment. Schemes coming forward on sites TC2, TC3 and TC4 must also contribute towards the provision of comparison shopping floorspace requirements set out in Policy 12 of the North Northamptonshire Joint Core Strategy.

Ref	Site
TC1	Parkland Gateway
TC2	Everest Lane
TC3	Former Co-Op, Alexandra Road
TC4	Oasis Retail Park

The allocations are supported by site-specific policies TC1 to TC4 below to provide further detailed guidance on the development of these sites. These site-specific policies also form part of this policy.

## Site Specific Allocations

### Parkland Gateway

9.33 The site is vacant land within a key town centre location. The site is bounded by the job centre to the north; a bingo hall, shops, offices, cafes and hot food takeaways to the east across George Street; the Savoy cinema and Corby East Midlands International Swimming Pool to the south; and Hazel wood protected woodland to the west.

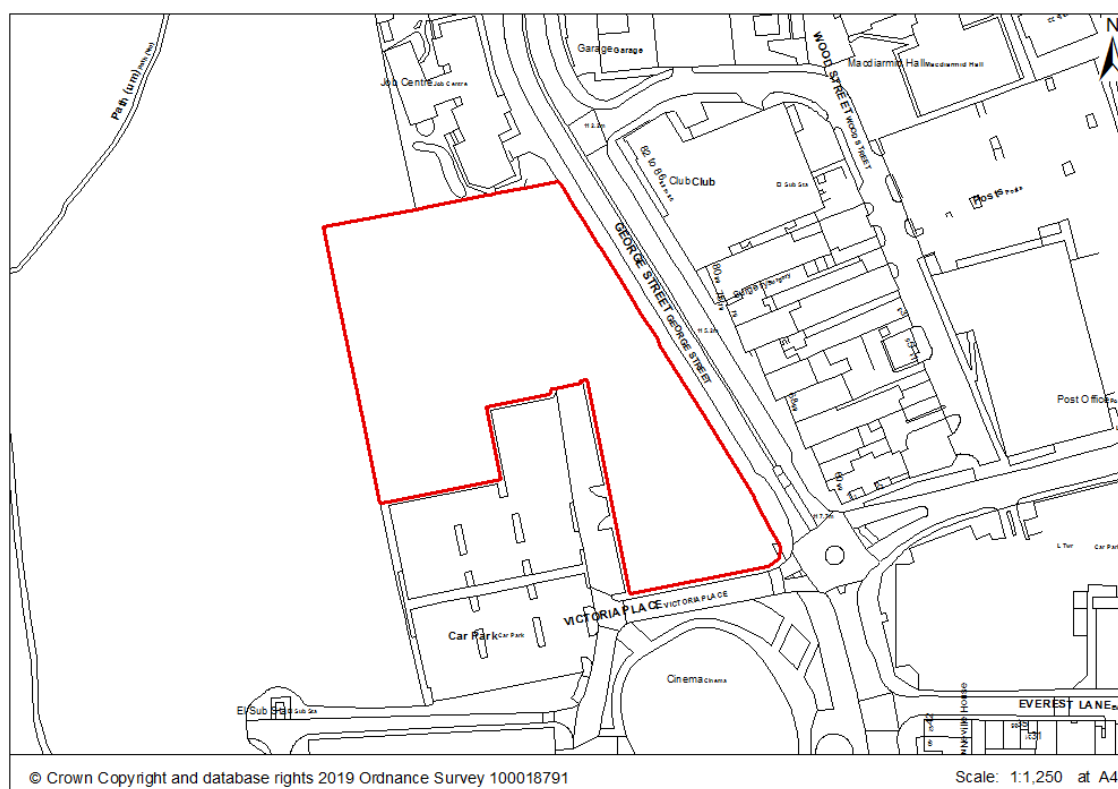


Figure 10. Parkland Gateway



**Policy TC1 – Parkland Gateway**

A site of 0.98 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 100 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- a) Innovative and contemporary proposals that include a range of appropriate main town centre uses will be encouraged where these are consistent with other policies in the Plan;
- b) Proposals should consider incorporating a higher density residential scheme to make the most efficient use of land;
- c) Active frontages that create an urban edge onto George Street are encouraged;
- d) High quality architectural design that complements the neighbouring modern buildings will be encouraged. In particular proposals should create a strong physical presence towards the south-east corner of the site featuring non-residential uses, wherever possible, on the ground floor to complement the commercial uses opposite and ensure an active frontage;
- e) The modern character of the area should also be reflected; connections to the existing high quality public realm should follow a similar theme;
- f) Careful consideration of Hazel wood protected woodland to the west of the site (TPO 50/4); proposals should provide natural surveillance to the woodland and provide links in the forms of paths to connect the development with the woodland where possible;
- g) Where possible, proposals should include landscape buffering to the neighbouring woodland, in the form of houses facing the woods with paths or a road between them and a multi-layered landscaping buffer on the wood-side, to soften the edge and minimise the impact of development;
- h) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the neighbouring Ancient Woodland; and
- i) Consideration should also be given to the impact of development on bats at the woodland edge; more specifically, the lighting scheme should be carefully designed with these considerations in mind.

**Everest Lane**

9.34 The site currently comprises the former TA centre, which is now in community use, a parade of shops with flats above, a public house, offices and leisure uses. The site is bounded by a mix of uses including, shops, Council offices, a gym and residential properties.

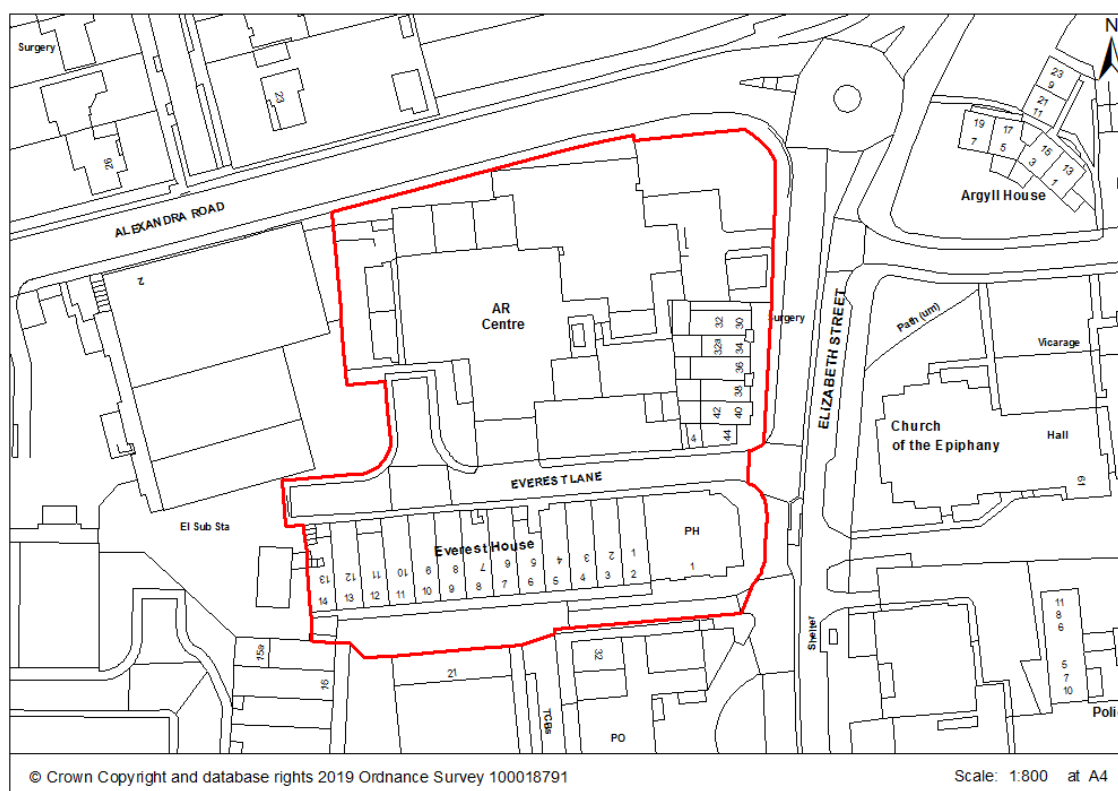


Figure 11. Everest Lane

### Policy TC2 – Everest Lane

A site of 0.89 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 70 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- Innovative and contemporary proposals that include a range of appropriate town centre uses will be encouraged where these are consistent with other policies in the Plan, including the requirement to support and enhance existing community facilities;
- Proposals should consider incorporating a higher density residential scheme to make the most efficient use of land;
- Consideration should be given to providing flats or apartments with varying heights that complements the surrounding mix of uses. Proposals should maximise the opportunity to provide a key feature building towards the north-eastern corner of the site to create a gateway into the town centre;
- High quality architectural design that continues the regeneration and complements other modern buildings within the town centre will be encouraged;
- Proposals should seek to open up the site to improve the physical landscape and public realm and encourage natural surveillance within the site; consideration should be given to providing vehicular access from the north of the site off Alexandra Road;
- Connectivity within and beyond the site is of key importance, particularly links to the town centre and other town centre redevelopment opportunity sites; and
- Noise attenuation measures due to proximity to neighbouring commercial uses and Elizabeth Street.

### Former Co-Op, Alexandra Road

9.35 The prominent site on Alexandra Road currently comprises the former Co-operative supermarket building and associated car park. The supermarket ceased trading in January 2016. The site is bounded by a mix of uses including, shops, cafes and hot food takeaways, a bingo hall, a former community centre and residential properties.

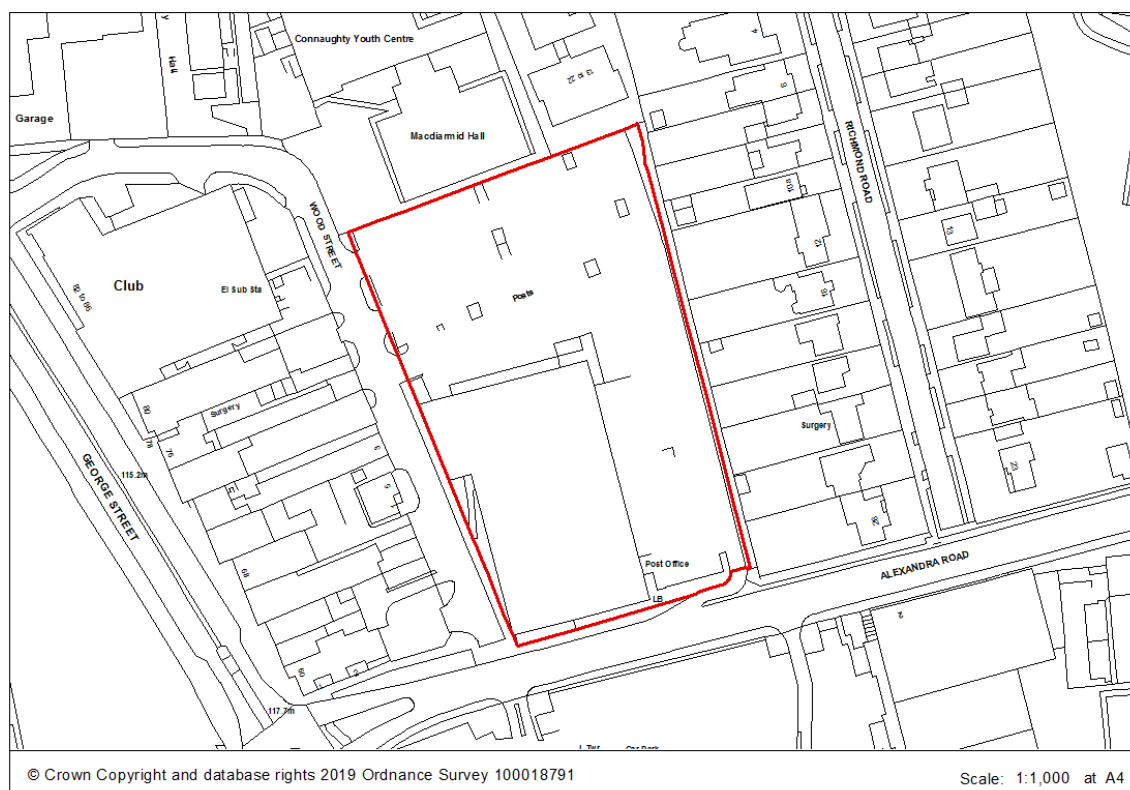


Figure 12. Former Co-Op, Alexandra Road

### Policy TC3 – Former Co-op, Alexandra Road

A site of 0.84 hectares is allocated for mixed use development that subject to viability will include a policy compliant mix of around 150 dwellings.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- a) Innovative and contemporary proposals that include a range of appropriate town centre uses will be encouraged where these are consistent with other policies in the Plan;
- b) The layout and density of any proposed scheme should aim to maximise the town centre location and in doing so make the most efficient use of land;
- c) Consideration should be given to providing flats or apartments with varying heights that complements the surrounding mix of uses. A scheme involving the stepping down of building blocks from the south-western corner towards the eastern boundary would be welcomed in design terms to minimise the impact on neighbouring residential properties;
- d) High quality architectural design that continues the regeneration and complements other modern buildings within the town centre will be encouraged;
- e) Proposals should improve the overall appearance of the site, in particular fronting Alexandra Road;
- f) Connectivity within and beyond the site is of key importance, particularly links to the town centre with connections from this site to the Cube. Proposals should take advantage of the clear visibility between the front of the site and the Cube;
- g) Proposals should consider incorporating innovative solutions such as basement parking to utilise the gradient of the site and make the most efficient use of land, or deck parking with green walls to improve the quality of the public realm, taking into consideration the security and safety of all site users;
- h) Proposals should maximise opportunities for biodiversity enhancement and habitat connectivity by improving green infrastructure links to the nearby Hazel and Thoroughsale woodland and providing bat/bird boxes within the fabric of the building; and
- i) Noise attenuation measures due to proximity to neighbouring commercial uses and Alexandra Road.



## Oasis Retail Park

9.36 The site currently comprises car parking and retail units. The site is bounded by Alexandra Road, George Street, Everest Lane and the Old TA Building with pedestrian access directly into Corporation Street and New Post Office Square.

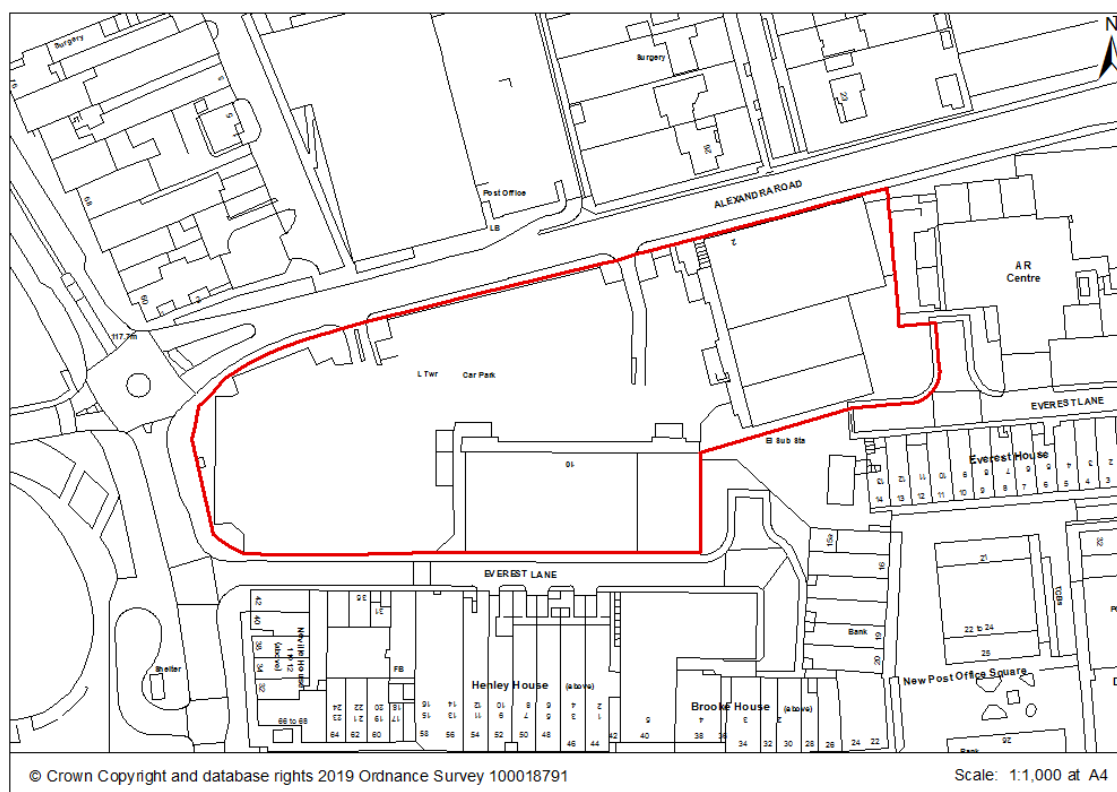


Figure 13. Oasis Retail Park

### Policy TC4 – Oasis Retail Park

A site of 1.15 hectares is allocated for mixed use development.

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

- Creation of a landmark building at the corner of Alexandra Road and George Street;
- Development massing along Alexandra Street frontage;
- Improve connections to Everest Lane and New Post Office Square; and
- Create commercial frontage onto George Street to complement the character on the opposite side of the street.

## 10.0 Monitoring

10.1 The monitoring of policies within the Plan is necessary to determine the extent of which they are, or are not, effective. This is important to highlight potential areas for review of the Local Plan in the future.

10.2 There is a formal requirement for the Council to produce an Authorities Monitoring Report. Copies are available on the North Northamptonshire Joint Planning and Delivery Unit website.

10.3 Table 9 of the JCS sets out a framework of indicators that monitor the implementation of the local planning policies that are reported annually in the North Northamptonshire Authorities Monitoring Report. The monitoring framework in the JCS establishes indicators to reflect the strategic outlook and policy approach, therefore it is necessary to build on this and identify localised non-strategic indicators specific to Corby and the policies in the Plan.

10.4 The monitoring framework in the Plan should be read alongside the monitoring framework in the JCS. The indicators will be monitored and reported in the Authorities Monitoring Report, to capture the implementation of both local and strategic policies.

10.5 The Council will consider the outcomes of the monitoring report and whether this indicates the need to review existing plans, or to produce any additional ones. Any such changes have to be set out in the Local Development Scheme, which will be reported annually through the monitoring report, in order to keep communities informed of plan making activity. The monitoring report will also provide up-to-date information on Neighbourhood Plans. It can help inform if there is a need to undertake a partial or full update of the Local Plan, when carrying out a review at least every 5 years from the adoption date. Should monitoring find that progress is insufficient to meet targets it does not automatically mean that a review of a Plan should take place. Where targets are not being met the Council will identify the relevant issues, analyse the problem, and propose remedial action if necessary.

10.6 The monitoring target(s), indicators and linkages to SA objectives for each policy are outlined below:

**Table 11 – Monitoring Framework**

Policy	Indicator(s)	Target(s)	Which SA objective this policy meets
Policy 1 Open Space, Sport and Recreation	Net gain/loss in open spaces, allotments, sports, and recreational facilities  Projects providing open space, sports and recreation facilities through S106 agreements.	Net gain in open space, sports, or recreational facilities	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities  To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity
Policy 2 Health and Wellbeing	Application monitoring and projects through S106 agreements including open space, sports and recreation facilities	Development should promote and support health and wellbeing and reduce health inequalities  100% of relevant applications to provide relevant reports	Improve overall levels of physical, mental, and social well-being, and reduce disparities between different groups and different areas  To create healthy, clean, and pleasant environments for

	provision and air quality		people to enjoy living, working, and recreating in and to protect and enhance residential amenity
Policy 3 Secondary School Opportunity Site	New secondary school provided	Facilitate the provision of a new secondary school by 2031	To improve overall levels of education and skills
Policy 4 Electronic Communications	Provision of electronic communications infrastructure	Delivery of appropriate electric communications infrastructure should meet specific criteria set out in Policy 4	Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors
Policy 5 'Bad Neighbour' Uses	Development proposals within 400m of 'bad neighbour' use	No development falling within 400m of a 'bad neighbour' giving rise to any adverse impacts  100% of relevant applications to provide relevant assessments to demonstrate no adverse impacts	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all  To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity
Policy 6 Green Infrastructure Corridors	Net loss or gain in green infrastructure  New open space provided within or connected to GI corridors  New development to enhance open space in GI corridors	A net gain in green infrastructure  Development must protect and enhance the green infrastructure corridors	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation  Improve overall levels of physical, mental, and social well-being, and reduce disparities between different groups and different areas
Policy 7 Local Green Space	Losses in Local Green Space	No loss of Local Green Space	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities
Policy 8 Employment Land Provision	Permit sufficient employment use at identified site allocations in Corby.	397,839m <sup>2</sup> of net additional employment floorspace provided over the plan period.	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs  Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors

Policy 9 Employment Uses in Established Industrial Estates	<p>The amount of additional employment use floor space provided within established industrial estates</p> <p>Projects enhancing the physical environment and infrastructure of established industrial estates</p>	No specific target	<p>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p> <p>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</p>
Policy 10 Non- Employment Uses in Established Industrial Estates	<p>Amount of non-employment uses floorspace in established industrial estates</p> <p>Projects enhancing the physical environment and infrastructure of established industrial estates</p>	No loss of employment uses floorspace in Established Industrial Estates, unless it can be demonstrated that the site is no longer suitable for employment uses	<p>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p> <p>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</p>
Policy 11 Delivering Housing	<p>Delivery of housing to meet housing need.</p> <p>Net completions reported in the annual Authorities Monitoring Report and 5 year housing land supply assessment</p>	Delivery of 460 dwellings per annum.	<p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p> <p>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</p> <p>To create healthy, clean, and pleasant environments for people to enjoy living, working, and recreating in and to protect and enhance residential amenity</p> <p>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</p>
Policy H1 Builders Yard, Rockingham Road	Development permitted on the Builders Yard, Rockingham Road site	Redevelopment of site for around 31 dwellings in accordance with all the relevant policy criteria by 2031	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy H2 Maple House, Canada Square	Development permitted on the Maple House, Canada Square site	Redevelopment of site for around 14 dwellings in accordance with all the relevant policy criteria by 2031	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all

Policy H3 Land at Station Road	Development permitted on the Land at Station Road site	Redevelopment of site for around 150 dwellings in accordance with all the relevant policy criteria by 2031	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy H4 Land off Elizabeth Street	Development permitted on the Land off Elizabeth Street site	Redevelopment of site for around 100 dwellings in accordance with all the relevant policy criteria by 2031	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy H5 Pluto, Gainsborough Road	Development permitted on the Cheltenham Road site	Redevelopment of site for around 30 dwellings in accordance with all the relevant policy criteria by 2031	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy H6 Cheltenham Road	Development permitted on the Pluto, Gainsborough Road site	Redevelopment of site for around 18 dwellings in accordance with all the relevant policy criteria by 2031	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy 12 Custom and Self-Build	Number of approved planning permissions that include the provision of custom or self-build housing.	To grant sufficient land suitable to meet the demand for self-build and custom housing identified on the register within three years.	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy 13 Single Plot Exception Sites for Custom and Self-Build	Number of new custom and self-build houses build adjoining designated settlement boundaries	No specific target	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy 14 Gypsy and Travellers	Approval of new pitches to meet the accommodation needs of gypsies and travellers  Potential site allocations to meet accommodate need in future assessments.	Delivery of gypsy and traveller pitches to meet identified needs as set out in the latest North Northamptonshire Gypsy and Traveller Accommodation Assessment or future assessments	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all  Value and nurture a sense of belonging in a cohesive community whilst respecting diversity
Policy 15 Specialist Housing and Older People's Accommodation	Number of units of specialist housing and older people's accommodation achieved on qualifying sites	Delivery of specialist housing and older people's accommodation to meet identified needs.	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all  Value and nurture a sense of belonging in a cohesive community whilst respecting diversity
Policy 16 Residential Gardens	Development permitted in	No approvals for 'tandem' developments	Ensure that new housing provided meets the needs of the

	residential gardens in built-up areas		<p>area, provide affordable and decent housing for all</p> <p>To create healthy, clean, and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>
Policy 17 Settlement Boundaries	Development permitted outside the defined settlement boundaries, as illustrated on the Policies Map	Restrict inappropriate development outside settlement boundaries in the open countryside	<p>To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment</p> <p>To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation</p> <p>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>
Policy 18 Restraint Villages	Number of dwellings permitted within the restraint villages	Restrict all but the re-use or conversion of suitable buildings in the restraint villages, unless promoted through Neighbourhood Plans or Community Right to Build	<p>Protect and enhance sites, features and areas of historical, archaeological, architectural, and artistic interest and their settings</p> <p>To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment</p>
Policy 19 Network and Hierarchy of Centres	<p>Provision of town centre uses approved in the defined Town Centre, District Centres and Local Centres.</p> <p>Development proposals for retail and leisure use outside the defined centres.</p>	<p>New retail provision should be focussed on Town Centre and defined District and Local Centres.</p> <p>100% coverage of impact assessments</p>	<p>Protect and enhance the vitality and viability of town centres and market towns</p> <p>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</p> <p>To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities</p>

Policy 20 Change of Use of Shops Outside the Defined Centres	Loss or gain of retail use outside the defined centres	Limit the net loss of retail use outside the defined centres	Protect and enhance the vitality and viability of town centres and market towns
Policy 21 Primary Shopping Areas	Development proposals within the Primary Shopping Areas	No specific target	Protect and enhance the vitality and viability of town centres and market towns
Policy 22 Regeneration Strategy for Corby Town Centre	Development proposals within the town centre	No specific target	Protect and enhance the vitality and viability of town centres and market towns
Policy 23 Spatial Framework for Corby Town Centre	Development proposals within the town centre	No specific target	Protect and enhance the vitality and viability of town centres and market towns
Policy 24 Corby Town Centre Redevelopment Opportunities	Development proposals for comparison floorspace within Corby Town Centre, including the identified redevelopment opportunity sites.	Contribute to minimum of 12,500m <sup>2</sup> gain in comparison floorspace and provide residential units by 2031	<p>Protect and enhance the vitality and viability of town centres and market towns</p> <p>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</p> <p>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p> <p>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>
Policy TC1 Parkland Gateway	Development permitted on the Parkland Gateway site	Redevelopment of site for mixed use including around 100 dwellings in accordance with all the relevant policy criteria	<p>Protect and enhance the vitality and viability of town centres and market towns</p> <p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p>



Policy TC2 Everest Lane	Development permitted on the Everest Lane site	Redevelopment of site for mixed use including around 70 dwellings in accordance with all the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns  Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy TC3 Former Co-Op, Alexandra Road	Development permitted on the Former Co-Op, Alexandra Road site	Redevelopment of site for mixed use including around 150 dwellings in accordance with all the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns  Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy TC4 Oasis Retail Park	Development permitted on the Oasis Retail Park site	Redevelopment of site for mixed use in accordance with all the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns  Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs

**Appendix 1: Housing Site Schedule (at 1<sup>st</sup> April 2019)**

Source of Housing Supply	11/12 - 18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	TOTAL	Site Area (ha)	1ha or below
Club 2000, Counts Farm Road		0	14	0	0	0	0	0	0	0	0	0	0	14	0.22	Y
Former Beanfield School		4	0	0	0	0	0	0	0	0	0	0	0	4	3.83	N
Former Kingswood School		20	0	0	0	0	0	0	0	0	0	0	0	20	3.59	N
Hazelwood House, Forest Gate Road		0	16	16	0	0	0	0	0	0	0	0	0	32	0.77	Y
Oakley Vale		69	95	90	25	0	0	0	0	0	0	0	0	279	231.82	N
Former Our Lady Pope John School, Tower Hill Road		15	37	36	0	0	0	0	0	0	0	0	0	88	2.36	N
Elizabeth St - Corby Trades and Labour Club		0	0	14	0	0	0	0	0	0	0	0	0	14	0.14	Y
Land South of Brooke Academy (Oakley Vale phase 8 & 9)		0	0	31	50	50	50	50	50	50	50	50	50	481	32.35	N
Growth town small planning permissions (<10 dwellings)		10	10	10	10	10	0	0	0	0	0	0	0	50	<1.00	Y
West Corby SUE		0	0	0	0	0	20	101	150	150	250	250	250	1,171	295.83	N
Priors Hall Park SUE		245	151	247	297	247	250	250	250	250	250	250	250	2,937	395.00	N
Weldon Park SUE		57	60	60	60	60	60	60	60	60	60	60	60	717	15.64	N
Little Stanion		11	11	39	64	47	27	0	0	0	0	0	0	199	41.25	N
Church Piece, Stanion		0	11	0	0	0	0	0	0	0	0	0	0	11	0.91	Y
Glebe Farm, Church Street, Weldon		0	0	11	10	0	0	0	0	0	0	0	0	21	1.10	N
61 Kirby Road, Gretton		0	0	10	0	0	0	0	0	0	0	0	0	10	0.50	Y
Rural small planning permissions (<10 dwellings)		8	7	6	6	6	0	0	0	0	0	0	0	33	<1.00	Y
Builders Yard, Rockingham Road		0	0	0	0	0	15	16	0	0	0	0	0	31	0.90	Y
Maple House, Canada Square		0	0	0	0	0	14	0	0	0	0	0	0	14	0.39	Y
Land at Station Road		0	0	75	75	0	0	0	0	0	0	0	0	150	0.77	Y
Land off Elizabeth Street		0	0	0	0	0	40	40	20	0	0	0	0	100	0.98	Y
Plot, Gainsborough Road		0	0	0	0	0	15	15	0	0	0	0	0	30	0.39	Y
Cheltenham Road		0	0	18	0	0	0	0	0	0	0	0	0	18	0.49	Y
Everest Lane		0	0	0	0	0	35	35	0	0	0	0	0	70	0.89	Y
Former Co op		0	0	0	0	0	50	50	50	0	0	0	0	150	0.84	Y
Parkland Gateway		0	0	0	32	32	28	0	0	0	0	0	0	92	1.00	Y
Corby Road, Weldon		0	0	18	19	0	0	0	0	0	0	0	0	37	1.18	N
Windfall Estimate		0	0	16	16	16	16	16	16	16	16	16	16	160	<1.00	Y
Lapse Rate		0	0	-1	-1	-1	0	0	0	0	0	0	0	-3		
<b>Totals</b>	3,644	439	412	696	663	467	620	633	596	526	626	626	626	10,574		
<b>Cumulative Totals</b>	3,644	4,083	4,495	5,191	5,854	6,321	6,941	7,574	8,170	8,696	9,322	9,948	10,574			
<b>Annualised Targets</b>	3,680	460	460	460	460	460	460	460	460	460	460	460	460	9,200		
<b>Cumulative Targets</b>	3,680	4,140	4,600	5,060	5,520	5,980	6,440	6,900	7,360	7,820	8,280	8,740	9,200			
<b>Monitor (No. of dwellings above or below cumulative target)</b>	-36	-57	-105	131	334	341	501	674	810	876	1,042	1,208	1,374			
<b>Manage (Annual requirement taking account of past/projected completions)</b>	427	426	428	401	372	360	323	271	206	126	-41	-374	-1,374			
<b>Sum of homes built on sites of 1ha or less</b>	383	18	58	165	139	64	213	172	86	16	16	16	16	1,362		
<b>% homes built on sites of 1ha or less against target</b>	10.41	3.91	12.61	35.87	30.22	13.91	46.30	37.39	18.70	3.48	3.48	3.48	3.48	14.80		
<b>% homes built on sites of 1ha or less against total</b>	10.51	4.10	14.08	23.71	20.97	13.70	34.35	27.17	14.43	3.04	2.56	2.56	2.56	12.88		

## Appendix 2: List of Designated Sites

Designation Type	Location
Sites of Specific Scientific Interest	Weldon Park
	Geddington Chase
Ancient Woodlands	Hazel and Thoroughsale Woods
	Askershaw Wood
	Dibbins/Hollow Wood
	Great Cottage Wood
	Gretton Wood
	Geddington Chase
	Oakley Purlieus
	Old Kings Wood
	Rockingham Wood Park
	Rockingham Wood Park II
	Sawtree Coppice
	Swinawe Wood
	Weldon Park
	South of Rockingham Park Wood
	North of Oakley Purlieus
Local Nature Reserves	Kings Wood
	Great Oakley Meadow
Local Wildlife Sites <sup>63</sup>	Great Oakley Meadow Reserve
	Great Oakley Quarry
	Hazel and Thoroughsale Woods
	Kings Wood Local Nature Reserve
	South Wood
	Stanion Embankment & Quarry Grassland
	West Cutting
	Blackthorn Wood (Cottingham)
	Great Cottage Wood
	Great Coppice
	Great Hollow
	Lodge Coppice (Cottingham)
	New Coppice Lane
	New Coppice Reserve
	Sawtry Coppice
	The Dale
	Ash Coppice
	Boundary Plantation
	Brookfield Plantation
	Brookfield Plantation Cutting
	Corby Tunnel Quarries
	Plantation Meadow
	Rockingham Wood
	Swinawe Wood
	Spring Grove
	The Cow Pasture
	Cowthick Plantation
	Cowthick Plantation Cutting

<sup>63</sup> These sites are then verified on an annual basis by the Northamptonshire Biodiversity Panel

	Harry's Wood Quarry
	Bangrave Wood
	Corby Old Quarry Gullet
	Corby Old Quarry Ponds
	Weldon Churchyard
	Weldon Little Wood
	Weldon Marsh
	Weldon Mound
<b>Potential Wildlife Sites</b>	Great Oakley Parkland
	Stanion Lane Plantation
	East Carlton Country Park
	West Glebe Park
	Swinawe Barn Plantation
	Weldon Old Workings
	Occupation Road (adjacent)
	Occupation Road - track (adjacent)
	River Welland (adjacent)
	Ashley Road (adjacent)
	Civic Amenity Tip
	Gretton Brook Plantation
	Headway - Adjacent Road
	Harper's Brook/Stamford Road
	Partly over Brickhill Lodge/Stanion Road is adjacent
	Quarry by Stamford Road
	Weldon Woodland Park
	Cricketers Green
	Church Street/Oundle Road (adjacent)
	'Works' near Pilot Road
	Near Curver Way, Steel Road (adjacent)
	Near Hunters Road
	Bangrave Road (adjacent)
	Next to Weldon South Industrial Estate
	Opposite Corby Business Academy
	Priors Hall Golf Course
	East of Gretton
	South West of Gretton
	South West of Gretton
	Adjacent to Brookfield Plantation
	Brunel Road/Rutherford Court
	Incl. Rockingham Park, Great Hollow and Fir Grounds
	Near Middleton & Hempwell Quarry
	By Rockingham Speedway
<b>Local Geological Sites / Regionally Important Geological Sites</b>	Priors Hall (West)
	Weldon Bypass
	Weldon Stone
	Weldon Woodland Site
	East Carlton Country Park
	Park Lodge Quarry, Gretton

<b>Pocket Parks</b>	Gretton Pocket Park
	Weldon Pocket Park
	Cottingham Pocket Park
	Stanion Pocket Park
<b>Local Green Spaces</b>	Middleton Community Orchard
<b>UK BAP Priority Habitats<sup>64</sup></b>	Deciduous woodland
	Floodplain grazing marsh
	Good quality semi-improved grassland
	Lowland calcareous grassland
	Lowland meadows
	Traditional orchard
	Other – no main habitat but additional habitats present
<b>Conservation Areas</b>	Cottingham and Middleton
	East Carlton
	Great Oakley
	Gretton
	Lloyds, Corby
	Old Village, Corby
	Rockingham
	Stanion
	Weldon
<b>Scheduled Ancient Monuments</b>	SAM99 Weldon Lock Up (NAU site no. 2659) - Roundhouse
	SAM105 Little Weldon Roman Villa (NAU site no. 2657)
	NN121 Roman Road in Hazel Wood (NAU site no.1896)
	SAM12 Kirby Hall (NAU site no. 1682)
	SAM17126 Moated site, Rockingham Castle
	SAM13638 Rockingham Castle
<b>Registered Parks and Gardens</b>	Kirby Hall
	Rockingham Castle
<b>Archaeological Sites</b>	819 Stanion Medieval Village
	2659 Saxon Burial Site & Medieval Village of Gt. Weldon
	SAM 99 Weldon Lock Up (NAU Site No. 1896)
	SAM 105 No Description
	4147 Deserted Medieval Farmstead, Cotton Nr. Gretton
	SAM 13638 Rockingham Castle
	SAM 17126 Moated Site, Rockingham Castle
	4184 No Description
	SAM 121 No Description
	4039 Corby (Beanfield) Medieval Moated Site
	4032 Great Oakley Medieval/Post Medieval Village Earthworks
	1896 Gartree Roman Road
	1682 Unscheduled Medieval Settlement at Kirby
	2659 Saxon Burial Site & Medieval Village of Gt. Weldon
	3050 Weldon Park, Medieval Deer Park, Earthworks
	6517 Medieval Open Field Remains at Gretton
	4102 East Carlton Medieval Village Earthworks

<sup>64</sup> GIS data available at <https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcd6/priority-habitat-inventory-england>

## Appendix 3: Glossary of Terms and Abbreviations

DISCLAIMER: The glossary is a guide to planning terminology used in the Part 2 Local Plan for Corby, where definitions are not provided in the supporting text. It is not a statement of policy or an interpretation of the law. Some of the definitions are drawn from the glossary in the NPPF.		
	Accessibility	The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.
	Affordable Housing	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
	Allocation	Land identified in a statutory development plan as appropriate for a specific land use.
	Ancient Woodlands	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).



AMR	Annual Monitoring Report	A report prepared that reviews: progress on preparing documents set out in the LDS; how policies are being implemented; the number of dwellings delivered; progress on any Neighbourhood Plans or Orders; and action taken under the duty to cooperate.
	B1 Business Use	Offices (other than those that fall within Use Class A2), research and development, light industry (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).
	B2 General Industrial Use	Use for the carrying out of an industrial process other than one falling in Class B1 (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).
	B8 Storage and Distribution	Use for Storage and distribution including wholesale warehouses, distribution centres and repositories, (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments). This use is often referred to as Logistics.
	Biodiversity	The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.
	Climate Change	Long term changes in temperature, precipitation, wind, and all other aspects of the Earths' climate.
	Community Right to Build	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
	Comparison Shopping	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
	Connectivity	How places are linked with each other and how easy they are to move through.
	Conservation Area	A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act).
	Convenience Shopping	The provision of everyday essential items, including food, drinks, newspapers/magazines and confectionary.
	Custom-build and Self-build Housing	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
	Deliverable	To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
	Developable	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
	Developer Contributions	Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or services to be provided, or by directly providing facilities or works either on or off-site.

	Development Plan	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
	District Centre	A centre that provides a broad diversity of retail uses and a number of facilities to serve the community, such as a group of shops including a 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 and healthcare provision.
	Ecosystem Services	The benefits people obtain from ecosystems such as food, water, flood and disease control and recreation.
	Environment Agency	This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision-making process in order to promote sustainable development.
	Evidence Base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Local Plans, including physical, economic, and social characteristics of an area. It includes consultation responses and the finding of technical studies.
	Examination	Once the Part 2 Local Plan has been consulted upon, the document must be submitted to Government to test its soundness. A Planning Inspector leads the Examination and carries out the tests of soundness, hearing the issues and arguments surrounding the Plan.
	Five Year Supply of Deliverable Housing Land	The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer (moved forward from later in the plan period) to ensure choice and competition in the market for land.
GI	Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
HRA	Habitats Regulation Assessment	The Habitats Directive (Directive 92/43/EEC) on the conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment of its implications for the site in view of the sites' conservation objectives.
	Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
	Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
HMA	Housing Market Area	HMAs are geographical areas defined by household demand and preferences for housing, and reflect the key functional linkages between places where people live and work. The North Northamptonshire HMA comprises the four Council districts and boroughs of Corby, East Northamptonshire, Kettering and Wellingborough.
IDP	Infrastructure Delivery Plan	The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core

		Strategy for North Northamptonshire up 2031. The document is subject to monitoring and regular review.
	Irreplaceable Habitat	Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity.
JCS	Joint Core Strategy	The North Northamptonshire Joint Core Strategy. This covers the period 2011 - 2031 and was adopted in July 2016. It replaced the adopted Core Spatial Strategy.
JPDU	Joint Planning and Delivery Unit	The North Northamptonshire Joint Planning and Delivery Unit is a local partnership between Corby, Wellingborough, Kettering and East Northamptonshire councils with Northamptonshire County Council. Its key responsibility is to review the Joint Core Strategy. The JPDU reports to the Joint Delivery Committee for North Northamptonshire made up of three elected members from each of the councils.
	Listed Buildings	Buildings of special architectural or historic interest. Listed buildings are graded 1, 2 or 2* with grade 1 being the highest. English Heritage is responsible for designating buildings for listing in England.
	Local Centre	A centre that includes a range of small shops and services of a local convenience nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy and take-away.
LDS	Local Development Scheme	The document which sets out which development plan documents are to be prepared and includes a timetable for their production.
LEP	Local Enterprise Partnership	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. The local LEP is the South East Midlands Local Enterprise Partnership (SEMLEP).
LNDR	Local Nature Reserve	Non-statutory habitats of local significance designated by a Local Authority where protection and public understanding of nature conservation is encouraged.
	Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. In this Borough it is intended that the Local Plan will comprise the Joint Core Strategy (Part 1) and the Part 2 Local Plan for Corby.
LPA	Local Planning Authority	Corby Borough Council is the local planning authority for the Borough and has all planning powers for all development in its area with the exception of: minerals and waste disposal which is the responsibility of Northamptonshire County Council and the preparation of the Joint Core Strategy which is the responsibility of the Joint Delivery Committee for North Northamptonshire.
	Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
	Modal Shift	The result of a change from one mode of transport to another, for example private car use to bus use.
NPPF	National Planning Policy Framework	The document which sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

	Natural Surveillance	The placement of physical features, activities, and people in a way that maximises visibility. It allows people to overlook and watch public or semi-public spaces either from surrounding buildings/ areas or by having enough people in them. This involves ensuring that public spaces are open and well lit, are overlooked by active windows and doors, and have a diversity of uses to ensure they are busy.
NIA	Nature Improvement Area	An inter-connected network of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
	Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004. There are five neighbourhood plans being progressed within the Borough. These are at: Central Corby, Cottingham, Stanion, Gretton and Weldon.
	Non B Employment Uses	Uses falling outside Class B of the Town and Country Planning Use Classes Order 1987 and its subsequent amendments. Such uses include retail, tourism, leisure education, and health.
	Non-strategic sites	Defined as sites accommodating fewer than 500 dwellings or <5ha of employment land. See also Strategic sites.
BAP	Northamptonshire Biodiversity Action Plan	Lists the most threatened habitats and species in the county, and sets out targets for action to aid their recovery.
	Older People	People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
	Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
	Out-of-centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
	Out-of-town	A location out-of-centre that is outside the existing urban area.
	Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
	Planning Obligation	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
PPG	Planning Practice Guidance	A web-based resource setting out national planning practice guidance.
	Playing Field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
	Policies Map	An Ordnance Survey map which illustrates graphically the policies in the development plan.
PDL	Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains

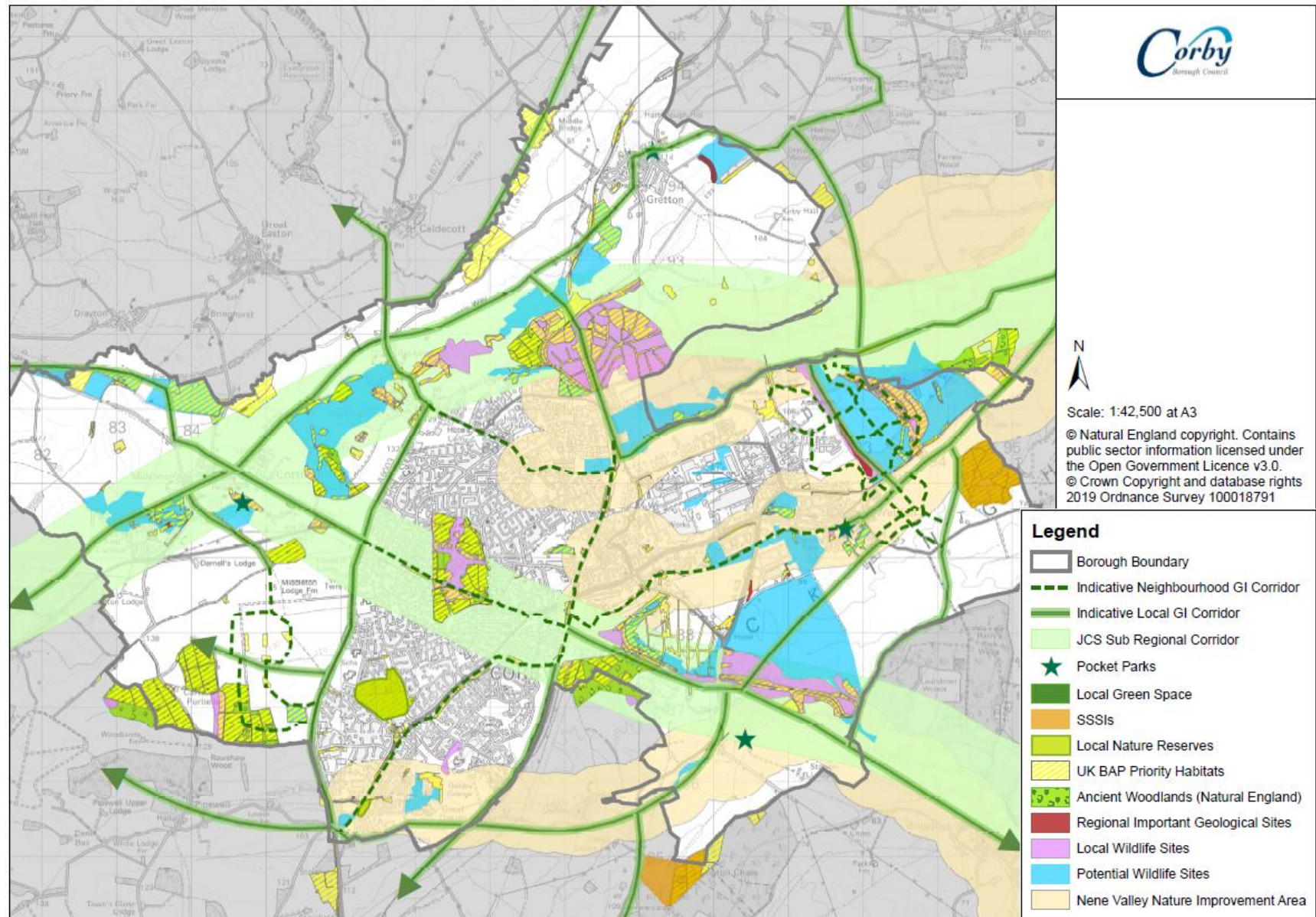
		of the permanent structure or fixed surface structure have blended into the landscape. PDL is commonly referred to as brownfield land.
PSA	Primary Shopping Area	Defined area where retail development is concentrated.
	Public Realm	Areas available for everyone to use, including streets, squares and parks.
	Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention. See also Habitats Regulation Assessment.
	Renewable and Low Carbon Energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
	Rural Exception Sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
	Sequential Test	In the context of flood risk, it is a test to help steer new development to areas with the lowest probability of flooding. In the context of proposed development, the NPPF requires local planning authorities to apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan.
SSSI	Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
SAC	Special Areas of Conservation	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
SPA	Special Protection Areas	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
	Statement of Common Ground	In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.
SCI	Statement of Community Involvement	This is a statement setting out how the local planning authority intends to involve the community in the preparation of the Local Plan and all development control decisions.
	Strategic Economic Plan	This is the investment and growth strategy published by SEMLEP in November 2017.
SEA	Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
SFRA	Strategic Flood Risk Assessment	Assessment of all forms of flood risk from groundwater, surface water, impounded water bodies, sewer, river and tidal sources, taking into account future climate change predictions. This allows local planning authorities to use this information to locate future development primarily in low flood risk areas (Level 1 SFRA).

		For areas that have a higher risk of flooding, the SFRA examines the capacity of the existing flood prevention infrastructure (i.e. drainage) and identifies all the measures that any potential development may need to take to ensure that it will be safe and will not increase flood risk to third parties (Level 2 SFRA).
SHMA	Strategic Housing Market Assessment	An assessment of the full housing needs for a housing market area. It should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
	Strategic Sites	Defined as sites capable of accommodating 500+ dwellings or 5ha+ of employment land. See also Non-strategic sites.
	Submission	Once the Part 2 Local Plan has been the subject of final consultation, it must be submitted to Government so that it can be tested for soundness. See Examination.
SPD	Supplementary Planning Documents	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
SA	Sustainability Appraisal	This examines the impacts of the Part 2 Local Plan strategies/policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Development Plan Documents/Local Plans throughout the plan making process.
	Sustainable Development	At the heart of sustainable development is the idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987 which stated that it was “Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs”.
	Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
SUE	Sustainable Urban Extension	Substantial mixed used developments including employment, local facilities and at least 500 new homes, which provide well planned and managed new neighbourhoods that integrate physically and socially with the existing towns. The Joint Core Strategy identifies three SUEs in this Borough – West Corby, Priors Hall and Weldon Park.
	Tandem Development	The introduction of a new dwelling or dwellings behind an existing dwelling or dwellings that front a road (generally with an access to serve the new development situated between the frontage dwellings).
	Town Centre	Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising, or including main town centre uses, do not constitute town centres.
	Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
	Walking Distance	A relatively short distance that could be comfortably walked within 10-15 minutes.
	Wildlife Corridor	Areas of habitat connecting wildlife populations.

	Windfall Sites	Sites not specifically identified in the development plan.
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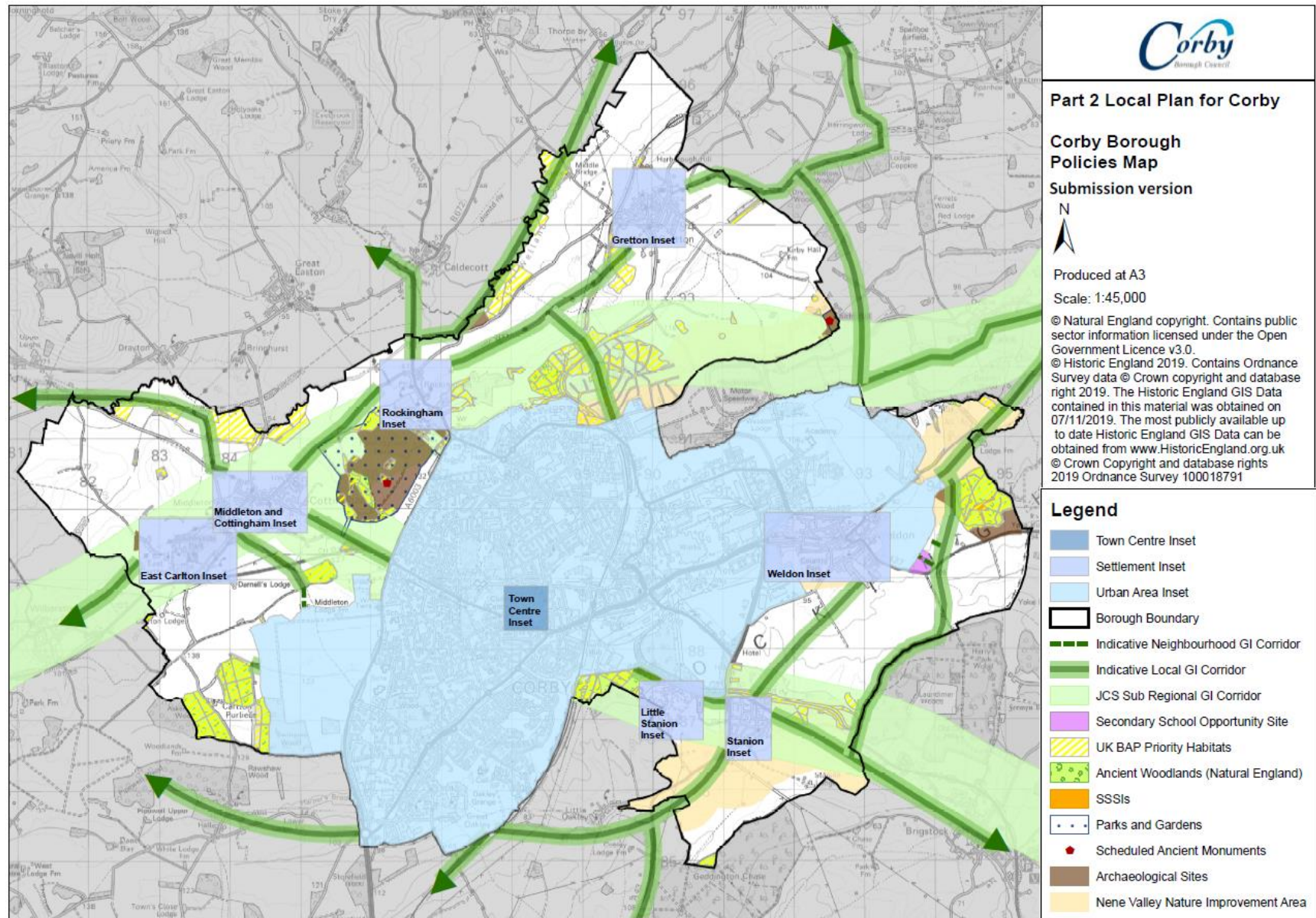


## Appendix 4: Green Infrastructure Network



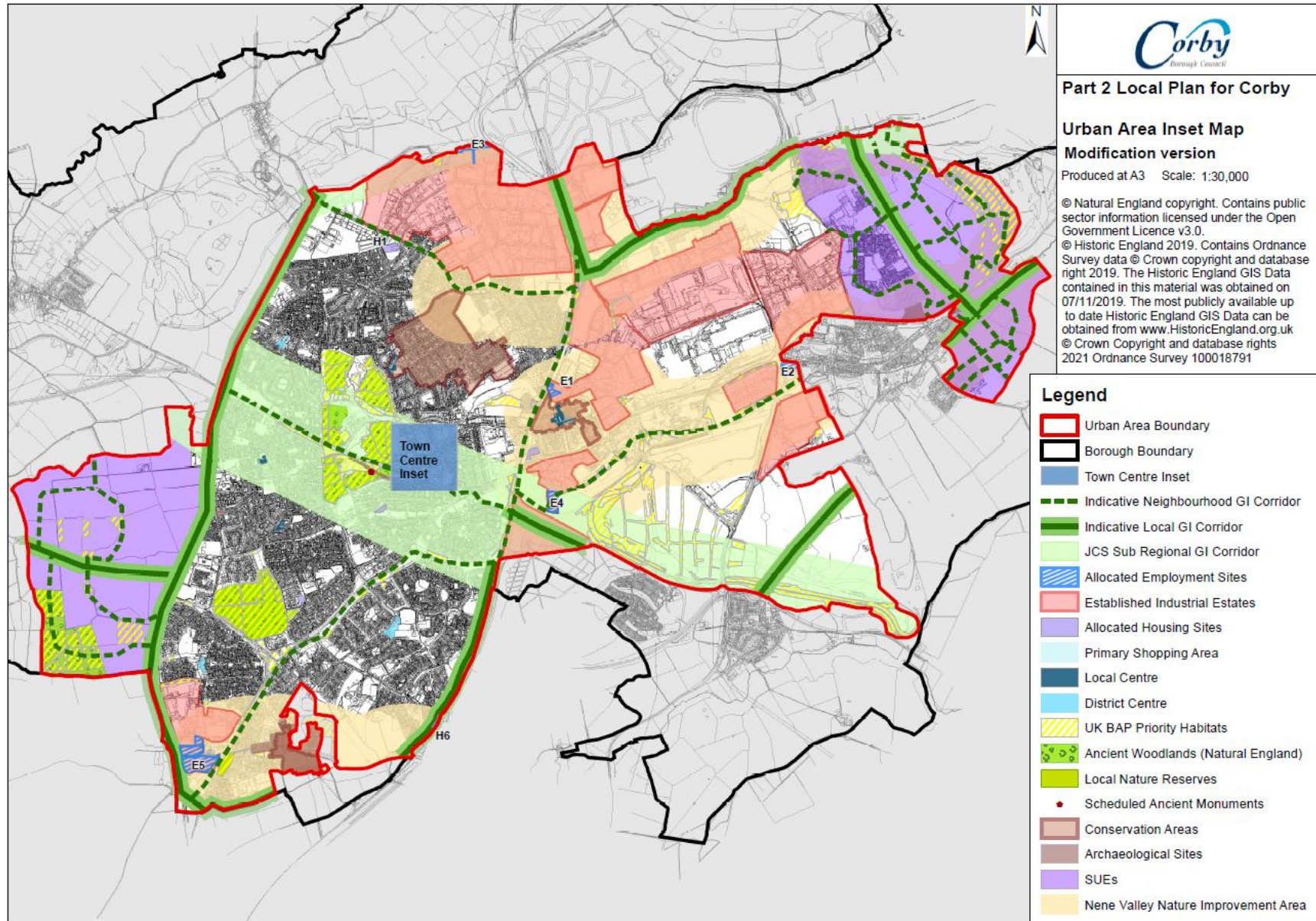
**Appendix 5: Policies Map**  
Appendix 5.1: Corby Borough





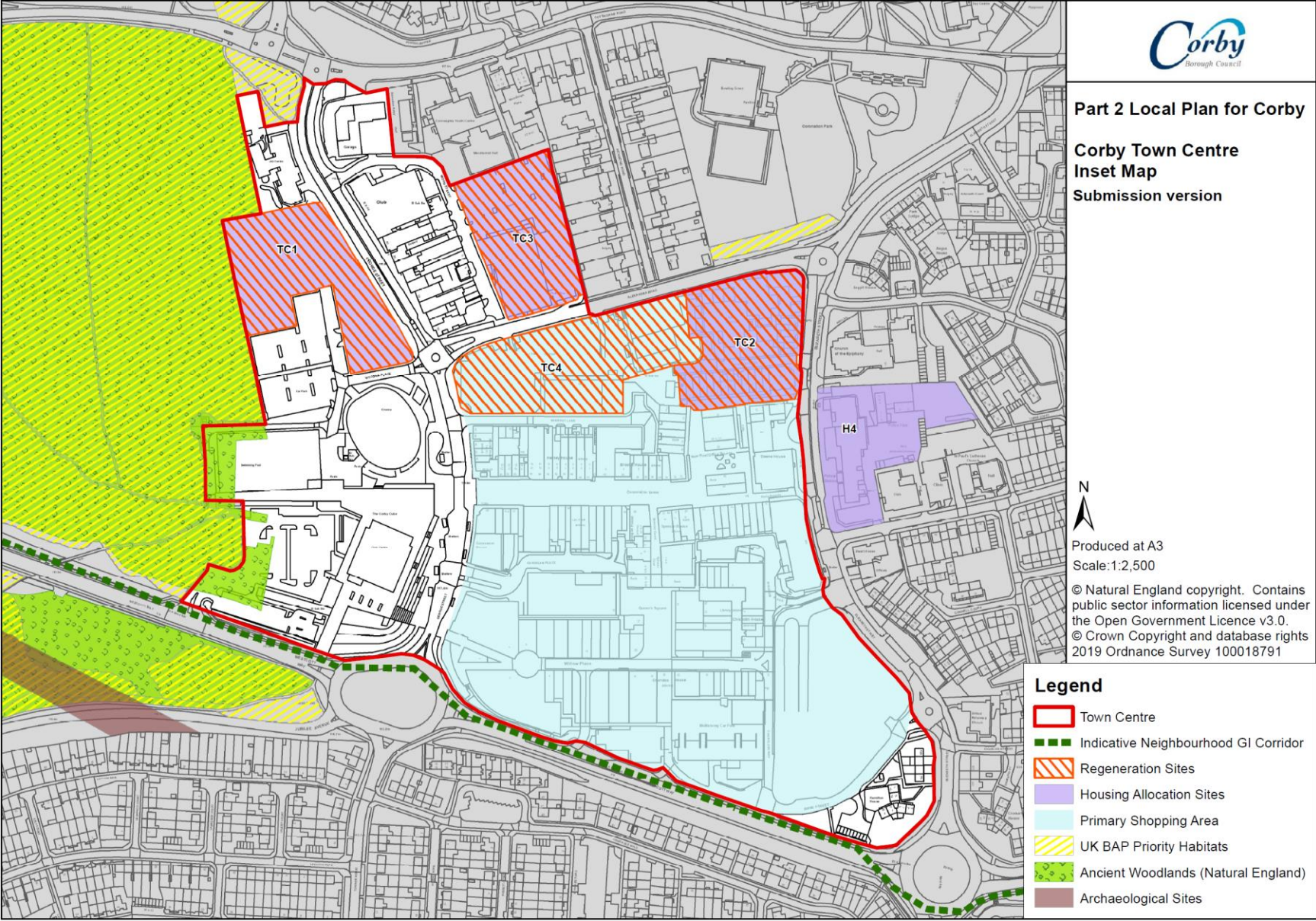
Appendix 5.2: Urban Area





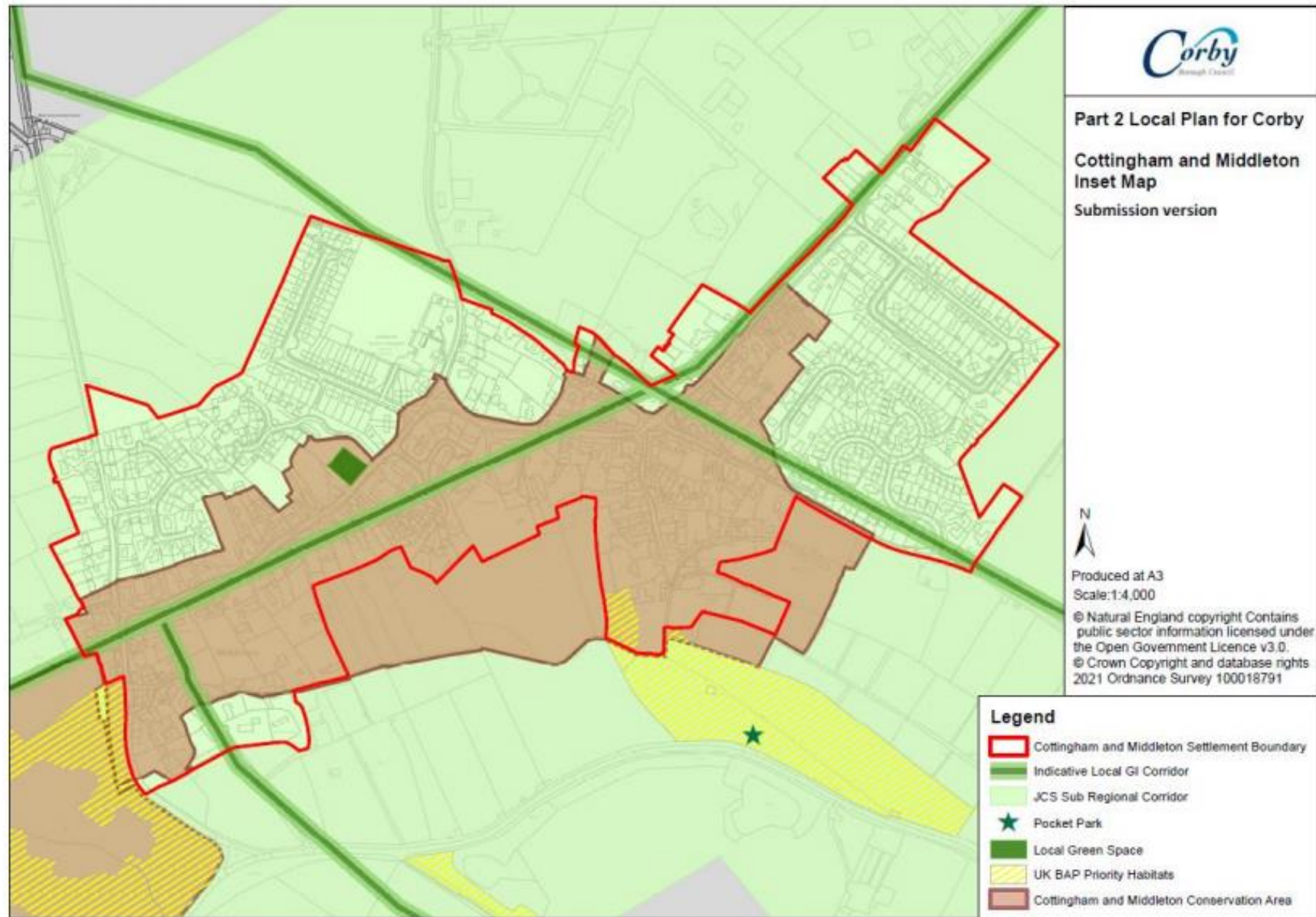
Appendix 5.3: Town Centre



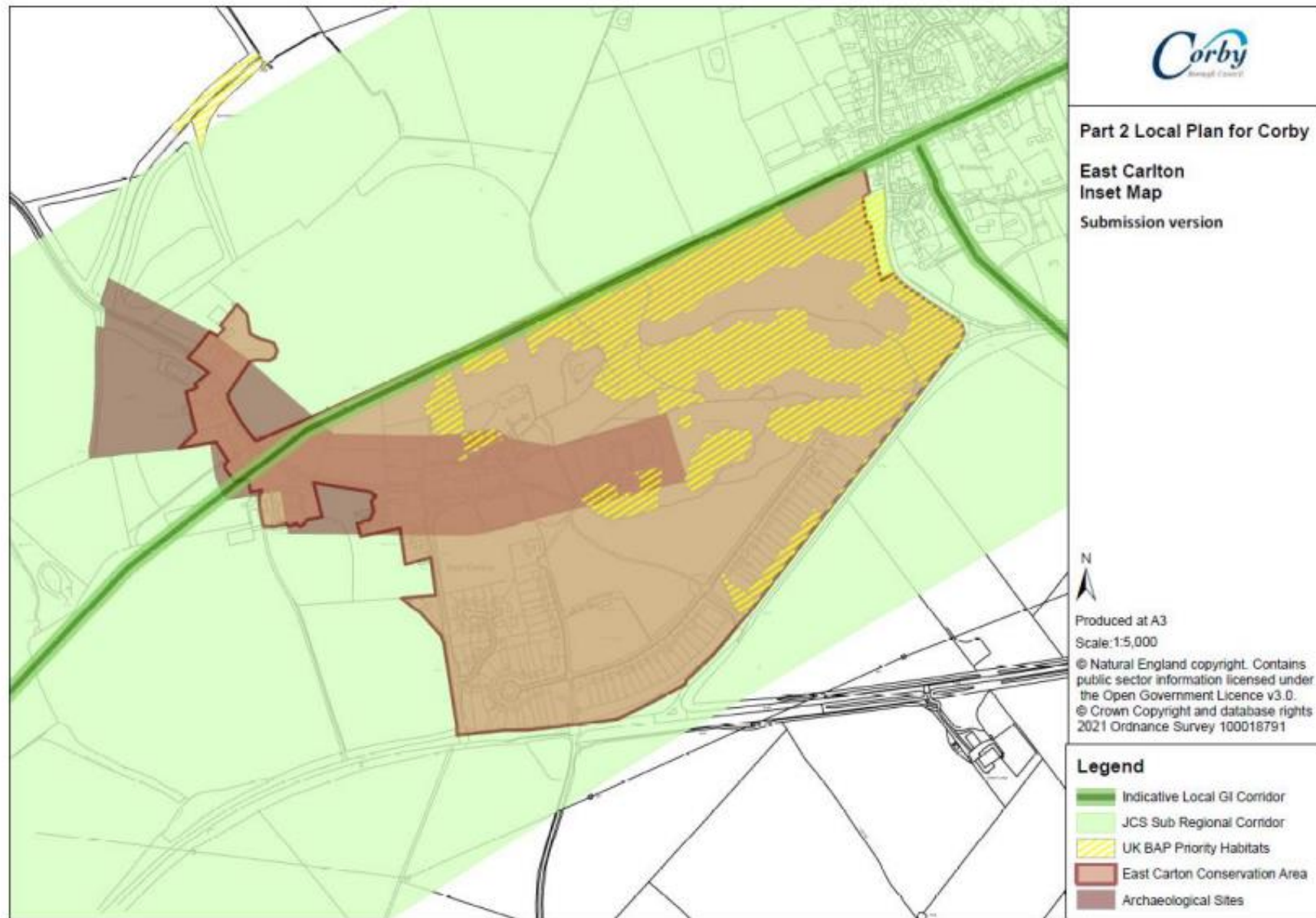


Appendix 5.4: Cottingham and Middleton



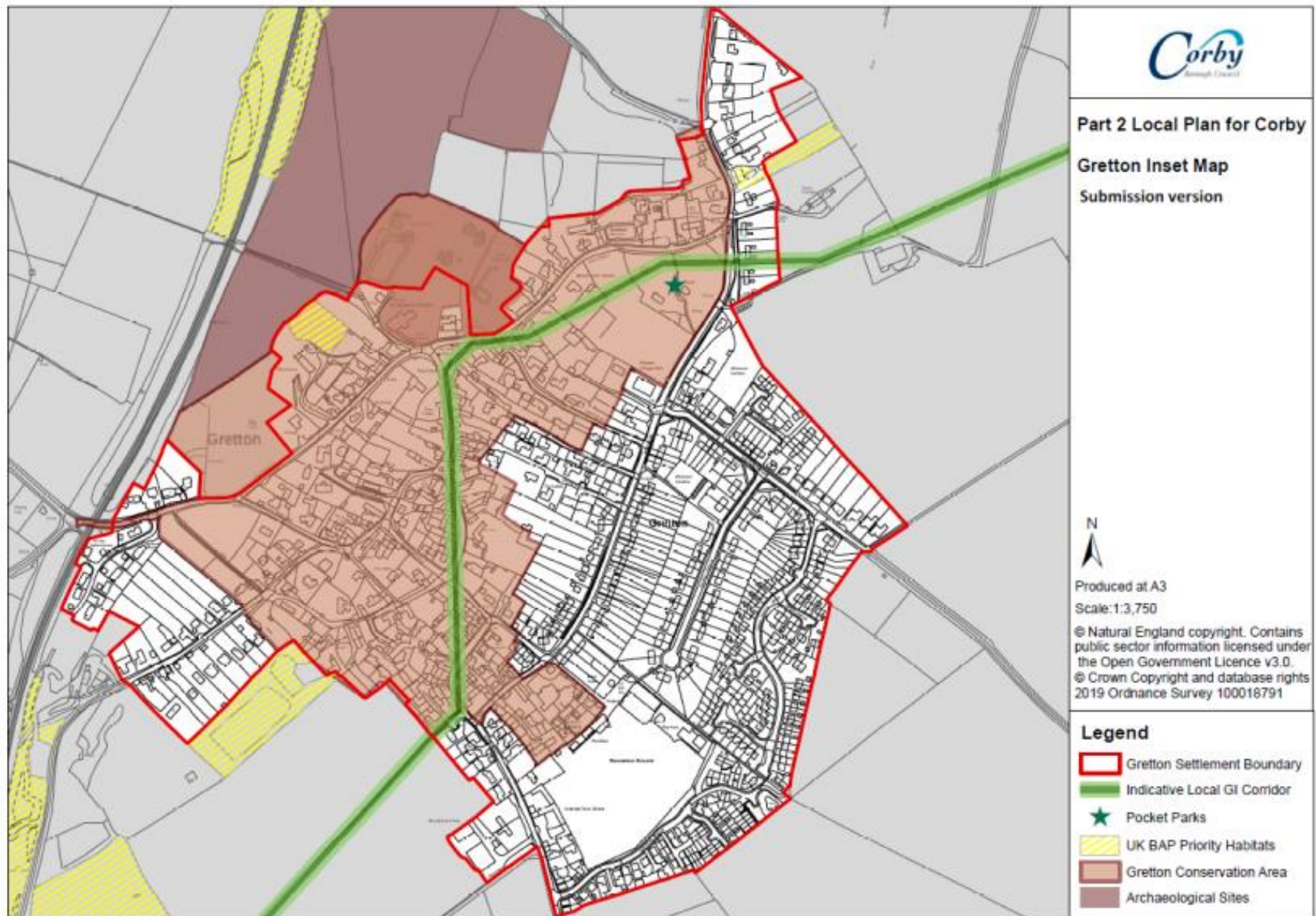


Appendix 5.5: East Carlton



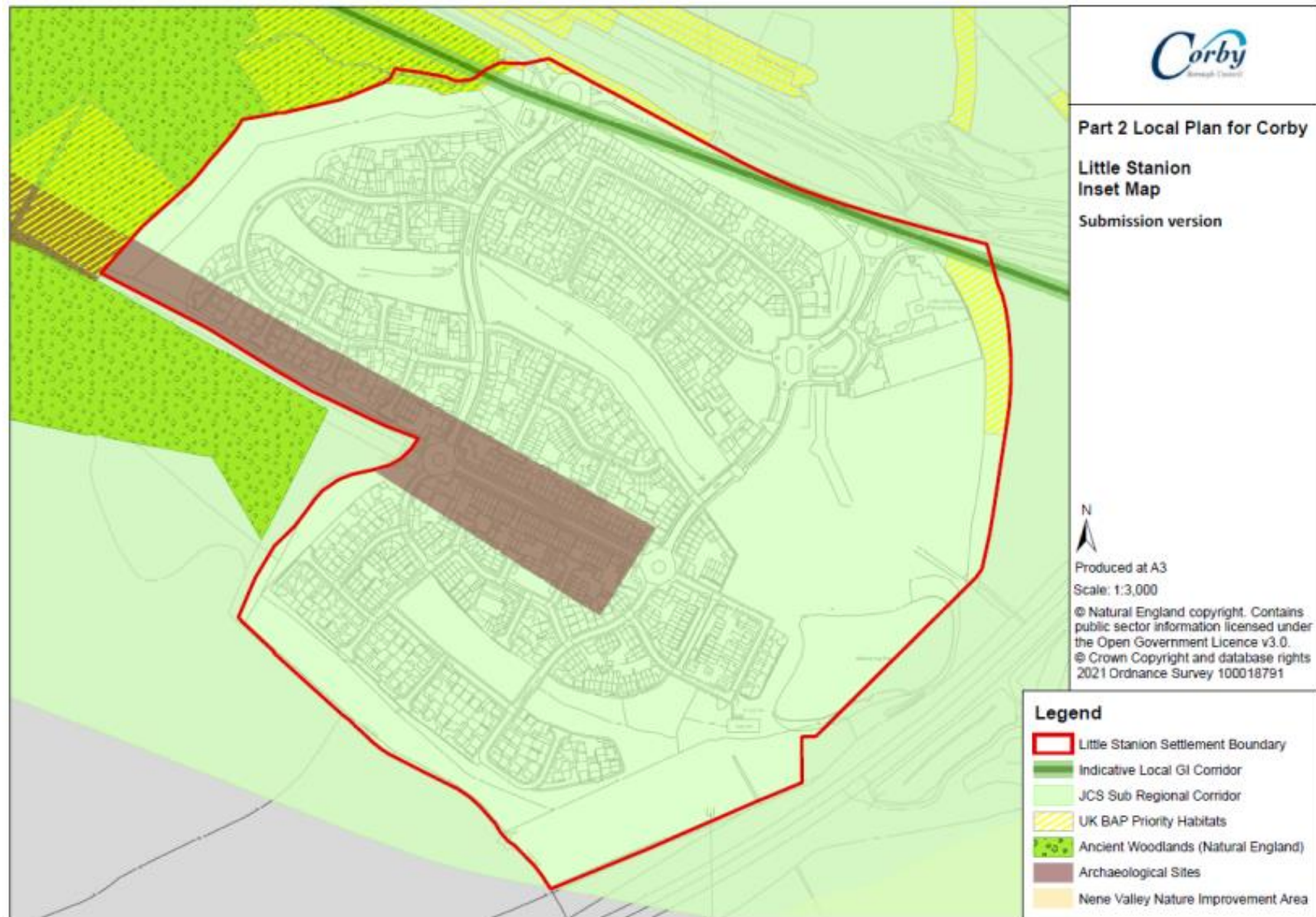
Appendix 5.6: Gretton



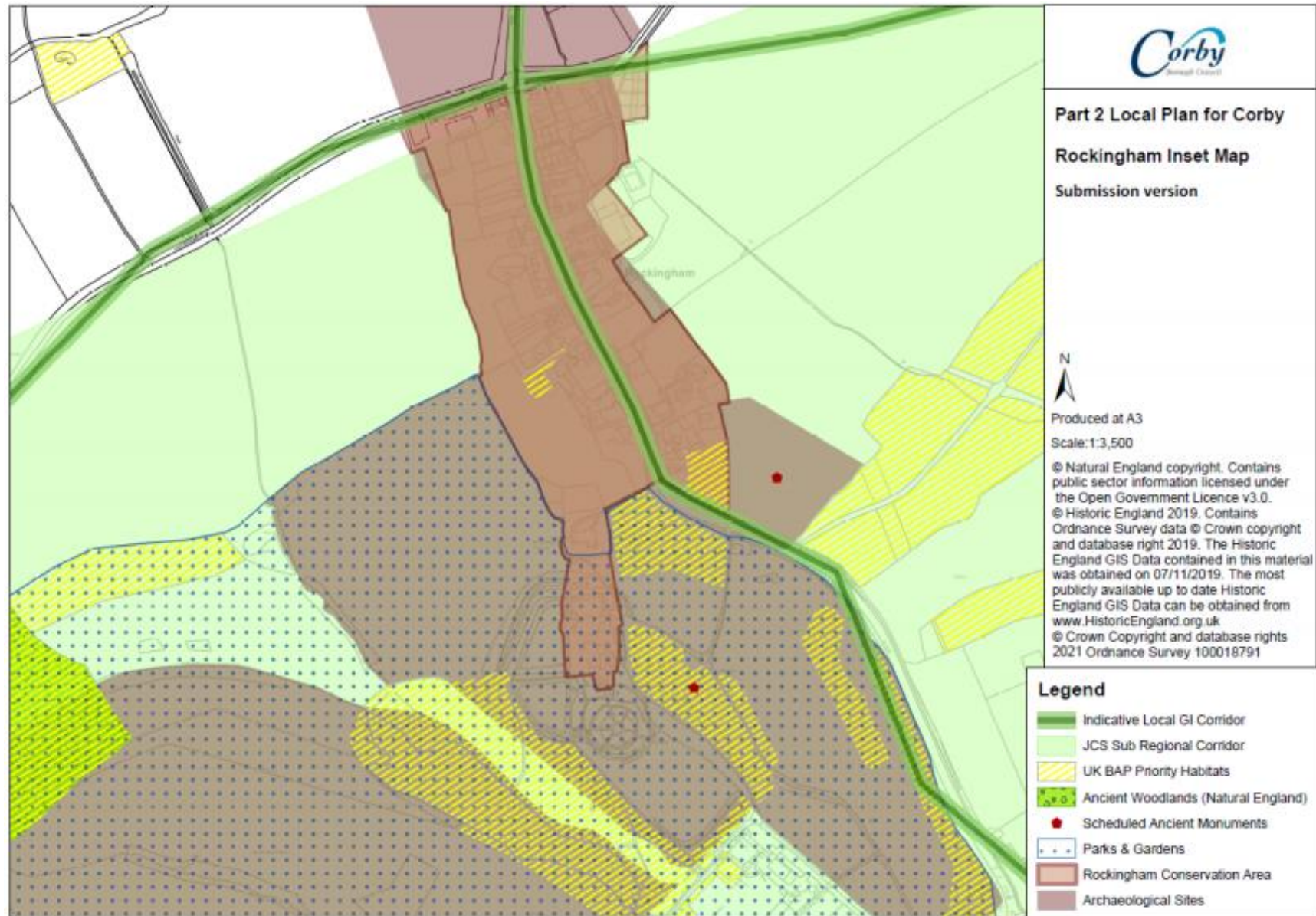




Appendix 5.7: Little Stanion

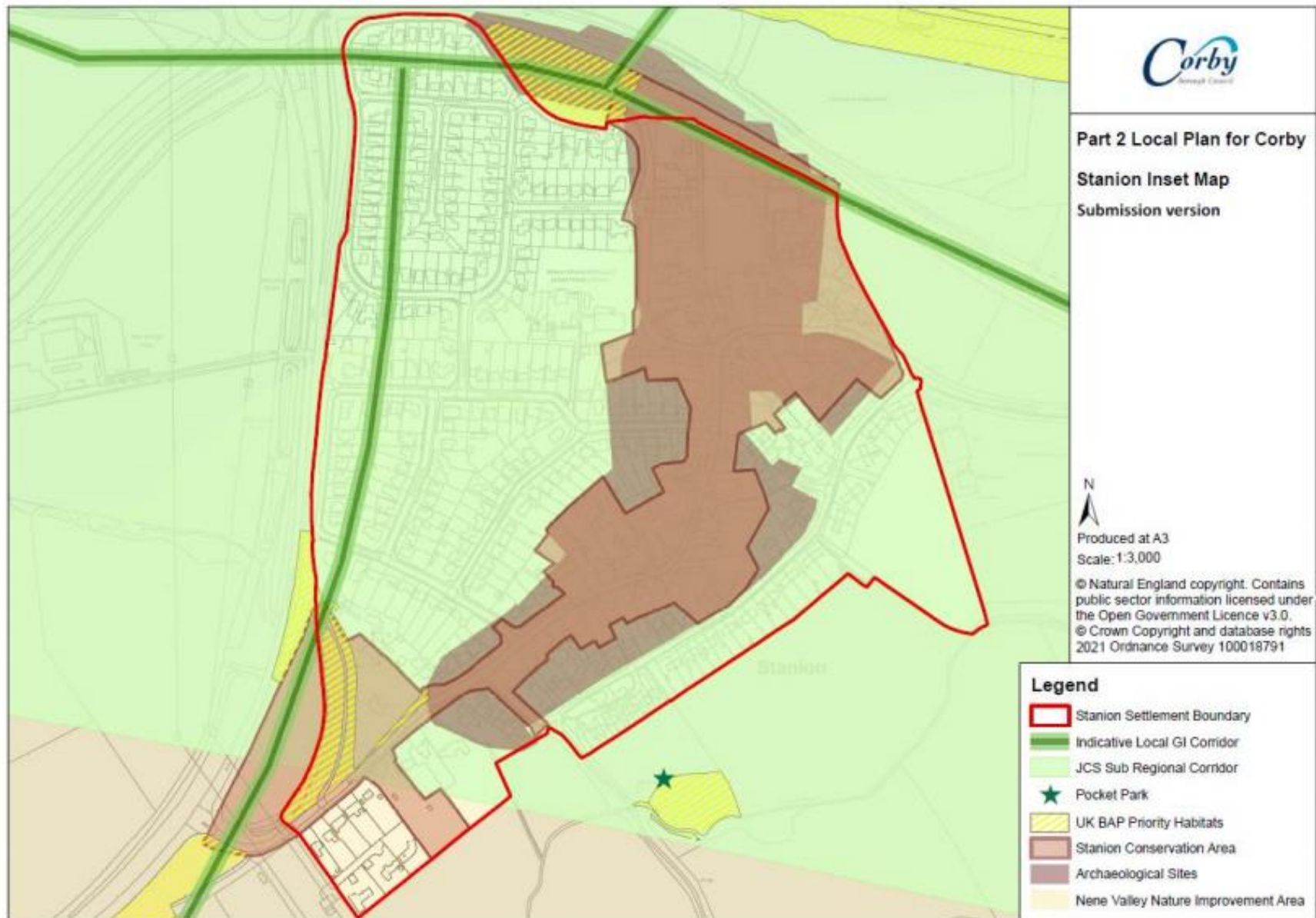


Appendix 5.8: Rockingham



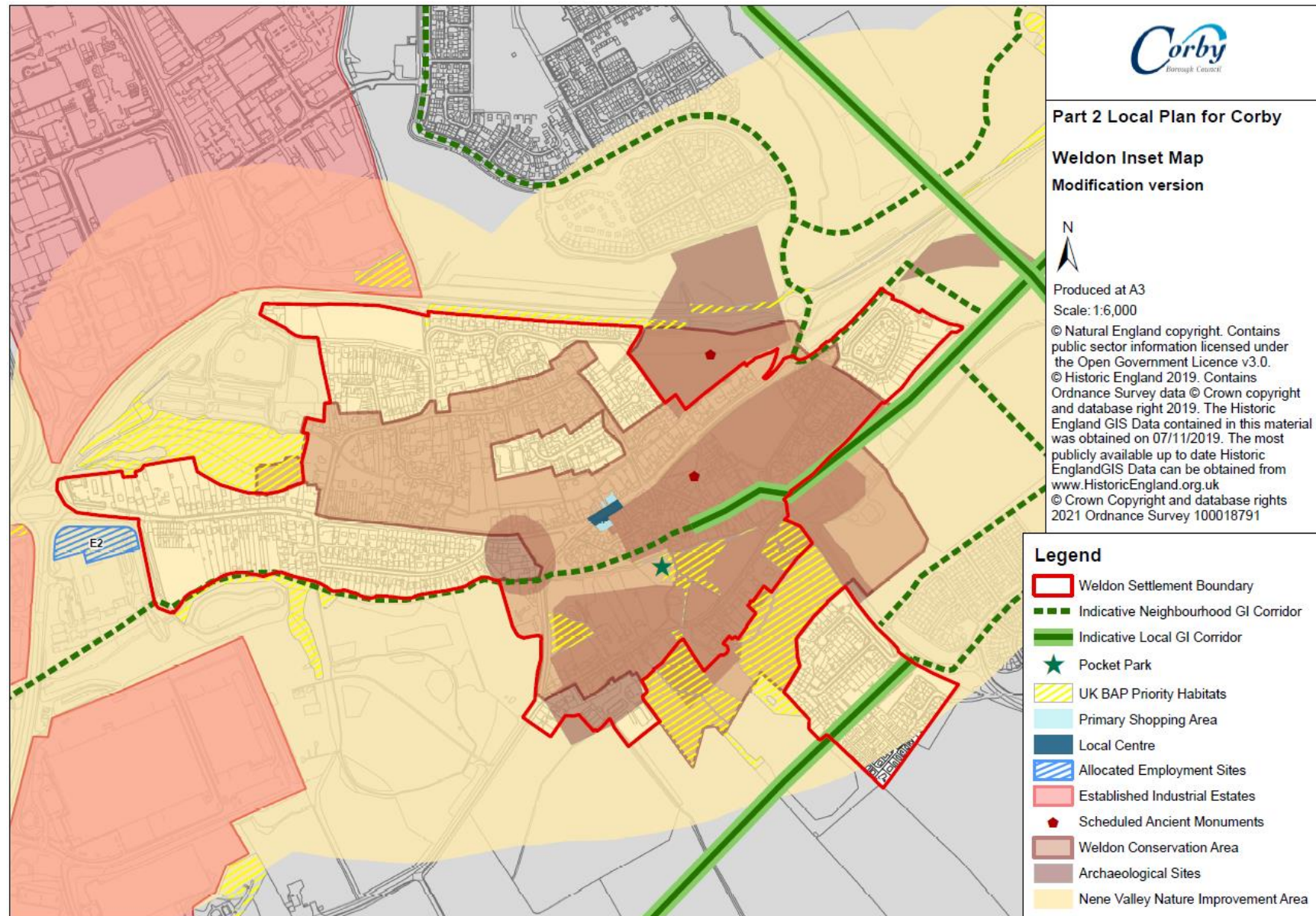
Appendix 5.9: Stanion





Appendix 5.10: Weldon





## Appendix 6: Superseded Policies

Section 8(5) of the Local Planning Regulations (2012) require that, where a local plan contains a policy that is intended to supersede another policy it must state that fact and identify the superseded policy.

Once adopted the Part 2 Local Plan for Corby will replace all existing saved policies and allocations within the 1997 Corby Borough Local Plan.

1997 Corby Borough Local Plan		Part 2 Local Plan for Corby
Policy	Policy description	To be superseded by
P10(J)	Bad Neighbour Uses	Policy 5
J5	South of Gretton Brook Road	No specific policy
J7	CDC Plots Oakley Hay	Policies 9 & 10
J8	CNT Plots Oakley Hay	Policies E5, E6, 9 & 10
J9	Adjacent Astra Headway	Policies E5, 9 & 10
J11	Adjacent Oakley Hay Roundabout	No specific policy
J12	Longhills	Policies 9 & 10
J13	Willowbrook East	No specific policy
J14	Willowbrook North	Policies 9 & 10
J15	Willowbrook South	Policies 9 & 10
J18	Station Yard	Policy H3
J19	Former Tarmac Land	No specific policy
J20	Barn Close	No specific policy
J22	Weldon Stone Quarry	No specific policy
J23	North of Birchington Road	No specific policy
J24	Railway Station	No specific policy
J26	Ex Sludgebeds	No specific policy
J27	Seymour Plantation	No specific policy
J28	Toxic Ponds off Phoenix Parkway	Policies 9 & 10
J30	Cronin Road	Policies 9 & 10
J33	Maylan Road, Earlstrees	No specific policy
J35	Sootbanks Development	Policies E4, 9 & 10
J36	Princewood Road	Policies E3, 9 & 10
P6(R)	Backland and Garden Development	Policy 16
P7(R)	Backland and Garden Development	Policy 16
P8(R)	Housing in Shopping Areas	No specific policy
P9(R)	Housing in Shopping Areas	No specific policy
P10(R)	Housing Extensions	No specific policy
H3	Occupation Road	No specific policy
R2	Pytchley Court	No specific policy
R4	Pen Green Lane	No specific policy
R7	Garden Centre	No specific policy
R8	West of Stanion	No specific policy
R9	Off Stanion Lane	No specific policy
R10	Snatchill North	No specific policy
R11	Snatchill South East	No specific policy
R12	Snatchill South	No specific policy
P5(T)	Public Transport	No specific policy
T3	Southern Distributor Road	No specific policy
T5	Provision of access to J35	No specific policy
T9	Town centre road network	No specific policy
T10	Industrial distributor road	No specific policy
T11	Accident Reduction Scheme	No specific policy
T12	A6003 dualling	No specific policy

T17	Rail links	No specific policy
T18	Taxi rank facilities	No specific policy
P3(S)	Corby Town Centre	Policies 19 & 21
P4(S)	Corby Town Centre	No specific policy
P6(S)	Corby Town Centre	No specific policy
P7(S)	Corby Town Centre	No specific policy
P9(S)	Corby Town Centre	No specific policy
P10(S)	Betting Offices and Amusement Arcades	No specific policy
S17	Phoenix Centre	No specific policy
S21	Oldlands Road Neighbourhood Centre	No specific policy
S24	Other Commercial Development	No specific policy
S26	Hotels	No specific policy
P9(C)	Telecommunications	Policy 4
C1	Corby Community Hospital	No specific policy
C4	Medical Centre, Kingswood Area	No specific policy
C5	Medical Centre, Shire Lodge	No specific policy
C6	Medical Centre, Pen Green	No specific policy
C8	Primary School, Snatchill	No specific policy
C9	Primary School, Snatchill East	No specific policy
C12	Social Services	No specific policy
C13	Social Services	Policy H2
C14	Social Services	No specific policy
C18	Community Halls at Snatchill	No specific policy
C19	Community Hall at Oldlands Road	No specific policy
C20	Church Centre at Oldlands Road	No specific policy
C21	Corby Sewage Treatment Works	No specific policy
C22	Gretton Sewage Treatment Works	No specific policy
C23	Middleton Sewage Treatment Works	No specific policy
C24	Stanion Sewage Treatment Works	No specific policy
C25	Weldon East Sewage Treatment Works	No specific policy
C26	Water Distribution System	No specific policy
C28	Crematorium on land adjoining the Corby Landfill site	No specific policy
C29	Waste Disposal at Princewood Road	No specific policy
C30	Waste Disposal at Princewood Road	No specific policy
P10 (L)	Open Space, Great Oakley	Policy 1
L8	Parkland West of Stanion	Policy 1
L9	General Open Space	Policy 1
L10	Public Open Space Tamar Green	Policy 1
L11	Playing fields adjoining Rockingham Triangle	Policy 1
L13	Amenity Space Princewood Road	Policies 1, E3, 9 & 10
L15	Extension of Pocket Park, Weldon	Policy 1
L16	Country Park North of Brookfield	Policy 1
L18	Brookfield Plantation	Policy 1
L19	South Wood	Policy 1
L21	Golf Course	Policy 1
L29	Allotments	Policy 1
PP1	The Leys	Policies 1 & 6
PP2	Keebles Field	Policies 1 & 6
PP3	Kirby Road	Policies 1 & 6
PP4	The Dale	Policies 1 & 6
P2(E)	Environmental Protection on Development Sites	No specific policy
P13(E)	Local Nature Reserves	No specific policy
P14(E)	Nature Conservation Strategy	No specific policy
P15(E)	Minerals	No specific policy

P16(E)	Corby/Kettering Green Wedge	Policy 17
CA1	Great Oakley Conservation Area	No specific policy
CA2	Gretton Conservation Area	No specific policy
CA3	Rockingham Conservation Area	No specific policy
CA4	Cottingham Conservation Area	No specific policy
CA5	Middleton Conservation Area	No specific policy
CA6	Lloyds, Corby Conservation Area	No specific policy
CA7	Weldon Conservation Area	No specific policy
SSSI 1	Cowthick Quarry/Gullet	Policies 1 & 6
SSSI 2	Weldon Park	Policies 1 & 6
SSSI 3	Geddington Chase	Policies 1 & 6
NC01	Oakley Quarry	Policies 1 & 6
NC02	Askershaw Wood	Policies 1 & 6
NC03	Swinawe Wood	Policies 1 & 6
NC04	Limestone Quarry Weldon	Policies 1 & 6
NC05	Deene Park & Dibbins Wood	Policies 1 & 6
NC06	Weldon Lodge & Deene Quarry	Policies 1 & 6
NC07	Harry'2 Wood	Policies 1 & 6
NC08	Gaulborough Spinney	Policies 1 & 6
NC09	Swinawe Barn Plantation	Policies 1 & 6
NC10	Blackthorn Wood	Policies 1 & 6
NC11	Prior's Hall Quarry	Policies 1 & 6
NC12	Prior's Hall Plantation	Policies 1 & 6
NC13	Gretton Brook Plantation	Policies 1 & 6
NC14	Gretton Plain Quarry & disused railway	Policies 1 & 6
NC15	Corby Tunnel Quarries	Policies 1 & 6
NC16	Brookfield Plantation	Policies 1 & 6
NC17	Ash Coppice	Policies 1 & 6
NC18	South Wood Quarry Grassland	Policies 1 & 6
NC20	Harper's Brook	Policies 1 & 6
NC21	The Dale	Policies 1 & 6
NC22	Great Cattage Wood	Policies 1 & 6
NC23	New Coppice Lane	Policies 1 & 6
NC24	New Coppice Reserve	Policies 1 & 6
NC25	Lodge Coppice	Policies 1 & 6
NC26	Sawtry Coppice	Policies 1 & 6
NC27	Great Oakley Meadow Reserve	Policies 1 & 6
NC28	Kings Wood LNR	Policies 1 & 6
NC29	Hazel Wood	Policies 1 & 6
NC30	Thoroughsale Wood	Policies 1 & 6
NC31	Great Hollow	Policies 1 & 6
NC32	Spring Pond	Policies 1 & 6
NC33	Rockingham Park	Policies 1 & 6
NC34	Spring Grove	Policies 1 & 6
NC35	The Cow Pasture	Policies 1 & 6
NC36	Hills Planting Pond	Policies 1 & 6
NC37	Burkitt Road Grassland	Policies 1 & 6
NC38	Rockingham Wood	Policies 1 & 6
NC39	Boundary Plantation	Policies 1 & 6
NC40	Boundary Plantation Grassland	Policies 1 & 6
NC41	Plantation Meadow	Policies 1 & 6
NC42	Gretton Plantations	Policies 1 & 6
NC43	Embankment	Policies 1 & 6
NC44	Weldon Old Workings	Policies 1 & 6

NC45	Weldon Churchyard	Policies 1 & 6
NC46	Cowthick Quarry SSSI	Policies 1 & 6
NC47	Weldon Marsh	Policies 1 & 6
NC48	Weldon Mound	Policies 1 & 6
NC49	Priors Hall	Policies 1 & 6
NC50	Weldon Park SSSI	Policies 1 & 6
NC51	Great Coppice	Policies 1 & 6
LNR1	King's Wood	Policies 1 & 6
LNR2	Great Oakley Meadow	Policies 1 & 6
SAM12	Kirby Hall Country House and Gardens	No specific policy
SAM99	Weldon Lock-Up	No specific policy
SAM105	Weldon Roman Villa	No specific policy
SAM121	Gartree	No specific policy
SAM13638	Rockingham Castle	No specific policy
SAM17126	Moated Site, Rockingham Castle	No specific policy
E5	Quarry Workings, South of A43	No specific policy
E7	Landscaping Barn Close	No specific policy
E8	Landscaping Oakley Hay Industrial Estate	Policies 9 & 10
E9	Hazel and Thoroughsale Woods	Policy 6
E10	Willowbrook North Industrial Estate	No specific policy
E11	Sootbanks	No specific policy
P8(V)	Employment	No specific policy
P12(V)	Recreation	No specific policy
P13(V)	Environment	Policy 1
R11	Off Corby Road, Gretton	No specific policy
R16	Chapel Road, Weldon	No specific policy
R17	Oundle Road, Weldon	No specific policy
R18	Woodlands Lane	No specific policy

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# **Report to Corby Borough Council**

**by Helen Hockenhull BA(Hons) B. PI MRTPI**

**an Inspector appointed by the Secretary of State**

**Date: 18 June 2021**

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

## **Report on the Examination of the Part 2 Local Plan for Corby**

The Plan was submitted for examination on 19 December 2019

The examination hearing sessions were held between 29 September and 1 October 2020

File Ref: PINS/U2805/429/5



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## Abbreviations used in this report

ELR	Employment Land Review
The Framework	The National Planning Policy Framework
dpa	Dwellings per annum
GTAA	Gypsy and Traveller Accommodation Assessment
GI	Green Infrastructure
Ha	Hectares
HIA	Health Impact Assessment
HRA	Habitats Regulations Assessment
JCS	North Northamptonshire Joint Core Strategy
MM	Main Modification
P2LP	Part 2 Local Plan for Corby
PPG	Planning Practice Guidance
PPTS	Planning Policy for Travellers Statement
SA	Sustainability Appraisal
SPD	Supplementary Planning Document
sqm	Square metres
SUE	Sustainable Urban Extension

## Non-Technical Summary

This report concludes that the Part 2 Local Plan for Corby provides an appropriate basis for the planning of Corby, provided that a number of main modifications [MMs] are made to it. Corby Borough Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearing sessions, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal and habitats regulations assessment of them. The MMs were subject to public consultation over an eleven-week period. In some cases, I have amended their detailed wording. I have recommended their inclusion in the Plan after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Amendments to the Housing Trajectory to include updated information.
- Amendments to the requirements for development on a number of the allocated sites in order that the plan is justified and effective.
- Deletion of Policy H3, Our Lady and Pope John School, as an allocation as development is well advanced and the site should be considered as a commitment.
- Amendments to Policy 12 Custom and Self Build Housing to ensure the policy is justified and effective.
- Amendment to Policy 17 to ensure that the purpose of settlement boundaries is clearly defined.
- Clarification of the Council's approach to the provision of Gypsy and Traveller sites in Policy 14 in the interests of effectiveness and consistency with national policy.
- Changes to Policy 8 to provide clarity on the employment sites providing a long-term land reserve.
- Alterations to employment and retail policies to reflect the changes to the Town and Country Planning (Use Classes) Order.
- Amendments to Policy 24 in the interest of effectiveness, to make it clear which sites would be expected to provide comparison shopping floorspace.
- Alterations to Policy 3 Secondary School Opportunity Site to provide clarity on the demonstration of need and the design principles to guide the development.
- A range of other alterations to development management policies necessary to ensure they are justified, effective and consistent with national policy.
- The addition of an appendix to set out which policies in the existing development plan are superseded.

## Introduction

1. This report contains my assessment of the Part 2 Local Plan for Corby (P2LP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework (The Framework) 2019 (paragraph 35) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound and legally compliant plan. The Publication Draft (Pre-Submission) Part 2 Local Plan for Corby submitted in December 2019 is the basis for my examination. It is the same document as was published for consultation between August and September 2019.

## Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council, in their letter of 19 December 2019 submitting the Plan for examination, requested that I should recommend any main modifications [MMs] necessary to rectify matters that make the Plan unsound and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearing sessions, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal (SA) and habitats regulations assessment (HRA) of them. The MM schedule was subject to public consultation for eleven weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the MMs where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal (SA) /HRA that has been undertaken. Where necessary I have highlighted these amendments in the report.

## Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as Appendix 5 to the Publication Draft (Pre-Submission) Part 2 Local Plan for Corby as set out in Submission document SubD7e.
6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, for the reasons explained later in the report, one published MM to

the Plan's policies, the deletion of Policy H3 Our Lady and Pope John School, requires a corresponding change to be made to the Policies Map. In addition, there are some instances where the geographic illustration of policies on the submission Policies Map needs to be more clearly shown, updated or is not justified and changes to the Policies Map are required to ensure that the relevant policies are effective. These include amendments to the settlement boundaries, the Established Industrial Estate boundaries and changes in notation to the Sub Regional and Local Green Infrastructure Corridors.

7. These further changes to the policies map were published for consultation alongside the MMs [Exam 9B and Exam 9I].
8. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted Policies Map to include all the changes proposed in the P2LP and the further changes published alongside the MMs.

## **Context and Scope of the Plan**

9. During the examination process, on 1 April 2021, Corby Borough Council merged with East Northamptonshire, Kettering and Wellingborough Councils and Northamptonshire County Council to become North Northamptonshire Council. Statutory provisions in Regulation 26 of the Local Government (Boundary Changes) Regulations 2018 allow a Unitary Authority to adopt, revise or prepare a plan relating to a predecessor local planning authority. Such a plan remains extant until the Unitary Authority adopts a plan covering the whole of its area.
10. The P2LP for Corby supports the adopted North Northamptonshire Joint Core Strategy (JCS). The JCS is the strategic Part 1 Local Plan for North Northamptonshire and sets out the spatial vision for development across the area in the period 2011-2031. The P2LP takes this forward in more detail with non-strategic development allocations and a number of detailed policies to manage development in line with the strategic policies of the JCS.
11. These detailed policies, only cover matters where additional policy guidance is required. I have carefully considered representations that a heritage policy should be included in the P2LP. Without such a policy, any development proposals would be judged against the requirements of the Framework and Policy 2 of the JCS. I consider this to be an appropriate approach. It is not the role of the P2LP to repeat national policy. In the absence of any specific heritage assets or matters which would need separate policy protection, I am satisfied that the Plan is positively prepared and effective in this regard.

## **Assessment of Duty to Co-operate**

12. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
13. The Council's Revised Statement of Compliance with the Duty to Cooperate (PMS-S3) demonstrates a long history of working with neighbouring authorities through the North Northamptonshire Joint Planning and Delivery



Unit. This has included work on the JCS and has been followed through to the preparation of the P2LP. A number of officer groups meet on an ongoing basis to discuss cross boundary issues and to ensure the continued coherent strategic planning of the area. This process of engagement has also included other important bodies such as statutory undertakers, Homes England and the South East Midlands Local Enterprise Partnership.

14. The Statement of Compliance outlines a number of outcomes including the preparation of joint evidence documents such as the Study of Housing and Support Needs for Older People, the North Northamptonshire Infrastructure Delivery Plan, the North Northamptonshire Gypsy and Traveller Accommodation Assessment and the Strategic Flood Risk Assessment.
15. The strategic policies for Corby are contained within the JCS which also forms part of the development plan for East Northamptonshire, Kettering and Wellingborough. Extensive work was undertaken throughout its preparation to address cross boundary issues. The P2LP contains no strategic policies, rather it sets out a series of locally derived policies and as a consequence does not raise significant cross-border planning issues.
16. Overall, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

## **Assessment of Soundness**

### **Main Issues**

17. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearing sessions, I have identified 7 main issues upon which the soundness of this Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

**Issue 1 – Whether the scale and distribution of housing development is consistent with national policy and the JCS, whether the site allocations are justified and deliverable, and whether the Plan is positively prepared, justified and effective with regards to housing.**

18. Policy 28 of the JCS sets out a requirement for 9,200 dwellings over the plan period 2011-2031. In addition, the JCS identifies a strategic opportunity for a further 5,000 dwellings at the Growth Town of Corby, to be delivered through the successful implementation of Sustainable Urban Extensions (SUEs) at Priors Hall, Weldon Park and West Corby.
19. Table 7 of the P2LP and the Housing Trajectory in Appendix 1 summarise the anticipated housing supply and delivery from strategic allocations in the JCS, non-strategic allocations in the P2LP, housing completions and commitments over the plan period. After the hearing sessions, at my request and following consultation with developers, landowners and agents, the Council provided a Supplementary Note on Housing Delivery and Supply (EXAM 4). This updated information on housing supply and delivery. Table 7 and the associated paragraphs of the Plan, together with the Housing Trajectory in Appendix 1,

should be amended and modified accordingly so that the plan is effective and up to date upon adoption (**MM11, MM12, MM13, MM30**).

20. The impact of these amendments is that during the plan period (2011-2031), the Council would expect the delivery of a total of 10,574 dwellings. This is 1,374 dwellings or 15% above the JCS requirement of 9,200 dwellings.

## **Housing Allocations**

### **Distribution and Spatial Strategy**

21. Policy 29 of the JCS sets out the distribution of new homes in Corby. It seeks to concentrate development in the Growth Town of Corby (8,290 dwellings) which forms the most sustainable location for development. Provision is also made for new housing in the committed new village at Little Stanion (790 dwellings) and also the development of 120 homes in rural areas.
22. In line with the above spatial strategy, the P2LP allocates 10 sites in the urban area of Corby. In terms of the rural areas, the evidence before me indicates that the JCS requirement of 120 dwellings over the plan period has already been met and exceeded. I am therefore satisfied that further allocations are not required in the rural areas of the borough for the P2LP to be JCS compliant.
23. The need for further housing in rural areas over the plan period has been put forward by representors. I acknowledge that around 75 further dwellings are projected to be delivered in the rural area, however none of these are beyond 2022/23. Policy 11 of the JCS allows for small scale infilling within villages and makes provision for Neighbourhood Plans to identify sites within or adjoining villages to meet locally identified needs. Furthermore, JCS Policy 13 allows for rural exception sites meeting local needs, including affordable housing. The strategic policy framework therefore makes appropriate provision for further development to meet identified rural needs over the remainder of the plan period.
24. In light of the above, I am satisfied that the proposed distribution and location of housing across the settlement hierarchy is consistent with the spatial strategy in the JCS and with the Framework's objective to promote housing in rural areas to maintain the vitality of rural communities.

### **Site Selection Process**

25. The Site Selection Methodology Background Paper (EB-HOU2a) sets out the Council's approach to assessing and selecting sites for housing using a five-stage process advocated in Planning Practice Guidance (PPG). Potential sites were identified from a variety of sources including two 'call for sites' exercises. A total of 138 sites were assessed against several sustainability criteria, producing a shortlist of 16 sites which were then assessed against a further range of criteria including noise, highways impact, flood risk, ecology etc. This provided a list of 10 potential sites for allocation.
26. The methodology used is sound, accords with the Framework and the PPG, and is supported by robust evidence with reasons for selection justified. For

these reasons, therefore, I conclude that the selection of the proposed housing allocation sites is justified and appropriate.

### **Deliverability and Developability**

27. Policy 11 seeks to allocate 10 sites listed in Table 8 of the P2LP for residential development. All the allocated sites lie within the urban area of Corby, where the JCS seeks to concentrate growth. Three of the sites TC1 Parkland Gateway, TC2 Everest Lane and TC3 Former Coop, Alexandra Road form town centre redevelopment opportunities for mixed uses including housing.
28. Included within the allocated sites, is the former Our Lady and Pope John School which at the time of the submission of the P2LP had just commenced on site. As all units on the site have now commenced construction, I consider it appropriate to view this site as a commitment rather than an allocation in order for the Plan to be effective. **MM15** is required to delete this site from Table 8. **MM16** deletes Policy H3, the detailed policy that relates to this site and the accompanying site plan. Consequential changes to the Policies Map are also necessary.
29. Appendix 2 of the Supplementary Note on Housing Delivery and Supply (EXAM 4) shows the revised expectations for the delivery of the proposed housing allocations over the plan period.
30. The revised trajectory puts back delivery on Policy H4 Land at Station Road and Policy H7 Cheltenham Road by one year to 2021/22. The Station Road site forms a 100% Build to Rent Scheme of apartments supported by Homes England. The Cheltenham Road site forms a 100% affordable housing scheme being brought forward by the Council. Both sites have planning permission and the discharge of conditions was ongoing at the time of the hearing sessions. I am satisfied, therefore, that these sites would contribute to the 5-year housing land supply and are deliverable.
31. Town centre site TC1 Parkland Gateway forms a vacant site on the Brownfield Register which has been cleared for redevelopment. The plan wide Viability Assessment indicates that the site is viable and there are no major constraints to be overcome. The development of the site is being put forward by the Council with Homes England and a private developer. At the time of the hearing sessions a planning application for residential apartments had been submitted. I am satisfied, therefore, that there is a realistic prospect that the site would be deliverable in the first 5 years of the Plan.
32. The remainder of the allocations contribute to housing supply from 2024/25 onwards. The Builders Yard at Rockingham Road (H1) forms a vacant site allocated for 31 dwellings. The site is available with a willing landowner and there is no evidence of constraints or viability issues to prevent the site coming forward.
33. Maple House, Canada Square (H2) forms a vacant site formerly occupied by a care home in the ownership of Northamptonshire County Council. The site is allocated for 14 dwellings, is in a suitable location for housing and there are no constraints or viability issues. The development of the site has been delayed due to the creation of the new unitary authority.

34. Land off Elizabeth Street (H5) comprises a number of vacant buildings including the former Magistrates Court and Police Station. There are willing landowners and the site is a suitable location for housing development. A development brief has been prepared by Homes England, who owns part of the site. Successful marketing has taken place and I was advised at the hearing sessions that a sale was pending.
35. Pluto, Gainsborough Road (H6), the site of a former pub which is now demolished, is allocated for 30 dwellings. There are no unsurmountable constraints, the landowner is putting the site forward for development and the site is in a suitable location for residential use.
36. TC2 Everest Lane, forms a redevelopment site in the town centre currently occupied by existing uses including shops, a public house, residential properties, community and leisure uses. A development brief has been prepared for the site and marketing has commenced. This is a complex site with multiple occupiers. However, there is a realistic prospect that the site would be available and could deliver homes in the lifetime of the Plan.
37. TC3 the site of the former Coop, Alexandra Road, which ceased trading in 2016 is allocated for 150 dwellings. The landowner is putting the site forward for redevelopment and at the time of the hearing sessions an outline planning application had been submitted.
38. Given the above, I am satisfied that there is a reasonable prospect that sites H1, H2, H5, H6, TC2 and TC3 would be developable within the plan period. The allocations are effective and justified.
39. Policies H1 – H7 and TC1-3 contain detailed design principles for each of the respective allocations, in terms of design, access and connectivity, mitigation measures and infrastructure requirements. These principles have been developed following detailed design assessments of each site and are appropriate and justified.
40. I have considered representations with regard to the design principles for TC1 Parkland Gateway. As submitted, it does not require the link between the Roman Road in Hazel Wood to be considered in any development. However, the redevelopment of the site would also be subject to JCS Policy 2 which seeks to protect, preserve and enhance the historic environment. I consider this would provide the necessary safeguard to ensure the development has regard to this heritage asset. An amendment to the design principles is not necessary.
41. Policy H7 Cheltenham Road requires that development must, in addition to the design principles stated, comply with conditions imposed on the approved planning permission. As it cannot be guaranteed that this permission would be implemented or that scheme amendments may be sought through a revised permission, **MM17** removes the reference to the planning application number from the policy in the interests of effectiveness.
42. **MM14** adds to the supporting text to make reference to the requirement for the allocations to provide affordable housing in line with JCS Policy 30. This is necessary for effectiveness.

## **Housing Trajectory and Five-Year Housing Land Supply**

43. Several representors have raised concern regarding the reliance on the three SUEs to deliver the required level of housing over the plan period. This approach is in accordance with the JCS spatial strategy, focussing development in the Growth Town of Corby. In relation to the Priors Hall and Weldon Park SUE's, Table 2 of the Council's Matter 3 Hearing Statement illustrates that actual housing delivery has exceeded the Council's projected delivery over the three years between 2016 and 2019. This is indicative of the Council's cautious approach when updating the Housing Trajectory ensuring projected housing delivery is realistic and based on robust evidence.
44. Table 2 also demonstrates that Priors Hall has delivered on average 220 dwellings per annum (dpa) between 2016/17 and 2018/19 with a peak of 269 dwellings. The projected delivery of around 250 dpa in the Housing Trajectory is slightly ambitious but achievable. Weldon Park Phase 1 delivered on average 82 dpa from first completion to April 2019 and there is no evidence to suggest that Phase 2 would not achieve the projected 60 dpa. I therefore consider it realistic to conclude that these two SUEs will continue to deliver as projected over the plan period.
45. Following further advice from the site promoter, the revised Trajectory amends the start date for the West Corby SUE, putting back delivery by three years to begin in 2024/25. The development was granted outline planning permission for 4,500 dwellings in December 2019, however reserved matters submissions are not anticipated to be submitted until late 2021. Bearing in mind that the average lead in time for parcels at SUE's from submission of reserved matters to first completions in Corby has been around 2.2 years, I consider the revised projected delivery for West Corby to be realistic.
46. Representors have raised concerns about delays in the delivery on other committed sites including the new village at Little Stanion and Land south of Brooke Academy (Oakley Vale Phase 8 and 9). These are both large phased developments where completions have already been delivered. There is strong developer commitment for them to continue. Whilst the sites may have slowed, the evidence indicates that progress is still being made.
47. I consider the assumptions made in the Housing Trajectory are reasonable and based on robust evidence. The P2LP would be effective in ensuring a rolling 5-year supply of deliverable housing land.
48. The Council acknowledges that against the JCS trajectory, SUE performance has been lower than planned, around 84% of the projected housing completions in the 3-year period 2016/17 to 2018/19. The JCS provides a contingency if poor delivery arises. In paragraph 9.18, the document sets out that in the event of the SUEs delivering less than 75% of projected housing completions in three consecutive years, a partial review of the JCS would be undertaken to ensure that the objectively assessed need for housing in the Housing Market Area (HMA) is met. This provides an effective mechanism to monitor housing delivery and highlights when intervention is required to boost supply.
49. In summary, with the JCS monitoring framework and trigger for a partial review in place, together with the 15% headroom in the overall housing

provision, I am satisfied that the P2LP makes adequate housing provision to meet the objectively assessed needs for housing as set out in the JCS. There is sufficient flexibility and contingency to accommodate changing circumstances including reduced or non-delivery from any of the identified sites.

### **Conclusion - Issue 1**

50. In conclusion, the scale and distribution of housing development is consistent with national policy and the JCS. There has been a robust process of site selection and the allocations put forward in the P2LP, are justified, deliverable and developable. The site design principles are appropriate and justified subject to the MMs outlined above. Accordingly, the Plan is positively prepared and effective with regards to housing.

### **Issue 2 - Whether the policies of the P2LP delivering different types of housing to meet community need and to guide housing development in residential gardens are justified, effective and consistent with national policy and the JCS?**

#### **Custom and Self-Build**

51. Policy 30 of the JCS supports proposals for custom and self-build homes The Council's Self Build and Custom Housing Register indicates a low demand, 5 persons at December 2019. The Demand Assessment Framework (EB-HOU4) suggests the demand for this type of housing in Corby is much higher, around 50 units per year, rising to 57 plots per annum in years 5-10. There is clearly a significant difference between the two indicators.
52. The Demand Assessment provides a theoretical demand. It is based on a robust methodology and takes account of household income and price data. The number of persons on the Council's Register is likely to be lower, as persons may not know it exists, or they may not see any benefit to signing up. Historic windfall rates (2011-2019) averaging 16 units per year, tend to support this. In my view, the actual demand is likely to lie somewhere in between.
53. Policy 12 of the P2LP does not require a fixed percentage of self-build or custom plots to be provided in a scheme. This reflects the Council's objective to apply the policy flexibly, taking account of need and scheme viability. Bearing in mind the wide variation of need identified by the Council's Register and the Demand Assessment model, a flexible approach would be appropriate with delivery assessed on a case by case basis. In the interests of clarity and effectiveness, the policy should state that plots will be sought to meet local need demonstrated by the Custom and Self Build Register and the Demand Assessment Framework (**MM18**).
54. The policy seeks provision on 20-unit schemes or above. However, the evidence does not justify this threshold. The Plan-wide Viability Assessment does not test sites of this small size. In an update report on the P2LP to the Council's Local Plan Committee in January 2019 (PMS-S1b), it was indicated that in the previous three years, around 80% of completions were on sites of 50 dwellings or more. I consider that this would be an appropriate threshold at which to seek custom and self-build housing, in the context of the policy's

flexible approach to provision and having regard to scheme viability. For effectiveness, **MM18** therefore increases the threshold to 50 units.

55. The Plan does not set out the length of time a self-build or custom build plot should be marketed, rather it refers to the preparation of a Supplementary Planning Document (SPD) to provide further guidance. This does not however provide clarity to decision makers, developers or the community. Having considered representations regarding an appropriate marketing period, I conclude that in practical terms, if the period of marketing were to be too long, applying the policy to small sites, would be likely to result in a house builder having to return to the site to build out an unsold plot. This would incur cost and impact on viability.
56. I have had regard to a similar policy in the adopted P2LP for Wellingborough, and also a draft policy in the Site Specific P2LP - Publication Plan for Kettering, both areas covered by the JCS, which require a 6-month marketing period. Such a period would therefore be consistent with the approach in these adjoining authorities. It would also maintain an appropriate level of flexibility to meet Corby's needs but take account of small site completion rates and viability. **MM18** is necessary for effectiveness to amend the explanatory text to require a marketing period of 6 months and to provide further guidance on the content of the proposed SPD.

### **Specialist Housing and Older People's Accommodation**

57. Policy 15 seeks to address the growing demand for housing for older people and to meet the need for specialist housing in Corby. It provides further policy guidance to support Policy 30 of the JCS which provides the strategic approach to providing a mix of dwelling sizes and tenures to meet community needs including those of older people.
58. The policy is appropriate and justified, being flexibly worded to allow the precise proportion, type and tenure to be determined having regard to evidence of local need, the scale and location of the site and viability. **MM20** is necessary to ensure the policy is positively worded, changing 'required' to 'seek'. In the interest of effectiveness, the modification widens the scope of dependent relatives who may occupy a granny annexe and removes the reference to the HAPPI design principles from the policy wording, adding it to the explanatory text as an example of best practice.

### **Gypsies, Travellers and Travelling Showpeople**

59. In the early stages of plan preparation, the assessment of need for gypsy and traveller accommodation in Corby was supported by the North Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA) Update 2011 (EB-HOU9). This identified a level of need which could be accommodated on existing sites and therefore further local plan policy or the allocation of sites was not necessary.
60. However, an updated GTAA commissioned by the Council along with Kettering, Wellingborough and East Northamptonshire Councils was published in March 2019 (EB-HOU3). This concluded that there was a total need of 26 pitches for Corby over the period 2018-2033.



61. Planning Policy for Traveller Sites (PPTS) requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets. In Corby, this would equate to 7 pitches.
62. This change to the evidence base, was published just before the Pre-Submission consultation. Responding to it would have led to a delay in the progression of the P2LP. As a result, the Council's intention is to prepare a separate Gypsy and Traveller Site Allocations Plan identifying sites to meet the identified needs of gypsy and travellers as identified in the latest GTAA. The timetable for its preparation is set out in the Council's Local Development Scheme published in August 2020.
63. I am satisfied that the approach put forward by the Council would be a reasonable and pragmatic way to meet the needs in Corby. Although the P2LP does not allocate sites, I am satisfied that it would achieve the aims of national policy in the PPTS and comply with the JCS. **MM19** is necessary to ensure that Policy 14 and the explanatory text is effective in outlining the Council's proposed way forward and that in the meantime, any planning applications for gypsy or traveller sites would be determined in accordance with Policy 31 of the JCS.

### **Residential Gardens**

64. In line with paragraph 70 of the Framework, Policy 16 seeks to resist inappropriate development of residential gardens. It seeks to maintain local character supporting Policy 8 of the JCS. **MM21** is required to ensure the policy is positively prepared, removing the word 'only'. For effectiveness further guidance is added to the explanatory text to clarify the meaning of tandem development.

### **Conclusion – Issue 2**

65. Subject to the MM's outlined above, the housing policies of the P2LP provide an effective framework to meet community needs and guide development in residential gardens and are consistent with the JCS and national policy.

### **Issue 3 – Whether the approach to defining settlement boundaries to control and manage the distribution of development is justified, effective and consistent with national policy and the JCS.**

66. JCS Policy 11 supports the spatial strategy at the strategic level, focussing the majority of development in Growth Towns and Market Towns, whilst limiting development in rural areas and providing scope for small scale infill development and development meeting a locally arising need. In order to clarify the application of Policy 11, the JCS states that Part 2 plans may define village boundaries.
67. Whilst this is not a requirement, village boundaries provide a tool to plan positively for growth. They provide certainty and clarity for the development management process assisting consistent and transparent decision making. Without the designation of village boundaries there would be increased risk of encroachment into the countryside and the coalescence of villages, an outcome that JCS Policy 11 is trying to avoid. For these reasons, I do not

consider that the concept of defining settlement boundaries around villages is out of date, particularly as there is nothing in the Framework that prevents such an approach.

68. The Framework encourages planning policies to identify opportunities for villages to grow and thrive, especially where this would support local services. Whilst Policy 11 of the JCS limits development in rural areas, it permits development supporting a prosperous rural economy as well as small scale infill within villages. It also provides for Local Plans and Neighbourhood Plans to identify sites within or adjoining villages to meet rural housing needs. In addition, JCS Policy 13 allows rural exceptions and sets out where development may be permitted in the rural area. As I have already outlined in relation to Issue 1, the JCS seeks to deliver 120 new homes in the rural area of Corby between 2011 and 2031. Sufficient sites have already been identified and additional sites are likely to come forward in line with the JCS strategic framework. In this context, I do not consider that defining settlement limits would be too restrictive. It would, in my view, be consistent with the objectives of the Framework and the JCS to promote sustainable development in rural areas.
69. Whilst it is appropriate for Neighbourhood Plans to define settlement limits, there is a risk that such plans may not progress or fail referendum. In these circumstances, and to prevent a policy gap, the definition of boundaries through the P2LP is justified. The Plan is flexible and recognises that settlement boundaries may be superseded by Neighbourhood Plans once they are adopted.
70. Policy 17 of the P2LP sets out that village boundaries are shown on the policies map and will be used to interpret whether sites are within or adjoining the settlement boundary. Land outside the boundary would be defined as open countryside.
71. The definition of settlement boundaries assists in the application of JCS Policy 11 (The Network of Urban and Rural Areas) and Policy 13 (Rural exceptions). This is not set out sufficiently clearly in the policy wording and explanatory text. **MM22** makes the necessary additions to rectify this shortcoming for effectiveness.
72. The identification of the settlement boundaries has followed a criteria-based methodology. This included consideration of land uses and their detachment from the settlement, excluded public open space and undeveloped land on the edge of villages but included dwelling curtilages, land with planning permission and local plan allocations. I consider the methodology to be robust and justified.
73. Policy 18 recognises the sensitive character of East Carlton and Rockingham villages and sets out that development in these Restraint Villages will be strictly managed. Both settlements are designated as conservation areas. No settlement boundary is defined for these villages as further development would be limited to the reuse or conversion of suitable buildings with any locally arising needs being met through Neighbourhood Plans or the Community Right to Build. This approach accords with JCS Policy 1 and the Framework and is justified and effective.

### **Conclusion – Issue 3**

74. In light of the above considerations, the approach of the P2LP in defining settlement boundaries to control and manage the distribution of development is justified, effective and consistent with national policy and the JCS.

### **Issue 4 - Whether the approach to employment provision is justified, effective and consistent with national policy and the JCS.**

#### **Employment Land Supply**

75. The JCS sets out an ambitious job creation target of 9,700 for Corby up to 2031. This equates to a requirement of 397,839 square metres (sqm) of net additional floorspace over the plan period. The JCS identifies over 160 hectares (ha) of land for strategic employment needs in Corby. Together with outstanding permissions this equates to over 860,000 sqm of employment floorspace, approximately twice the estimated need.
76. Despite this oversupply, the Employment Land Review Update (ELR) (EB-EMP1a) recommends a further 11.4 ha be allocated in the P2LP in order to provide choice, flexibility and competition. Allocating non-strategic sites, below 5 ha in size, ensures the availability of smaller sites to enhance the local development offer and ensure that the needs of all businesses are met. This approach is justified and consistent with the Framework and JCS Policy 22.

#### **Employment Allocations**

77. The 11.4 ha of employment land allocated in Policy 8 of the Plan comprises four non-strategic employment sites, Ref E1-4, and three land parcels identified as long-term land reserve, two at Tripark and one at Saxon 26 (Ref E5 and E6), to be developed beyond the plan period.
78. The non-strategic sites are all located next to existing employment sites. I have no evidence that any existing constraints, such as potential contamination at E1 Courier Road and E3 Princewood Road, could not be overcome or that the sites are not viable or attractive to future occupiers.
79. The sites allocated as long-term land reserve are identified in the ELR as having market potential, though no current evidence of demand. The sites are located within existing employment areas and are either occupied by vacant industrial buildings or form brownfield land currently being marketed for reuse. They are all suitable for employment uses, and due to their location and planning history, would be unlikely to be appropriate for alternative uses. Their allocation in the P2LP would add to the choice of smaller non-strategic sites and ensure that they would be retained for employment purposes. Accordingly, I consider their allocation to be justified. In order to make the principle of allocating these sites clear as outlined above, **MM8** is required to ensure that Policy 8 is effective.
80. I am satisfied that the allocation of employment sites in the P2LP is based on a robust evidence base. The sites are appropriate, and their allocation is justified.

## Employment Area Boundaries

81. The boundaries of the established industrial estates have been reviewed throughout the plan process and are appropriately drawn. Representations have however been made regarding the boundary of the Phoenix Parkway Industrial Estate. It has been brought to light that the Phoenix Parkway Retail Park was included in the site boundary of the nearby industrial estate in error.
82. The landowner of the retail park has put forward the case that the boundary should remain, to recognise the employment role of the retail park and the contribution it makes to supporting the employment uses on the adjacent industrial estate, contributing to economic growth. The retention of the retail park in the boundary of the employment area would make it subject to Policy 9 of the P2LP.
83. Policy 9 is aimed at established industrial estates which are the main supply of employment land in Corby. It seeks to support employment uses and the modernisation and or enhancement of units to provide good quality premises. It also supports the provision of ancillary services and facilities, such as cafes, creches, leisure and sport uses, meeting and conference facilities.
84. I accept that there are synergies between employment and retail uses. In particular a range of ancillary uses, such as retail and food and drink outlets, add to the sustainability of employment areas, reducing the need for employees to travel. However, a retail park of the scale of Phoenix Parkway, would not form an ancillary use within an established employment area. The retention of the retail park within the employment area boundary, would be incompatible with the objectives of Policy 9 and therefore unjustified. A revision to the Policies Map is therefore required to delete the retail park from the employment area boundary making Policy 9 effective.

## Employment Policies

85. In September 2020 changes were made to the Town and Country Planning (Use Classes) Order 1997. The effect of this was to create a new overarching Use Class E (commercial, business and services) replacing B1 employment uses. **MM7** adds a paragraph to the introductory section of Local Plan Chapter 6 to explain that the employment policies in the plan should be applied in the context of the above changes for effectiveness. **MM8, MM9 and MM10** also amend the use class references where necessary in Policies 8, 9 and 10 and their explanatory text for effectiveness and consistency with national policy.
86. As described above Policy 9 seeks to support employment uses in established industrial estates. It permits a range of ancillary services and facilities where they are small scale and support the needs of such areas. The policy does not specifically mention retail uses, though it does not preclude them. I consider that the policy is sufficiently flexible in this regard and is justified and effective.
87. Policy 10 identifies criteria against which non employment uses within established industrial areas would be considered. The policy in part c) requires evidence of prolonged marketing which the supporting text suggests should be for at least 2 years. There is insufficient justification for this period especially for smaller non-strategic employment units, which could potentially

lie vacant. In order to make the policy effective and more flexible, marketing should be proportionate to the size of the unit and the subject of negotiation with the Council on a case by case basis. **MM10** amends the supporting text accordingly.

#### **Conclusion - Issue 4**

88. Based on the above considerations and subject to the above modifications, I consider that the approach to employment provision is justified, effective and consistent with national policy and the JCS.

#### **Issue 5 - Whether the approach to district and town centres is justified, effective and consistent with national policy and the JCS.**

#### **Town Centres and Town Centre Uses**

##### **Retail provision**

89. Policy 12 of the JCS seeks to maintain and regenerate Corby Town Centre as the focus of retail investment in Corby. It requires a minimum increase of 12,500 sqm of net comparison shopping floorspace by 2031.
90. The Retail Capacity Statement May 2020 (EB-RT5), calculates that just over 6,000 sqm of the requirement is provided through completed developments since 2014 and extant planning permissions, leaving around 6,500 sqm to come from other sources.
91. In order to meet the remaining requirement, Policy 24 identifies four Town Centre redevelopment opportunity sites for mixed use which should include a contribution towards the provision of comparison retail floorspace. The Parkland Gateway site, Ref TC1, is located in a secondary retail area dominated by leisure and food and drink uses. The site would be more suitable for these sorts of commercial uses and would have limited potential for comparison retail. **MM28** amends Policy 24 in the interest of effectiveness, to make it clear that comparison shopping floorspace would be expected to come from sites Ref TC2, TC3 and TC4 only. The evidence suggests that these sites taken together could potentially provide 1,245 square metres of comparison floorspace.
92. The Retail Capacity Statement outlines that there are six large vacant units in the Primary Shopping Area amounting to approximately 5,800 sqm of floorspace. These are available and suitable for comparison retail and would make up the required shortfall.
93. The approach to providing further retail floorspace in the Plan is realistic and based on robust evidence. It is consistent with the requirements of JCS Policy 12 and paragraph 85 of the Framework.

#### **Town Centre Sites, Policies TC1-TC4**

94. As stated above, Policy 24 identifies 4 sites as the main locations for new development growth within Corby Town Centre. They are identified within the Regeneration Framework and the Town Centre Masterplan as having potential

for redevelopment. Sites TC1, TC2 and TC3 are proposed for mixed uses including housing and their deliverability is discussed in Issue 1.

95. Site TC4 Oasis Retail Park is an operational retail park. It is also allocated for mixed use development but is anticipated to deliver over the medium to longer term. Its allocation is supported by the landowner and the viability of redevelopment has been tested in the Plan-wide Viability Assessment (EB-IV1). There are therefore no obstacles to the site coming forward and its allocation is appropriate and justified.

### **Policy 19 Network and Hierarchy of Centres**

96. The retail hierarchy set out in Policy 19 of the P2LP is consistent with the JCS Policy 12 and paragraph 85 of the Framework. The policy outlines that the hierarchy will be used for the application of the sequential test. However, it is poorly worded and ineffective. In order to make it clear that the sequential test would be used to assess planning applications, **MM23** is necessary.
97. A representor has suggested that Phoenix Parkway Retail Park, in an out of centre location, should be referenced in the retail hierarchy. It is also suggested that Policy 19 should be amended, where it relates to Phoenix Parkway, to require speculative applications for out of centre retail development to demonstrate that there are no town or edge of centre sites available and also no available opportunities within the boundary of the retail park.
98. I acknowledge that this would give some recognition of the role of the retail park in the hierarchy and assist to prevent unjustified and unplanned development elsewhere in the town, safeguarding the existing centre. However, the purpose of JCS Policy 12 is to protect the vitality and viability of town centres. The approach taken in Policy 19 of the P2LP is consistent with this policy. Phoenix Parkway Retail Park, however, is not a town centre. Consequently, whilst it may be possible to identify advantages to the retail park being within the hierarchy, the plan as submitted is not unsound in this regard. A modification to Policy 19 is therefore unjustified.
99. The Framework in paragraph 89 sets a 2,500 sqm threshold for the requirement for an impact assessment for out of centre retail, office and leisure developments. It also however allows for locally set thresholds. Policy 19 sets out a threshold of 400 sqm for Corby Town Centre and 130 sqm for District/Local centres.
100. The Threshold for Retail Impact Testing background paper (EB-RT3) outlines the methodology used to set these locally appropriate retail thresholds. This document is robust and consistent with the Framework. The average unit size in Corby Town Centre is around 351 sqm and, in the district and local centres, is between 100 and 200 sqm. The locally set thresholds in Policy 19 are therefore reasonable and justified.
101. The supporting text however is ineffective as it does not provide guidance that impact assessments would be proportionate to the size of the development. **MM23** makes the necessary amendment to provide clarity to a decision maker, developers and the community.

## **Policy 20 Change of Use of Shops Outside the Defined Centres.**

102. This policy seeks to protect small scale retail development serving day to day needs of local communities. It is consistent with JCS Policy 7 and paragraph 92 of the Framework. Part a) of the policy safeguards retail premises unless it can be demonstrated that adequate facilities are already within walking distance. It is unclear what is meant by this. **MM31** is therefore necessary for effectiveness to provide a definition of walking distance in the Glossary to the Plan, Appendix 3.
103. Part b) of the policy seeks to safeguard shops unless a balance can be demonstrated between the number and type of units within a settlement or neighbourhood area. This is unclear and ineffective. **MM24** amends the policy wording for effectiveness.
104. Following changes to the Use Classes Order in September 2020, the modification removes the reference to use class 'A1' as this has been replaced by Use Class E. It also provides an amendment to the supporting text in the interests of effectiveness to clarify that the policy should be applied in the context of these changes.

## **Policy 21- Primary Shopping Areas**

105. This policy seeks to maintain the vitality and viability of primary shopping areas in Corby. It is consistent with the aim of paragraph 85 of the Framework and Policy 12 of the JCS which support the need to define primary shopping areas and protect their vitality. To ensure that the policy more closely aligns with JCS Policy 12, the reference to 'dominance' is deleted in **MM25** and replaced with 'predominance'.
106. The policy lacks clarity in that it is unclear what would be defined as an over concentration of a particular non retail use. For effectiveness, **MM25** addresses this deficiency by adding further guidance to the explanatory text. It is also unclear what is meant by the term 'working space'. For the same reason, the modification deletes this term in the policy and replaces it with 'office uses'.
107. As a result of changes to the Use Classes Order, the modification removes reference to Use Class A1, replacing it with 'retail' and modifies the supporting text accordingly in the interest of effectiveness and consistency with national policy.

## **Policy 22 Regeneration Strategy for Corby Town Centre.**

108. JCS Policy 12 supports the maintenance and regeneration of Corby Town Centre as the focus of higher order facilities and retail investment serving a growing community. Considerable progress has been made to date towards the objectives of the Regeneration Framework and the Corby Town Centre Masterplan. Policy 22 of the P2LP seeks to continue this work and sets out a series of objectives to deliver the regeneration strategy. **MM26** ensures the policy is effectively worded so that it is clear how a development proposal in the town centre would be assessed against these criteria. The modification also adds a reference to residential uses to make the policy effective and consistent with JCS Policy 1, encouraging a sustainable centre.



109. Additionally, in the interests of effectiveness, **MM26** amends the policy to encourage improvements to cycle signage and cycling routes alongside pedestrian signage and walking routes within the town centre.

### **Policy 23 Spatial Framework for Corby Town Centre**

110. The Spatial Framework highlights particular design issues and aspirations to encourage developments to take advantage of the opportunities available to improve connectivity in and around Corby Town Centre. The criteria in the policy are wide ranging and it is unclear what the expectation would be for smaller schemes. **MM27** is necessary for effectiveness to set out that a proportionate approach would be taken.

### **Conclusion – Issue 5**

111. In light of the above, and subject to the above modifications, I consider that the approach to district and town centres is justified, effective and consistent with national policy and the JCS.

### **Issue 6 – Whether the approach to meeting the physical, social and green infrastructure needs required to deliver sustainable development is justified, effective and consistent with national policy and the JCS.**

### **Open Space, Sport and Recreation**

112. The Council has prepared three interrelated documents, the Playing Pitch Strategy and Action Plan, the Open Spaces Study and the Indoor and Built Facilities Strategy, to evaluate the quality, quantity and accessibility of existing provision. Whilst these documents were prepared in 2017, I consider that they provide a robust and sufficiently up to date evidence base, in accordance with paragraph 96 of the Framework.
113. Policy 1 of the P2LP seeks to protect open spaces, allotments and sport and recreational facilities, building on JCS Policy 7 (Community Services and Facilities). It also seeks to ensure the provision of new or improved open space to meet the needs of new development. As drafted the policy is inconsistent with paragraph 97 of the Framework as it does not ensure that open space to replace areas lost due to development should be of an equivalent quantity as well as quality. **MM1** is required to address this deficiency and ensure consistency with national policy. In order to ensure that the policy is positively prepared, the modification also deletes the word 'only' in the first paragraph.
114. In the interest of effectiveness, **MM1** is also necessary to provide clarity that new or improved provision would be required where a development proposal above 10 or more dwellings would give rise to or exacerbate an existing shortfall in provision. Furthermore, to align the size threshold with the definition of major development in the Framework, the modification replaces reference to 0.3 ha with 0.5 ha in both the policy and the explanatory text.

### **Health and Wellbeing**

115. The JCS sets out a range of policies promoting health and wellbeing. Policy 2 of the P2LP provides further guidance on how this would be achieved,

requiring development proposals to promote, support and enhance health and wellbeing in a number of ways. However, the policy is ineffective in explaining how these matters would be assessed and taken into account.

**MM2** rectifies this by adding the requirement for major development schemes to prepare a Health Impact Assessment (HIA) and/or an Air Quality Assessment. The modification also includes amendments to the supporting text to provide clarity on when such assessments would be required, depending on the scale of the development proposed. Following consultation on the MM's, in the interest of effectiveness, **MM2** should state that a HIA would be proportionate to the purpose and type of development proposed as well as its scale and location. I have amended the MM in the Schedule at Appendix 1.

116. Part a) of the policy should refer to promoting cycle friendly and part g) should make it clear that proposals should support both the provision and enhancement of community services and facilities environments in the interests of promoting health and wellbeing. Furthermore, the supporting text should give support to electric vehicles, which assist to reduce carbon emissions and improve air quality. **MM2** revises the policy and the supporting text for effectiveness. As consulted upon, **MM2** did not refer to other types of low emission vehicles that could have positive health and wellbeing outcomes. This is added to the Schedule of MM's in Appendix 1 for effectiveness.

### **Secondary School Provision.**

117. The evidence prepared by LocatED June 2019 (EB-ED1) demonstrates that there is a shortfall in secondary school places in Corby. There is currently no capacity in Corby and the number of students attending secondary school is set to increase by over 36% by 2026. The anticipated deficit peaks in 2022/23.
118. A new secondary school is planned at the West Corby SUE which will accommodate the future growth to this side of Corby. However, there is a pressing need for a new secondary school to cover the central and eastern parts of Corby.
119. The Council undertook a detailed analysis of potential sites which were assessed against a number of sustainability criteria based on the SA. This robust assessment identified three possible sites. Two were discounted, firstly due to their insufficient size and secondly because they were unavailable. Policy 3 seeks to deliver the preferred opportunity site, which is located within the countryside to the north of Oundle Road and identified on the Policies Map.
120. The spatial strategy of the JCS seeks to focus development in the urban areas however it recognises that there may be exceptional circumstances where development is acceptable in a rural area, particularly if justified to meet locally identified needs. I am satisfied that based on the evidence of need for secondary school places and the lack of alternatives, that the release of this site in the countryside is justified, consistent with national policy and the JCS.
121. The site is in an accessible location to the edge of the Weldon Park SUE. The Department for Education, who are the body responsible for delivering the new school, have confirmed the scheme has the necessary funding in place,

and that technical work has commenced in relation to highway matters, drainage and ecology with mitigation works being identified to address potential adverse impacts. It is anticipated that the school would be completed and operational by September 2022.

122. Policy 3 lacks clarity and effectiveness, as it is unclear what is meant by demonstrable need and what matters would need agreement between the applicant and the Council. **MM3** amends the policy wording so that the development is subject to a demonstration of specific outstanding need and no unacceptable impacts.
123. The supporting text sets out a series of design principles to guide the development of a new secondary school. These do not include reference to sustainable means of travel such as public transport, walking and cycling. **MM3** is necessary to add these in the interests of effectiveness and consistency with national policy.

### **Electronic Communications**

124. Policy 10 of the JCS supports the provision of next generation broadband technology. Policy 4 of the P2LP provides further guidance on the expectations for siting, appearance and good design. In order to ensure the policy is positively prepared, **MM4** deletes the word 'only' in part 1 of the Policy.

### **Green Infrastructure**

125. Policy 6 of the P2LP seeks to protect and enhance green infrastructure (GI) corridors. However, as submitted, the policy only applies to existing GI corridors identified on the Policies Map. This causes a difficulty in that some of the corridors illustrated have yet to be provided. The policy therefore lacks effectiveness. In order to address this shortcoming and to ensure consistency of wording throughout the plan, **MM5** is required. For effectiveness, this modification also amends the supporting text to provide clarity on how the policy will be applied in circumstances where corridors overlap other existing land uses.
126. The policy outlines five ways in which corridors would be protected and enhanced. It does not however seek to ensure that new tree and hedgerow planting connects to, or is provided within, the GI corridors. **MM5** amends the policy so that it is effective and consistent with national policy, taking opportunities to encourage biodiversity improvements in and around developments.
127. Part e) of Policy 6 seeks to use developer contributions to facilitate improvements to the quality of GI. This is not worded effectively as it is unclear in what circumstances contributions would be sought and how they would be used. **MM5** provides additions to the policy and the supporting text to set out that contributions would be sought when they are necessary and reasonably required to support development and mitigate its impacts in accordance with the North Northamptonshire GI Delivery Plan and the Planning Obligations SPD.

## Local Green Space

128. The Framework in paragraph 99 states that local communities through local and neighbourhood plans, should be able to identify green areas of particular importance for special protection. It goes on to say that by designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Paragraph 100 sets out criteria for the designation of areas of Local Green Space.
129. Policy 7 of the P2LP seeks to designate the Community Orchard at Middleton as Local Green Space. I am satisfied that this site meets the criteria for Local Green Space designation set out in the Framework and is therefore justified.
130. Paragraph 101 of the Framework states that in managing development within Local Green Space, policies should be consistent with those for Green Belts. Policy 7 is inconsistent with the Framework in that whilst it states that development will only be approved in very special circumstances it does not outline that these circumstances will not exist unless the potential harm is clearly outweighed by other considerations. **MM6** rectifies this deficiency and ensures consistency with national policy.

## Conclusion - Issue 6

131. Subject to the MMs outlined above, I am satisfied that the approach to meeting the physical, social and green infrastructure needs required to deliver sustainable development is justified, effective and consistent with national policy and the JCS.

## Issue 7 – Would effective arrangements be in place for the monitoring of the P2LP.

132. The monitoring provision of the P2LP are set out in Table 11. It should be read alongside Table 9 of the JCS which outlines a framework of indicators that reflect the strategic policy approach.
133. In the interest of effectiveness, to take account of the deletion of Policy H3 and to provide an appropriate detailed monitoring framework with targets for all non-strategic policies, **MM29** is necessary.

## Conclusion – Issue 7

134. In conclusion, subject to the above MM, I am satisfied that effective arrangements for the monitoring of the P2LP are in place.

## Public Sector Equality Duty

135. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination including the provision of specialist and older persons housing and gypsy and traveller accommodation. I do not consider that my findings will impact negatively on anyone with a relevant protected characteristic in respect of the matters addressed in Section 149 of the Act.

## Assessment of Other Aspects of Legal Compliance

136. My examination of the legal compliance of the P2LP is summarised below.
137. The Plan has been prepared in accordance with the Council's Local Development Scheme.
138. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement.
139. The Council carried out a SA of the Plan, prepared a report of the findings of the appraisal, and published the report along with the plan and other submission documents under regulation 19. The appraisal was updated to assess the MMs and is adequate.
140. The Habitats Regulations Appropriate Assessment Report [July 2019 Document Ref Sub D3] concludes that no likely significant effects will arise from the P2LP, alone or in combination with other plans and projects. An Appropriate Assessment is therefore not necessary.
141. The Development Plan, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the local planning authority's area.
142. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. In combination with the policies of the JCS, these include policies setting out the approach to renewable and low carbon energy, water resources and sustainable drainage, health and wellbeing and green infrastructure.
143. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations. **MM32** provides a new Appendix 1 setting out a schedule of policies superseded by the P2LP as required by the Regulations.

## Overall Conclusion and Recommendation

144. The Plan has a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.
145. The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended MMs set out in the Appendix, the Part 2 Local Plan for Corby satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

*Helen Hockenhull*

**Inspector**

This report is accompanied by an Appendix containing the Main Modifications.

## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission local plan, and may not take account of the deletion or addition of text.

## Schedule of Main Modifications

Mod Ref.	Para/Policy/ Table/Figure/Map Ref	Proposed Modification
MM1	Policy 1 and Explanatory Text	<p>Amend Policy 1 to read:</p> <p><b>Policy 1 - Open Space, Sport and Recreation</b></p> <p>Open spaces, allotments, sports and recreational facilities will be protected, and where possible enhanced to deliver multiple benefits. Development that will result in a loss will <del>only</del> be permitted in the following exceptional circumstances:</p> <ul style="list-style-type: none"> <li>a) The facility is surplus to requirements; or</li> <li>b) A site of equivalent <u>quantity</u>, quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or</li> <li>c) The development is for alternative sport and recreation provision, the need for which clearly outweighs the loss.</li> </ul> <p><u>Where a development proposal will give rise to, or exacerbate an existing shortfall in provision, schemes All development of 10 or more dwellings or 0.53 hectares or more will be required to provide new or improved open space, sport and recreational facilities in accordance with the latest Open Space, Sport and Recreational Facilities Assessment (or similar subsequent document) to meet the needs arising from the development.</u></p> <p>New open spaces, sports and recreational facilities should be linked to the wider Green Infrastructure corridor network, where possible, as they play an important role in creating social cohesion, encouraging and promoting healthier and more active lifestyles.</p> <p>Amend Explanatory Text to read:</p> <p>4.13 A development should make appropriate provision to meet its own needs. Where sufficient capacity does not exist, the development should contribute what is necessary either on-site or by making a financial contribution towards provision elsewhere. These requirements are identified in the Planning Obligations Supplementary Planning Document. It is recognised that the viability of small housing developments may be affected; therefore a threshold of 10 or more dwellings or <u>0.35</u> hectares or more for housing</p>



		developments will be established for the requirement of developer contributions towards the provision and enhancement of open space, sport and recreational facilities.
MM2	Policy 2 and Explanatory Text	<p>Amend Policy 2 to read:</p> <p><b>Policy 2 – Health and Wellbeing</b></p> <p>The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. <u>Qualifying development schemes will require proposals to include a Health Impact Assessment and/or Air Quality Assessment.</u> Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.</p> <p>Development proposals should promote, support and enhance health and wellbeing by:</p> <ul style="list-style-type: none"> <li>a) Contributing to high quality, attractive, walkable, <u>cycle friendly</u> and safe environment;</li> <li>b) Encouraging physical activity through the provision of green infrastructure to encourage cycling and walking;</li> <li>c) Ensuring that development will not have adverse environmental health impacts, such as noise, vibration, smell, light or other pollution, remediation of contaminated land and measures are taken to mitigate the risk associated with climate change;</li> <li>d) Monitoring to ensure that there is no further decline in air quality;</li> <li>e) Protecting, enhancing and increasing biodiversity and nature conservation assets;</li> <li>f) Supporting proposals which increase access to healthy foods; and</li> <li>g) Supporting <u>the provision and enhancing of community services and facilities</u></li> </ul> <p>Amend Explanatory Text to read:</p> <p>4.18 The North Northamptonshire Health Study<sup>1</sup> includes a number of recommendations on how planning can be most effective in the delivery of health provision. It suggests that health issues should contribute to core design principles for new developments, encouraging healthier lifestyles. <del>This will be taken forward by the North Northamptonshire Joint Planning and Delivery Unit through the preparation of a Place Shaping Supplementary Planning Document, including a specific section on health and wellbeing that elaborates on the place shaping principles embedded within the JCS.</del></p>

<sup>1</sup> [North Northamptonshire Health Study](#), January 2018

		<p><u>4.19</u> Corby Borough Council passed a motion which declared a Climate Emergency in August 2019. The use of electric or other types of low emission vehicles is an important measure in reducing carbon emissions and can have a significant impact on improving air quality. Growth in the uptake of electric vehicles is steadily growing and therefore it is important that new development seeks to encourage continued growth and respond to such change. Improving air quality is a very important part of the objective to promote health and wellbeing and how the borough responds to the threats and opportunities presented by the Climate Emergency as air pollution has significant impacts on quality of health, quality of life and life expectancy especially for those who are most vulnerable. Certain development proposals, including those which require EIA, transport assessment or where development involves significant demolition works, will require an air quality assessment in line with the Council's Air Quality and Emissions Mitigation Guidance for Developers<sup>2</sup>. To ensure that development promotes and positively contributes to a healthy living environment, development will be expected to consider health outcomes at an early stage, prior to the submission of a planning application. For major developments this will be evidenced through the submission of a Health Impact Assessment (HIA). Major developments are regarded for residential as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more. The scope of a HIA will vary depending on the purpose and use(s) proposed as well as size of the development and its location. The information submitted with the application should be proportionate to the scale of development as proposed and clearly relate to the nature of the proposed development including whether it is regularly occupied by people. The HIA should identify the likely health impacts of the development and include measures to improve health outcomes and address negative effects and inequalities. HIAs for developments of 100 homes or more will be expected to include details of the engagement they have undertaken with local health and community stakeholders in the community and how their input has influenced the development.</p> <p><u>4.1920</u> In preparing the Plan it was suggested that given the major health and wellbeing issues in Corby there should be reference within the Plan to addressing health and wellbeing, over and above the JCS. The Plan has therefore introduced an over-arching health and wellbeing policy to address this issue. <u>The recommendations of the North Northamptonshire Health Study and support for electric vehicles are expected to be expanded on through the preparation of design guidance for North Northamptonshire, including specific guidance on health and wellbeing that elaborates on the place shaping principles embedded within the JCS.</u></p>
MM3		Amend Policy 3 to read:

<sup>2</sup> Air Quality and Emissions Mitigation Guidance for Developers, June 2019

	Policy 3 and Explanatory Text	<p><b>Policy 3 – Secondary School Opportunity Site</b></p> <p>The area shown on the Policies Map will <del>be developed for</del> <u>deliver</u> a new secondary school, subject to a demonstration of specific outstanding <del>able</del> need and agreement between the applicant and the Council <u>the development not having any unacceptable impacts which cannot adequately be mitigated.</u></p> <p>Amend Explanatory Text to read:</p> <p>4.2324 The boundary of the opportunity site is illustrated on the Policies Map. The precise details of the development, including the impacts and extent of development will be carefully evaluated through the planning application process. The provision of appropriate highway access to the site from Oundle Road and ensuring that traffic impacts are properly managed are fundamental considerations in this location. Further factors to be considered in assessing development in this location include the following:</p> <ul style="list-style-type: none"> <li>• A layout and form of development that adheres to the place shaping principles and high standards of design set out in the JCS. The scale and massing of development should be appropriate, given the site's location on the edge of the main built up area;</li> <li>• <u>Create conditions to encourage sustainable transport methods such as walking, cycling and public transport;</u></li> <li>• Be planned to create a permeable and legible layout that integrates with neighbouring areas and connects well with the Weldon Park Sustainable Urban Extension and Tresham Garden Village;</li> <li>• Be located, designed and managed to minimise the impacts of associated traffic and car parking on the surrounding area <u>with the ability to be adequately and safely served by bus;</u></li> <li>• Opportunities taken to improve access to the countryside and wider green infrastructure network; and</li> <li>• Wherever practicable and appropriate, provide for the community use of playing fields and other school facilities.</li> </ul>
MM4	Policy 4	Amend first sentence to delete 'only'.
MM5	Policy 6 and Explanatory Text	<p>Amend Policy 6 to read:</p> <p><b>Policy 6 - Green Infrastructure Corridors</b></p> <p><del>All</del> <u>Development</u> must be designed to protect and enhance the <del>existing</del> green infrastructure corridors, as identified on the Policies Map, and the connections between them where possible. These will be protected and enhanced by:</p>

		<p>a) ensuring that new development will not compromise the integrity of the <del>existing</del> green infrastructure corridors;</p> <p>b) ensuring that new development maintains and wherever possible provides appropriate connections to the <del>existing</del> green infrastructure corridors and wider green infrastructure network, as identified in Appendix 4;</p> <p>c) ensuring that wherever possible new open space connects to or is provided within the green infrastructure corridors;</p> <p>d) <u>ensuring that wherever possible new tree and hedgerow planting connects to or is provided within the green infrastructure corridors;</u></p> <p>e) prioritising investment in enhancement of open space, sport and recreation within the green infrastructure corridors; and</p> <p>f) <u>using developer contributions to facilitate improvements to their quality that are necessary and reasonably required to support the development and mitigate its impact to achieve a sustainable development.</u></p> <p>Amend Explanatory Text to read:</p> <p>5.12 In cases where there is an unavoidable need to trade off existing green infrastructure assets to meet social and economic needs, this should be offset by appropriate mitigation and compensation measures to enhance the functionality of other green infrastructure assets elsewhere within the green infrastructure network. However, some semi-natural habitats, such as ancient woodlands, are irreplaceable and need protection and appropriate connections between spaces need to be maintained. <u>A number of documents such as the Planning Obligations Supplementary Planning Document, North Northamptonshire Green Infrastructure Delivery Plan<sup>3</sup>, Habitat Opportunity Mapping and emerging River Ise Strategic Plan provide local resources and further guidance to assist in cases where mitigation and compensation measures are required. This list is by no means an exhaustive list, so applicants are encouraged to consult with the Council at the earliest opportunity, including the pre-application stage.</u></p>
MM6	Policy 7 and Explanatory Text	<p>Amend Policy 7 to read:</p> <p><b>Policy 7 - Local Green Space</b></p> <p>Planning permission will not be granted except in very special circumstances for development which adversely affects a designated Local Green Space either within the Part 2 Local Plan or an approved Neighbourhood Plan, particularly regarding the characteristics underpinning its designation, such as beauty, historic importance, recreational value, tranquillity or richness of wildlife. <u>Very special circumstances will not exist unless the benefits of development outweigh the adverse effects on the Local Green Space.</u></p>

<sup>3</sup> North Northamptonshire Green Infrastructure Delivery Plan, May 2014

		<p>Amend Explanatory Text to read:</p> <p>5.16 Local Green Spaces, as designated on the Policies Map, will be protected and where possible enhanced. Development that will result in its loss will <del>only</del> be permitted in the following very special circumstances <u>unless the adverse effects on the Local Green Space outweigh the benefits of development</u>:</p> <ul style="list-style-type: none"><li>• The built form is minimal and essential to the operation of the Local Green Space</li><li>• The development represents a suitable extension to an existing structure</li><li>• The development is an acceptable or reuse of an existing building on the site</li><li>• The development is essential for public safety</li></ul>												
MM7	Introduction to Delivering economic prosperity Chapter	<p>Insert the following paragraph:</p> <p><u>6.5 The policies in this chapter should be applied in the context of updated legislation that came into force in September 2020<sup>4</sup>, which included the removal of Use Class B1 (a/b/c) and created a new overarching Use Class: Class E (Commercial, business and services).</u></p>												
MM8	Policy 8	<p>Amend Policy 8 to read:</p> <p><b>Policy 8 – Employment Land Provision</b></p> <p><u>Non-Strategic Sites</u></p> <p>The following non-strategic sites in Corby, as identified on the Policies Map, are allocated to enhance the local development offer for new employment development:</p> <table><tr><th>Ref</th><th>Site</th><th>Size (hectares)</th><th>Employment Uses</th></tr><tr><td>E1</td><td>Land off Courier Road</td><td>0.7</td><td><u>Use Classes E(g)B4, B2</u></td></tr><tr><td>E2</td><td>Land at Corby Innovation Hub</td><td>0.9</td><td><u>Use Classes E(g)B4, B2, B8</u></td></tr></table>	Ref	Site	Size (hectares)	Employment Uses	E1	Land off Courier Road	0.7	<u>Use Classes E(g)B4, B2</u>	E2	Land at Corby Innovation Hub	0.9	<u>Use Classes E(g)B4, B2, B8</u>
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<sup>4</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

		<table><tr><td>E3</td><td>Princewood Road</td><td>1.6</td><td><u>Use Classes B2, B8</u></td></tr><tr><td>E4</td><td>St Luke's Road, St James Industrial Estate</td><td>1.8</td><td><u>Use Classes E(g)B4, B2, B8</u></td></tr></table> <p>Development should be in accordance with the specified <u>employment uses class</u>. To ensure the Borough-wide development requirement can be met, these sites will normally be protected from alternative forms of development.</p> <p><u>Long-term Land Reserve</u></p> <p>The following sites have been assessed and safeguarded for employment as a long-term land reserve. Whilst these sites have no current evidence of demand, depending on how the market progresses <u>they may have market potential</u> during the plan period <del>they may have market potential</del> or in the longer term <u>and should not normally be released for non-employment uses</u>. This long-term land reserve comprises:</p> <table><tr><th>Ref</th><th>Site</th><th>Size (hectares)</th><th>Employment Uses</th></tr><tr><td>E5</td><td>Tripark*</td><td>5.8</td><td><u>Use Classes E(g)B4, B2</u></td></tr><tr><td>E6</td><td>Saxon 26</td><td>0.6</td><td><u>Use Classes E(g)B4, B2, B8</u></td></tr></table> <p>*Includes two parcels of land</p> <p>In some cases sites may be at risk from flooding, including surface water or ground water flood risk. A site specific Flood Risk Assessment would be required to accompany any future development proposals to ensure no significant negative effects arise from development in accordance with the National Planning Policy Framework. Where there are existing sewers within the boundary of the site the site layout should be designed to take these into account.</p>	E3	Princewood Road	1.6	<u>Use Classes B2, B8</u>	E4	St Luke's Road, St James Industrial Estate	1.8	<u>Use Classes E(g)B4, B2, B8</u>	Ref	Site	Size (hectares)	Employment Uses	E5	Tripark*	5.8	<u>Use Classes E(g)B4, B2</u>	E6	Saxon 26	0.6	<u>Use Classes E(g)B4, B2, B8</u>
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E6	Saxon 26	0.6	<u>Use Classes E(g)B4, B2, B8</u>																			
MM9	Policy 9 and Explanatory Text	Amend Policy 9 to read:  Within established industrial estates as defined on the Policies Map, proposals for employment use ( <u>Under Use Classes E(g)B4; B2 and B8</u> ) and for modernising and/or enhancing the physical environment and infrastructure will be supported.																				

		<p>Amend Explanatory Text to read:</p> <p>6.42<del>18</del> Whilst some of the estates are fairly modern with good accessibility and a wide range of good quality units, some estates will require refurbishment of older buildings and some general improvements to access. In general, the occupancy rates at the industrial estates are currently high. The Council will continue to monitor their performance in order to review their function and role as established industrial estates. Triggers for a review in the future will include: high levels of vacancies over a prolonged period of time; an increase in the number of planning enquiries; planning applications for alternative uses and proportion of non-<del>B</del> <u>employment</u> uses; and signs of general deterioration in the physical environment.</p>
MM10	Policy 10 and Explanatory Text	<p>Amend Policy 10 to read:</p> <p><b>Policy 10 - Non-Employment Uses (non-<del>B</del><u>E(g), B2 or B8</u>) in Established Industrial Estates</b></p> <p>Subject to compliance with other development management policies, proposals which involve non-employment uses <u>under use classes E(g), B2 or B8</u> (other than ancillary uses in accordance with Policy 9) within the established industrial estates as defined on the Policies Map will be permitted where they satisfy all of the following criteria:</p> <ul style="list-style-type: none"> <li>a) they will not have a negative impact on the character of the industrial estate and its role as an industrial and business location by, in isolation or in combination with other completed or committed development, prejudicing the maintenance of the overall balance of employment <del>B</del> uses within the area;</li> <li>b) they will not prejudice the current and future operations of adjoining businesses;</li> <li>c) if the proposal involves vacant land or buildings, there is clear and robust evidence of prolonged marketing with registered commercial agents at a reasonable price to demonstrate that there is no realistic prospect for continued employment use; and</li> <li>d) the land or premises is not capable of adaptation for business or industrial use.</li> </ul> <p>Amend Explanatory Text to read:</p> <p>6.45<del>16</del> The established industrial estates continue to offer good quality, popular employment sites that are considered the most sustainable locations for employment. The locational and environmental advantages of the established industrial estates subjects them to development pressures for non-employment uses (<del>non-B uses</del>), other than the small scale ancillary services considered under Policy 9. Encroachment by such uses could undermine the attractiveness and viability of the industrial areas, thereby undermining further investment.</p>



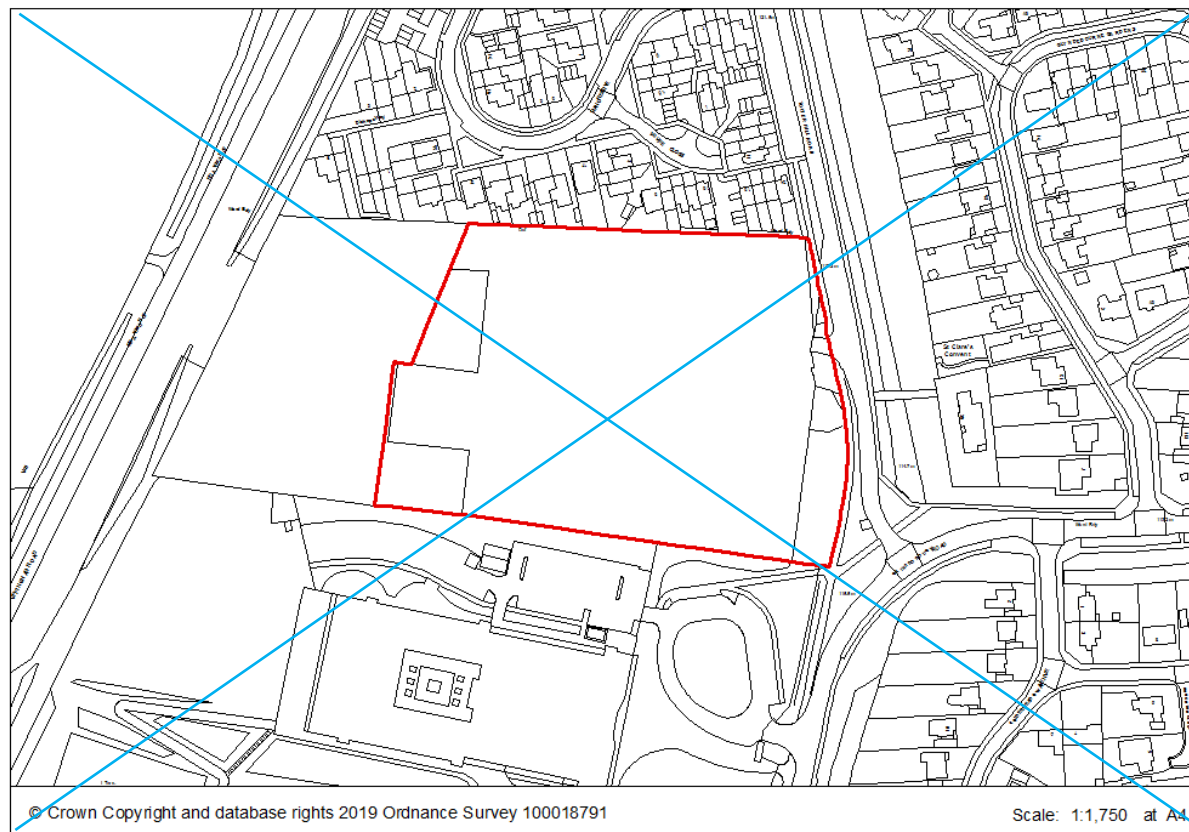
		<p>6.4617 Loss of these sites can also harm local businesses which may find it difficult to find suitable replacements. Therefore, the Council will seek to retain the established estates for uses primarily falling within <u>B employment</u> use classes in order to ensure there are opportunities for both relocation and incoming businesses. However, it will not continue to seek to retain existing employment sites where there is no reasonable prospect that the sites will be used for that purpose in the future. Policy 22 (Delivering Economic Prosperity) of the JCS allows for the flexibility to use the sites for alternative uses in such circumstances.</p> <p>6.4718 These opportunities mainly arise where buildings have become desolate, obsolete or vacant and marketed for a long period of time or there are infill sites. Persistent renewals of planning permission may also be a sign of delivery constraints.</p> <p>6.4819 Alternative uses may be acceptable depending on the impact the proposals will have on the industrial and business areas and on other policies in the Local Plan. These new uses should not compromise or hinder the future operation and/or expansion of adjoining businesses by placing unreasonable restrictions on them because of changes in nearby land uses. Proposals for the alternative uses will need to demonstrate that there is no reasonable prospect that the sites will be used for employment purposes. Where continued viability of a site for employment use is in question, applicants will be required to demonstrate that the site has been actively marketed with a commercial agent at a realistic price for a continuous period of at least two years <u>or for an alternative period first agreed with the local planning authority to reflect the existing use, size and conditions of the land or premises.</u> Depending on the traffic implications of the developments, the proposals may also be required to address issues of accessibility, including the provision of travel plans where appropriate. The Council will resist proposals which are sensitive to industrial operations, especially where there is not sufficient mitigation to address issues such as noise, vibration and lighting.</p>				
MM11	Paragraph 7.6	<p>7.6 The current housing land supply relative to the requirements of the JCS and the strategic opportunity (as at 31 March 2019) is set out in Table 7 below. The information shows that a total of 3,643 <u>644</u> dwellings were completed between 2011 and 2019. As a percentage this means that 39% of the JCS requirements have been attained over the first eight years of the plan. However, the overall completions masks an imbalance in terms of where development has taken place compared to what is expected in the JCS. The primary Sustainable Urban Extensions of Priors Hall <u>Park</u> and Weldon Park have accommodated a significant proportion of the growth (34%) albeit proportionately, the rural area has accommodated a greater share of development (20%) than set out through the JCS.</p>				
MM12	Table 7	<p><b>Table 7 – Housing Land Supply 2011-2031</b></p> <table><tr><td>Completions (net) 2011-2019</td><td>3,643</td></tr><tr><td>Sites of 10 or more dwellings with planning permission</td><td>5,211</td></tr></table>	Completions (net) 2011-2019	3,643	Sites of 10 or more dwellings with planning permission	5,211
Completions (net) 2011-2019	3,643					
Sites of 10 or more dwellings with planning permission	5,211					

		Site of less than 10 dwellings with planning permission		82	
		Lapse rate		-3	
		Strategic Allocations in the JCS		-2,251	
		Additional Sources of Supply		-700	
		Windfall Sites		160	
		<b>Total housing supply 2011-2031</b>		<b>-12,044</b>	
		JCS requirement 2011-2031	9,200		
		Borough wide shortfall based on delivery since 2011	37		
		JCS requirement + shortfall to date	9,237		
		+ 20% buffer	1,847		
		Adjusted total requirement	11,084		
		<b>Difference between supply and requirement</b>	<b>-960</b>		
		JCS strategic opportunity 2011-2031		14,200	
		Borough wide shortfall based on delivery since 2011		37	
		Adjusted total requirement		14,237	
		<b>Difference between supply and requirement</b>		<b>-2,193</b>	
		<u>Completions (net) 2011-2019</u>		<u>3,644</u>	
		<u>Sites of 10 or more dwellings with planning permission</u>		<u>4,827</u>	
		<u>Site of less than 10 dwellings with planning permission</u>		<u>83</u>	
		<u>Lapse rate</u>		<u>-3</u>	
		<u>Strategic Allocations in the JCS</u>		<u>1,171</u>	
		<u>Additional Sources of Supply</u>		<u>692</u>	
		<u>Windfall Sites</u>		<u>160</u>	
		<b>Total housing supply 2011-2031</b>		<b>10,574</b>	
		JCS requirement 2011-2031	9,200		
		Borough wide shortfall based on delivery since 2011	36		
		JCS requirement + shortfall to date	9,236		
		+ 10% flexibility allowance	923		
		Adjusted total requirement	10,159		
		<b>Difference between supply and requirement</b>	<b>415</b>		
		JCS strategic opportunity 2011-2031		14,200	

		<table><tr><td>Borough wide shortfall based on delivery since 2011</td><td></td><td>36</td></tr><tr><td>Adjusted total requirement</td><td></td><td>14,236</td></tr><tr><td>Difference between supply and requirement</td><td></td><td>-3,662</td></tr></table>	Borough wide shortfall based on delivery since 2011		36	Adjusted total requirement		14,236	Difference between supply and requirement		-3,662																							
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MM13	Paragraph 7.8	7.8 Table 7 and the housing trajectory show that a total of <del>12,044</del> <u>10,574</u> dwellings are expected to be delivered over the plan period. This is <del>2,844</del> <u>1,374</u> dwellings or <del>30</del> <u>15</u> % above the JCS requirement of 9,200 dwellings over this period, which amounts to a considerable surplus. <u>A shortfall against the Strategic Opportunity reflects the local housing market and the fact that conditions have not supported higher rates of delivery at the Sustainable Urban Extensions.</u> However, as part of the plan preparation process, the Council has identified that it is necessary to provide for additional housing to allow for market choice and flexibility, and to contribute towards the Strategic Opportunity and ensure that the JCS requirements are delivered. In accordance with the focus on growth towns within the JCS strategy that additional housing ought to be focused on the main settlement of Corby.																																
MM14	Paragraph 7.10	Insert additional text at end of paragraph:  <u>Sites will be expected to make provision for affordable housing in accordance with Policy 30 (Housing Mix and Tenure) of the JCS.</u>																																
MM15	Table 8	<b>Table 8 – Summary table of sites allocated for residential development, or for mixed use development including residential</b> <table><tr><th>Policy Ref</th><th>Location</th><th>Indicative Number of Units</th><th>Planning permission</th></tr><tr><td>H1</td><td>Builders Yard, Rockingham Road</td><td>31</td><td>No</td></tr><tr><td>H2</td><td>Maple House, Canada Square</td><td>14</td><td>No</td></tr><tr><td><del>H3</del></td><td><del>Former Our Lady Pope John School, Tower Hill Road</del></td><td>88</td><td>Yes</td></tr><tr><td><del>H4</del><u>H3</u></td><td>Land at Station Road</td><td>150</td><td>Yes</td></tr><tr><td><del>H5</del><u>H4</u></td><td>Land off Elizabeth Street</td><td>100</td><td>No</td></tr><tr><td><del>H6</del><u>H5</u></td><td>Pluto, Gainsborough Road</td><td>30</td><td>No</td></tr><tr><td><del>H7</del><u>H6</u></td><td>Cheltenham Road</td><td>18</td><td>Yes<sup>5</sup></td></tr></table>	Policy Ref	Location	Indicative Number of Units	Planning permission	H1	Builders Yard, Rockingham Road	31	No	H2	Maple House, Canada Square	14	No	<del>H3</del>	<del>Former Our Lady Pope John School, Tower Hill Road</del>	88	Yes	<del>H4</del> <u>H3</u>	Land at Station Road	150	Yes	<del>H5</del> <u>H4</u>	Land off Elizabeth Street	100	No	<del>H6</del> <u>H5</u>	Pluto, Gainsborough Road	30	No	<del>H7</del> <u>H6</u>	Cheltenham Road	18	Yes <sup>5</sup>
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<del>H7</del> <u>H6</u>	Cheltenham Road	18	Yes <sup>5</sup>																															

<sup>5</sup> Subject to conditions

		<table><tr><td>TC1</td><td>Parkland Gateway</td><td>100</td><td>No</td></tr><tr><td>TC2</td><td>Everest Lane</td><td>70</td><td>No</td></tr><tr><td>TC3</td><td>Former Co-Op, Alexandra Road</td><td>150</td><td>No</td></tr><tr><td colspan="2"><b>Total</b></td><td><b>751663</b></td><td></td></tr></table>	TC1	Parkland Gateway	100	No	TC2	Everest Lane	70	No	TC3	Former Co-Op, Alexandra Road	150	No	<b>Total</b>		<b>751663</b>	
TC1	Parkland Gateway	100	No															
TC2	Everest Lane	70	No															
TC3	Former Co-Op, Alexandra Road	150	No															
<b>Total</b>		<b>751663</b>																
MM16	Policy H3	<p>Delete site allocation:</p> <p><u>Former Our Lady and Pope John School, Tower Hill Road</u></p> <p><del>7.16 The former school site is located off Tower Hill Road within 85 metres of the junction with Gainsborough Road. The A6003 is to the west and separated from the site by a playing field. Directly to the south of the site is the newly opened Kingswood School and along the northern boundary are residential dwellings.</del></p> <p><del>7.17 Planning approval was granted in July 2018 for the erection of 88 dwellings. The development is intended to provide 100% affordable housing.</del></p> <p><b>Figure 7.3 – Former Our Lady and Pope John School, Tower Hill Road</b></p>																



**Policy H3 Former Our Lady and Pope John School, Tower Hill Road**

~~A site of 2.37 hectares is allocated for residential development to include 88 dwellings.~~

In addition to according with relevant development plan policies and material considerations, applications will be supported where the following site design principles are addressed:

a) ~~Vehicular access is from Tower Hill Road;~~

		<p><del>b) There are a number of trees along the eastern boundary which should be retained;</del></p> <p><del>c) Development enhances the opportunity to improve connectivity within and beyond the site, in particular connections to the West Corby Sustainable Urban Extension;</del></p> <p><del>d) Full details of the surface water drainage scheme, including maintenance and upkeep, should be agreed with the Local Planning Authority before development commences; and</del></p> <p><del>e) In the event that unexpected contaminated land is discovered when carrying out the development further land contamination will be required and reported to the Local Planning Authority.</del></p>	
MM17	Policy H7	<p>Amend Policy H7 to read:</p> <p><b>Policy H7<del>6</del> Cheltenham Road</b></p> <p>A site of 0.49 hectares is allocated for residential development consisting of 18 dwellings.</p> <p>Development must accord with relevant development plan policies and material considerations and the site design principles and full schedule of conditions set out in the approved planning permission (application ref:- <del>18/00365/REG3</del>) which includes:</p>	
MM18	Policy 12 and Explanatory Text	<p>Amend Policy 12 to read:</p> <p><b>Policy 12 – Custom and Self-Build</b></p> <p>Proposals that would make a proportion of serviced dwelling plots available for sale to custom builders or self-builders will be supported where in compliance with other policies of the Local Plan.</p> <p>On sites of <del>20</del>50 or more dwellings (excluding schemes for 100% flats or conversions), the local planning authority will seek <del>the provision</del> <u>a proportion</u> of serviced building plots to enable the delivery of custom and self-build <u>to meet local demand demonstrated through the Custom and Self-Build Housing Register and Demand Assessment Framework</u>. In determining the nature and scale of any provision, the Council will have regard to <del>evidence of local need</del>, the nature of the development proposed and the viability of the development.</p>	

	<p>Proposals for 5 or more custom or self-build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with any application and agreed by the Local Planning Authority.</p> <p>Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for custom and self-build projects within their neighbourhood plan area.</p>
	<p>Amend Explanatory Text to read:</p> <p><del>7.25</del><u>23</u> The Council's Custom and Self-Build Housing Register has been in operation since March 2016 and provides evidence of the level of local demand for custom and self-build plots within Corby. The Council introduced eligibility criteria in July 2018 that required applicants to demonstrate a local connection and availability of finance to build their own home. As of <del>June</del> <u>December</u> 2019 there were 5 applicants on the register. It is, however, recognised that the register does not necessarily provide a full picture about demand in Corby. Supplementary information provided by the Demand Assessment Framework<sup>6</sup> indicates that the potential demand for custom and self-build development over the plan period is significantly greater than the register would suggest and recommends that positive action is required by the Council to promote such opportunities and enable faster rates of development.</p> <p><del>7.26</del><u>24</u> National planning policy requires local planning authorities to assess the housing needs for different groups in the community, including people wishing to commission or build their own homes, and to make provision for this in their planning policies.</p> <p><del>7.27</del><u>25</u> Policy 30 (Housing Mix and Tenure) in the JCS supports proposals for custom and self-build development. It further requires the Sustainable Urban Extensions and other strategic developments<sup>7</sup> to make serviced plots available. Windfall sites in accordance with Policy 11 (The Network of Urban and Rural Areas) of the JCS are also likely to provide plots for custom and self-build housing within the built-up area of settlements. In addition, Neighbourhood Plans may also provide local communities with opportunities to encourage custom and self-build housing by creating new planning policies or allocating new development sites in their designated area to meet local needs and enable community-led housing.</p> <p><del>7.28</del><u>26</u> It is possible given the positive Government support for custom and self-build that the provisions within the JCS will not provide enough serviced plots to meet demand over the plan period. In order to build in flexibility and to respond to the potential for demand to grow, the Council will look to support applications for</p>

<sup>6</sup> [Demand Assessment Framework](#), December 2018

<sup>7</sup> Strategic sites have been defined as 500+ dwellings



		<p>the delivery of serviced plots and seek a proportion of serviced building plots on sites of <del>20</del><u>50</u> or more dwellings to enable the delivery of custom and self-build housing, subject to appropriate demand being identified. It is imperative that the custom and self-build policy is flexible and realistic; otherwise it could act as a deterrent to housing delivery. Therefore, the number of plots to be delivered on each site will be determined on a case by case basis taking account of need, viability and the characteristics and constraints of the site at the time of the application. Higher density residential sites for flatted developments and conversions are unsuitable for custom and self-build plots, they are therefore exempt from the requirement to provide plots.</p> <p><del>7.29</del><u>27</u> A key element of custom and self-build housing is the flexibility to design and build homes to individual requirements however it is important that an element of coherence in the design and appearance of the overall site is maintained. As such, sites with multiple service plots of 5 or more in a single site location will be required to be supported by a design statement that provides the Council as well as potential custom and self-build builders with a clear set of design principles that future development will have to comply with.</p> <p><del>7.30</del><u>28</u> To ensure the delivery of serviced plots to self and custom builders the Council will require appropriate agreements to cover issues including timescales and phasing of plots delivery, <u>and appropriate marketing of plots to self and custom builders, and length of time after which</u> <u>Where sites have been marketed for 6 months on the open market and have not been sold, the unsold plots will be returned to the developer. Further explanation on the operation of the policy may be provided in a Supplementary Planning Document will be prepared to provide guidance and advice on implementing Local Plan policies on custom and self-build housing, including Policy 30 of the JCS and Policies 12 and 13 of this Plan. The intention is to provide advice to all who may be interested in this form of housing especially those on the Custom and Self-Build Register and guidance to help potential builders with information about what is required to support the proposal, including the method of calculation for the quantum of custom and self-build, design requirements, conditions under which developers can provide custom and self-build plots that satisfy the rural exception policy and approach to Section 106 Agreements.</u></p>
MM19	Policy 14 and Explanatory Text	<p>Amend Policy 14 to read:</p> <p><b>Policy 14 – Gypsies and Travellers</b></p> <p>The Council will <u>prepare a Development Plan Document that will seek to allocate land or provide other solutions</u> <del>seek to secure a supply of additional pitches</del> to meet the accommodation needs of Gypsy and Travellers. <u>In the meantime, applications will be determined in accordance with Policy 31 of the Joint Core Strategy (Gypsies and</u></p>

		<p>Travellers and Travelling Show People). in the Borough, as indicated in the most recent North Northamptonshire Gypsy and Traveller Needs Assessment</p> <p>Amend Explanatory Text to read:</p> <p>7.3840 The <u>Council intends to prepare a separate Gypsy and Traveller Allocation Plan identifying sites to meet the identified needs of gypsy and travellers in the Borough as identified in the North Northamptonshire Gypsy and Traveller Accommodation Assessment. The timescales for this work will be updated and documented within the Local Development Scheme.</u><del>most realistic source of deliverable sites for the next five years is for the Council to intensify (allowing more 'pitches' on a site without extending a site) or expand sites within its ownership for future provision of traveller accommodation. The Council intends to appoint specialist consultants to assess the suitability of sites within the Council's ownership and other areas along transport corridors to meet identified needs, taking into account planning policy, the environment and local constraints and the extent to which they can be mitigated or addressed.</del></p> <p>7.3944 <u>While the forthcoming Gypsy and Traveller Allocation Plan will look to identify sites to meet the identified need for pitches up to 2031, there is potential to meet some of this need from existing sites, in particular the identified need over the next five years. The Council has commenced the evidence gathering to inform the Gypsy and Traveller Allocation Plan, including the procurement of specialist consultants to assess the capacity of existing sites to meet requirements, taking into account planning policy, the environment and local constraints and the extent to which they can be mitigated or addressed. Policy 31 (Gypsies and Travellers and Travelling Show People) of the JCS will be used to determine applications on unallocated sites prior to the adoption of the Gypsy and Traveller Allocation Plan. Sites will be taken forward through planning permissions or inclusion within the review of the Local Plan as part of future housing mix and type within the context of the assessment of overall housing need in North Northamptonshire Housing Market Area under the new unitary authority</u></p>
MM20	Policy 15 and Explanatory Text	<p>Amend Policy 15 to read:</p> <p><b>Policy 15 - Specialist Housing and Older People's Accommodation</b></p> <p><u>On residential developments of 50 or more dwellings, or 1.4 hectares or more site area, the Council will seek to be required to include a proportion of the housing designed specifically to meet the identified needs of older households and others with a need for specialist housing.</u></p>

		<p>The precise proportion, type and tenure mix will take into account:</p> <ul style="list-style-type: none"> <li>• evidence of local need;</li> <li>• the scale and location of the site; and</li> <li>• the viability of the development</li> </ul> <p><del>Retirement housing, supported housing and care homes will be supported provided that retirement housing and supported housing schemes has embedded the HAPPI principles into the design.</del></p> <p>Proposals for 'granny annexes' in the form of extensions, additions or separate buildings for occupation by <del>elderly or disabled</del> dependant relatives of the household occupying the existing dwelling, will be considered sympathetically provided that they are of a good quality design and do not cause significant adverse impacts on the living conditions of adjoining occupiers. Where planning permission for self-contained accommodation is granted an appropriate agreement restricting occupation will be sought.</p>
		<p>Amend Explanatory Text to read:</p> <p>7.4947 In 2009, the Housing our Ageing Population: Panel for Innovation published a report<sup>8</sup> examining the design of housing for older people and made recommendations to improve it. This guidance includes key design principles, known as the 'HAPPI principles'; and are considered best practice that should be adopted. North Northamptonshire HAPPI design criteria are expected to be set out in <u>the forthcoming design guidance being prepared for North Northamptonshire Place Shaping Supplementary Planning Document.</u></p>
MM21	Policy 16 and Explanatory Text	<p>Amend Policy 16 to read:</p> <p><b>Policy 16 – Residential Gardens</b></p> <p>Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will <del>only</del> be permitted where:</p> <ul style="list-style-type: none"> <li>a) the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area; and</li> <li>b) the amenity and privacy of neighbouring, existing and new properties is protected; and</li> </ul>

<sup>8</sup> ~~Housing our Ageing Population~~ Housing our Ageing Population, 2009

		<p>c) provision is made for safe and convenient access; and</p> <p>d) adequate parking spaces and services can be provided for the proposed and existing properties.</p> <p>Proposals in the form of 'tandem' development will not be permitted.</p> <p>Insert additional text to read:</p> <p><u>7.51 A tandem development is a backland development, where a new dwelling is placed immediately behind, or in front of, an existing dwelling, on sites that occupy smaller sized plots or share the same access. If the dwelling is aligned the same way as the existing house there may be overlooking of the front of the house or vice versa. Tandem development may also result in disturbance to new and existing properties, loss of amenity, cramping and adverse impact on local character.</u></p>
MM22	Policy 17 and Explanatory Text	<p>Amend Policy 17 to read:</p> <p><b>Policy 17 – Settlement Boundaries</b></p> <p>The settlement boundaries set out on the Policies Map will be used to interpret whether sites are within or adjoining the settlement boundary <u>and to support the application of Policies 11 and 13 of the Joint Core Strategy</u>. Land outside the boundaries is defined as open countryside.</p> <p>Revise final sentence in Paragraph 8.4 to read:</p> <p>The purpose of the settlement boundaries is to recognise the intrinsic character and beauty of the countryside, in accordance with the NPPF and assist in retaining distinctive local features and preventing coalescence with respect to Policy 11 (The Network of Urban and Rural Areas) <u>and Policy 13 (Rural Exceptions)</u> of the JCS.</p>
MM23	Policy 19 and Explanatory Text	<p>Revise Policy 19 to read:</p> <p>This hierarchy should be used for the application of the sequential test, <u>as set out in the NPPF to the assessment</u> <del>assess planning applications for</del> of main town centre uses <del>that which are proposed</del> outside a defined centre and not in accordance with the Local Plan.</p> <p>Amend Explanatory Text to read:</p> <p>9.11 The appropriate retail impact threshold to apply will be determined based upon the catchment area of a specific proposal. The lower threshold of any identified centre located within the catchment area of a proposal will be applied. <u>Where a retail impact assessment is required this should be proportionate to the</u></p>

		<u>scale and nature of the proposal</u> . Where an application is likely to have significant adverse impact it should be refused.
MM24	Policy 20 and Explanatory Text	<p>Amend Policy 20 to read:</p> <p><b>Policy 20 – Change of Use of Shops Outside the Defined Centres</b></p> <p>Small scale retail development to serve the day-to-day needs of local neighbourhoods will normally be permitted.</p> <p>Individual shops not within the defined centres will be safeguarded for A1-retail purposes, unless an applicant can demonstrate:</p> <ul style="list-style-type: none"> <li>a) Adequate alternative facilities are already within walking distance, which are capable of meeting the needs currently being met by the existing facility without leading to a shortfall in provision;</li> <li>b) An <u>appropriate balance between</u> the number and type of units within the settlement or neighbourhood area;</li> <li>c) The property has been marketed for its current use for a sufficient period of time at a reasonable price and that there has been no interest in the property, and that the existing use is no longer economically and/or socially viable; and</li> <li>d) The replacement use will result in no harm to the character or amenity of the immediate area.</li> </ul> <p>Amend Explanatory Text to read:</p> <p>9.15 Policy 20 should be applied in the context of updated legislation, which came into force in <u>September 2020 removing Use Classes A1/2/3/4/5 and D1/2 and creating three new overarching Use Classes: Class E (Commercial, business and services), Class F1 (Learning and non-residential institutions) and Class F2 (Local community)</u>. <del>May 2019 introducing a new permitted development right allowing shops (A1) to change to up to 500m<sup>2</sup> of office use (B1a), subject to prior approval by the local authority of certain planning impacts, including on the sustainability of the existing shopping area.</del></p>
MM25	Policy 21 and Explanatory Text	<p>Amend Policy 21 to read:</p> <p><b>Policy 21 – Primary Shopping Areas</b></p> <p>Development within the Primary Shopping Areas, as shown on the Policies Map will be supported where it will add to the attractiveness of the centre and not critically undermine the <u>predominance of A1 retail uses</u>. In order to add to the attractiveness of the centre, development should:</p>

		<ul style="list-style-type: none"> <li>• Complement the retail function and make a positive contribution to the vitality and viability of the town centre; and</li> <li>• Avoid an over concentration of a particular non-<u>retail</u> A4 use which risks undermining the vitality and viability of the town centre.</li> </ul> <p>Change of use of upper floors to <del>working space</del> <u>office uses</u> and/or residential will be encouraged, subject to compliance with other development management policies, and provided that the development does not result in the loss of ancillary storage space or other beneficial use to the extent that it would make a ground floor unit unviable, and that the development would not prevent off street servicing of any ground floor unit.</p> <p>Amend Explanatory Text to read:</p> <p>9.17 The JCS says that vitality and viability of town centres will be supported by securing and maintaining a vibrant mix of retail, employment, leisure and cultural facilities and supports the provision of additional residential uses on appropriate sites including the re-use of vacant space above shops. It adds that proposals for change of use or redevelopment within primary shopping areas will be permitted if the proposal adds to the attractiveness of the centre and does not lead to the predominance of A4-retail use being critically undermined. Paragraph 5.36 of the JCS states that Part 2 Local Plans will identify primary shopping areas where retention of retail uses is most important.</p> <p>9.18 The boundaries identified on the Policies Map for the primary shopping areas draw on the assessment and review of town centre boundaries, and represent the retail core of those centres. This Plan sets out additional direction, over and above Policy 12 (Town Centres and Town Centre Uses) of the JCS, with reference to managing development within the primary shopping areas.</p> <p>9.19 <u>In order to avoid over concentration of a particular non-retail use within the primary shopping areas, consideration will be given to the quantity and potential clustering of a particular non-retail use that risks undermining the vitality and viability of the town centre.</u></p> <p>9.20 <u>As with Policy 20, updated permitted development rights allow change of use from shops (A1) to offices (B1a) up to 500m<sup>2</sup>, subject to prior approval from the local planning authority the Class E Use Class, which came into force in September 2020, allows much greater flexibility within retail services; therefore Policy 21 should also be applied in the context of the most recent updates in legislation.</u></p>
MM26	Policy 22	<p>Amend Policy 22 to read:</p> <p><b>Policy 22 - Regeneration Strategy for Corby Town Centre</b></p>

		<p>Corby Town Centre will continue to succeed as a sustainable centre for retail, business, recreation, <u>residential accommodation</u>, leisure and culture for the sub-region of North Northamptonshire and will support its high projected population growth. <del>This will be delivered via a regeneration strategy for the town centre covering the Development proposals will be judged against the</del> following objectives:</p> <ol style="list-style-type: none"> <li>1. Encouraging new development in Corby Town Centre to accommodate a more diverse range of appropriate main town centre uses, including <u>residential and those</u> uses which help develop the evening/night-time economy.</li> <li>2. Ensuring that retail uses are maintained within Corby Town Centre so that it remains a competitive shopping destination, particularly for comparison retail, to support the planned growth for the town.</li> <li>3. Encouraging the use of innovative and contemporary design solutions where it would complement the existing town centre.</li> <li>4. Encouraging new buildings and spaces in proximity to the neighbouring woodland at Hazelwood to establish a stronger relationship between both the natural and built environments.</li> <li>5. Where appropriate, identify and implement gateway features that provide attractive entrances to the Primary Shopping Area.</li> <li>6. There should be no net loss of off-street car parking unless it can be demonstrated that there is no long term demand for parking at the site.</li> <li>7. Encourage improvements to <u>cycle and</u> pedestrian signage and cycling and walking routes <del>between public car parks and</del> <u>within</u> the town centre to enhance permeability.</li> <li>8. Improving pedestrian connectivity across the main streets in the town centre such as George Street and Elizabeth Street.</li> <li>9. Improving the public realm to ensure it is more accessible to disabled people and increase the amount of available disabled parking spaces within the town centre.</li> </ol>
MM27	Policy 23	<p>Amend Policy 23 to read:</p> <p><b>Policy 23 - Spatial Framework for Corby Town Centre</b></p> <p>Development proposals that come forward within Corby Town Centre should seek to make a positive contribution to the implementation of the Spatial Framework for Corby Town Centre, as set out in Figure 9.1, <u>in a proportionate manner to reflect the scale and nature of the proposed development</u>. In particular:</p> <ol style="list-style-type: none"> <li>1. Opportunities should be identified and implemented to improve connectivity, particularly to the east, including the railway station and Old Village area.</li> </ol>



		<div>2. Opportunities should be identified and implemented to strengthen the relationship between Hazelwood and the built form of the town centre.</div> <div>3. Opportunities should be identified and implemented to strengthen the relationship between West Glebe and Coronation Park to create linked green space.</div> <div>4. Opportunities should be identified and implemented to improve public transport provision, in particular to serve the railway station and enhance evening and Sunday service provision to meet the increased demand as a result of the improved town centre offer.</div> <div>5. Opportunities should be identified and implemented to continue to improve the quality, character and pedestrian experience along George Street.</div>										
MM28	Policy 24 and Explanatory Text	<div>Amend Policy 24 to read:</div> <div><b>Policy 24 – Corby Town Centre Redevelopment Opportunities</b></div> <div>The following sites have been identified as the main locations for new development growth within Corby Town Centre and are allocated for mixed use redevelopment. Schemes coming forward on <del>these</del> sites <u>TC2, TC3 and TC4</u> must also contribute towards the provision of comparison shopping floorspace requirements set out in Policy 12 of the North Northamptonshire Joint Core Strategy.</div> <div><table><tr><th>Ref</th><th>Site</th></tr><tr><td>TC1</td><td>Parkland Gateway</td></tr><tr><td>TC2</td><td>Everest Lane</td></tr><tr><td>TC3</td><td>Former Co-Op, Alexandra Road</td></tr><tr><td>TC4</td><td>Oasis Retail Park</td></tr></table></div> <div>The allocations are supported by site-specific policies TC1 to TC4 below to provide further detailed guidance on the development of these sites. These site-specific policies also form part of this policy.</div>	Ref	Site	TC1	Parkland Gateway	TC2	Everest Lane	TC3	Former Co-Op, Alexandra Road	TC4	Oasis Retail Park
Ref	Site											
TC1	Parkland Gateway											
TC2	Everest Lane											
TC3	Former Co-Op, Alexandra Road											
TC4	Oasis Retail Park											
MM29	Table 11	<div><b>Table 11: Monitoring Framework</b></div> <div><table><tr><th>Policy</th><th>Target(s)</th><th>Indicator(s)</th><th>Which SA objective this policy meets</th></tr><tr><td><u>Policy 1</u> Open Space, Sport and Recreation</td><td>Net gain in open space, sports or recreational facilities</td><td>• Total amount of parks and gardens</td><td>To improve accessibility and transport links from residential</td></tr></table></div>	Policy	Target(s)	Indicator(s)	Which SA objective this policy meets	<u>Policy 1</u> Open Space, Sport and Recreation	Net gain in open space, sports or recreational facilities	• Total amount of parks and gardens	To improve accessibility and transport links from residential		
Policy	Target(s)	Indicator(s)	Which SA objective this policy meets									
<u>Policy 1</u> Open Space, Sport and Recreation	Net gain in open space, sports or recreational facilities	• Total amount of parks and gardens	To improve accessibility and transport links from residential									

				<ul style="list-style-type: none"> <li>• Total amount of natural and semi-natural green space</li> <li>• Total amount of amenity green space</li> <li>• Total amount of provision for children and young people</li> <li>• Total amount of allotments</li> <li>• Projects providing open space, sports and recreation facilities through S106 agreements.</li> </ul>	<p>areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities</p> <p>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>	
		<u>Policy 2</u> Health and Wellbeing	Promote health and wellbeing and reduce health inequalities	Application monitoring	<p>Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas</p> <p>To create healthy, clean and pleasant environments for people to enjoy</p>	

					living, working and recreating in and to protect and enhance residential amenity	
		<u>Policy 3</u> Secondary School Opportunity Site	Facilitate the provision of a new secondary school by 2031	Application monitoring	To improve overall levels of education and skills	
		<u>Policy 4</u> Electronic Communications	Delivery of appropriate electric communications infrastructure	Application monitoring	Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors	
		<u>Policy 5</u> 'Bad Neighbour' Uses	Development that falls within 400m of a 'bad neighbour' will be assessed in terms of any potential adverse impacts	Application monitoring	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all  To create healthy, clean and pleasant environments for	

					people to enjoy living, working and recreating in and to protect and enhance residential amenity	
		<u>Policy 6</u> Green Infrastructure Corridors	Protect and enhance the green infrastructure corridors	Net increase in green infrastructure	<p>To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation</p> <p>Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas</p>	
		<u>Policy 7</u> Local Green Space	Safeguard Local Green Space	Application monitoring	To improve accessibility and transport links from residential areas to key services, facilities and employment	

					areas and enhance access to the natural environment and recreation opportunities	
		<u>Policy 8</u> Employment Land Provision	Permit sufficient new employment development to meet requirement of 397,839m <sup>2</sup> of net additional employment floorspace over the plan period.	Employment land analysis	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs  Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors	
		<u>Policy 9</u> Employment Uses in Established Industrial Estates	Ensure that existing established industrial estates are protected for employment use	Employment land analysis	Maintain and enhance employment opportunities and to reduce the disparities arising	

					<p>from unequal access to jobs</p> <p>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</p>	
		<p><u>Policy 10</u> Non Employment Uses in Established Industrial Estates</p>	<p>Ensure that existing established industrial estates are protected for employment use</p>	<p>Employment land analysis</p>	<p>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p> <p>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are</p>	

					attractive to visitors and investors	
		<u>Policy 11</u> Delivering Housing	Delivery of housing to meet local needs	Housing land analysis	<p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p> <p>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</p> <p>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p> <p>Reduce the emissions of greenhouse gases and impact</p>	



					of climate change (adaptation)	
		<u>Policy H1</u> Builders Yard, Rockingham Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Builders Yard, Rockingham Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy H2</u> Maple House, Canada Square	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Maple House, Canada Square site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy H3</u> Former Our Lady Pope John School, Tower Hill Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Former Our Lady Pope John School, Tower Hill Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy H4</u> Land at Station Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Land at Station Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy H5</u> Land off Elizabeth Street	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Land off Elizabeth Street site	Ensure that new housing provided meets the needs of the area, provide affordable	

					and decent housing for all	
		<u>Policy H6</u> Pluto, Gainsborough Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Cheltenham Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy H7</u> Cheltenham Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Pluto, Gainsborough Road site	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy 12</u> Custom and Self-Build	Provision of custom and self- build housing on qualifying developments	Percentage of custom and self- build from qualifying developments	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy 13</u> Single Plot Exception Sites for Custom and Self-Build	Provision of custom and self- build housing on rural exception sites	Number of new custom and self- build houses build outside designated settlement boundaries	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy 14</u> Gypsy and Travellers	Delivery of gypsy and traveller pitches to meet identified needs	• Total number of gypsy and traveller pitches available	Ensure that new housing provided meets the needs of the area, provide affordable	

				<ul style="list-style-type: none"> <li>New pitches approved</li> </ul>	<p>and decent housing for all</p> <p>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</p>	
		<u>Policy 15</u> Specialist Housing and Older People's Accommodation	Delivery of specialist housing and older people's accommodation to meet identified needs	Number of units of specialist housing and older people's accommodation achieved on qualifying sites	<p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p> <p>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</p>	
		<u>Policy 16</u> Residential Gardens	No specific target	Development permitted in residential gardens in built-up areas.	<p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p> <p>To create healthy, clean and</p>	

					pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity	
		<u>Policy 17</u> Settlement Boundaries	Restrict inappropriate development in the open countryside	Development permitted outside the defined settlement boundaries, as illustrated on the Policies Map	<p>To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment</p> <p>To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation</p> <p>To create healthy, clean and</p>	

					pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity	
		<u>Policy 18</u> Restraint Villages	Restrict all but the re-use or conversion of suitable buildings in the restraint villages, unless promoted through Neighbourhood Plans or rural exceptions	Number of dwellings permitted within the restraint villages	Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings  To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment	
		<u>Policy 19</u> Network and Hierarchy of Centres	100% coverage of impact assessments	Provision of town centre uses approved in the defined Town Centre, District Centres	Protect and enhance the vitality and viability of town centres and market towns	

				and Local Centres. Development proposals for retail and leisure use outside the defined centres.	<p>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</p> <p>To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities</p>	
		<u>Policy 20</u> Change of Use of Shops Outside the Defined Centres	Limit the net loss of A1 retail use outside the defined centres, unless it can be demonstrated that the current use is no longer needed after 12 months demonstrable marketing, viable or needed for an alternative use	Development proposals for the change of use from A1 retail outside the defined centres	Protect and enhance the vitality and viability of town centres and market towns	

		<u>Policy 21</u> Primary Shopping Areas	No specific target	Development proposals within the Primary Shopping Areas	Protect and enhance the vitality and viability of town centres and market towns
		<u>Policy 22</u> Regeneration Strategy for Corby Town Centre	Regeneration of the town centre	Development proposals within the town centre that accord with all of the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns
		<u>Policy 23</u> Spatial Framework for Corby Town Centre	Regeneration of the town centre	Development proposals within the town centre that accord with all of the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns
		<u>Policy 24</u> Corby Town Centre Redevelopment Opportunities	By 2031, the following sites are identified to come forward for mixed-use development, to meet the minimum of 12,500m <sup>2</sup> gain in comparison floorspace and provide residential units:	Development proposals for comparison floorspace within Corby Town Centre, including the identified redevelopment opportunity sites.	Protect and enhance the vitality and viability of town centres and market towns  Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local

					<p>strengths and qualities that are attractive to visitors and investors</p> <p>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p> <p>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</p>	
		<u>Policy TC4</u> Parkland Gateway	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Parkland Gateway site	<p>Protect and enhance the vitality and viability of town centres and market towns</p> <p>Ensure that new housing provided</p>	



					meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy TC2</u> Everest Lane	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Everest Lane site	Protect and enhance the vitality and viability of town centres and market towns  Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy TC3</u> Former Co-Op, Alexandra Road	Redevelopment of site in accordance with all the relevant policy criteria	Development permitted on the Former Co-Op, Alexandra Road site	Protect and enhance the vitality and viability of town centres and market towns  Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all	
		<u>Policy TC4</u>	Redevelopment of site in	Development permitted on the	Protect and enhance the	

		Oasis Retail Park	accordance with all the relevant policy criteria	Oasis Retail Park site	<p>vitality and viability of town centres and market towns</p> <p>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p>	
<b>Table 11: Monitoring Framework</b>						
		<b><u>Policy</u></b>	<b><u>Indicator(s)</u></b>	<b><u>Target(s)</u></b>	<b><u>Which SA objective this policy meets</u></b>	
		<u>Policy 1 Open Space, Sport and Recreation</u>	<p><u>Net gain/loss in open spaces, allotments, sports and recreational facilities</u></p> <p><u>Projects providing open space, sports and recreation facilities through S106 agreements.</u></p>	<u>Net gain in open space, sports or recreational facilities</u>	<p><u>To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities</u></p> <p><u>To create healthy, clean and</u></p>	

					<u>pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</u>	
		<u>Policy 2 Health and Wellbeing</u>	<u>Application monitoring and projects through S106 agreements including open space, sports and recreation facilities provision and air quality</u>	<u>Development should promote and support health and wellbeing and reduce health inequalities</u>  <u>100% of relevant applications to provide relevant reports</u>	<u>Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas</u>  <u>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</u>	
		<u>Policy 3 Secondary School Opportunity Site</u>	<u>New secondary school provided</u>	<u>Facilitate the provision of a new secondary school by 2031</u>	<u>To improve overall levels of education and skills</u>	

		<u>Policy 4 Electronic Communications</u>	<u>Provision of electronic communications infrastructure</u>	<u>Delivery of appropriate electric communications infrastructure should meet specific criteria set out in Policy 4</u>	<u>Retain and enhance the factors which are conductive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</u>	
		<u>Policy 5 'Bad Neighbour' Uses</u>	<u>Development proposals within 400m of 'bad neighbour' use</u>	<u>No development falling within 400m of a 'bad neighbour' giving rise to any adverse impacts</u>  <u>100% of relevant applications to provide relevant assessments to demonstrate no adverse impacts</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>  <u>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</u>	
		<u>Policy 6</u>	<u>Net loss or gain in green infrastructure</u>	<u>A net gain in green infrastructure</u>	<u>To protect, conserve and enhance</u>	

		<u>Green Infrastructure Corridors</u>  	<u>New open space provided within or connected to GI corridors</u>  <u>New development to enhance open space in GI corridors</u>	<u>Development must protect and enhance the green infrastructure corridors</u>	<u>biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation</u>  <u>Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas</u>	
		<u>Policy 7 Local Green Space</u>	<u>Losses in Local Green Space</u>	<u>No loss of Local Green Space</u>	<u>To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities</u>	
		<u>Policy 8 Employment Land Provision</u>	<u>Permit sufficient employment use at identified site</u>	<u>397,839m<sup>2</sup> of net additional employment floorspace</u>	<u>Maintain and enhance employment opportunities and</u>	

			<u>allocations in Corby.</u>	<u>provided over the plan period.</u>	<u>to reduce the disparities arising from unequal access to jobs</u>  <u>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</u>	
		<u>Policy 9 Employment Uses in Established Industrial Estates</u>	<u>The amount of additional employment use floor space provided within established industrial estates</u>  <u>Projects enhancing the physical environment and infrastructure of established industrial estates</u>	<u>No specific target</u>	<u>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</u>  <u>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local</u>	

					<u>strengths and qualities that are attractive to visitors and investors</u>	
		<u>Policy 10 Non-Employment Uses in Established Industrial Estates</u>	<u>Amount of non-employment uses floorspace in established industrial estates</u>  <u>Projects enhancing the physical environment and infrastructure of established industrial estates</u>	<u>No loss of employment uses floorspace in Established Industrial Estates, unless it can be demonstrated that the site is no longer suitable for employment uses</u>	<u>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</u>  <u>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</u>	
		<u>Policy 11 Delivering Housing</u>	<u>Delivery of housing to meet housing need.</u>  <u>Net completions reported in the annual Authorities Monitoring Report</u>	<u>Delivery of 460 dwellings per annum.</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>	

			<u>and 5 year housing land supply assessment</u>		<u>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</u>  <u>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</u>  <u>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</u>	
		<u>Policy H1 Builders Yard, Rockingham Road</u>	<u>Development permitted on the Builders Yard, Rockingham Road site</u>	<u>Redevelopment of site for around 31 dwellings in accordance with all the relevant policy criteria by 2031</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>	



		<u>Policy H2</u> <u>Maple House,</u> <u>Canada Square</u>	<u>Development</u> <u>permitted on the</u> <u>Maple House,</u> <u>Canada Square</u> <u>site</u>	<u>Redevelopment</u> <u>of site for</u> <u>around 14</u> <u>dwellings in</u> <u>accordance with</u> <u>all the relevant</u> <u>policy criteria by</u> <u>2031</u>	<u>Ensure that new</u> <u>housing provided</u> <u>meets the needs</u> <u>of the area,</u> <u>provide affordable</u> <u>and decent</u> <u>housing for all</u>	
		<u>Policy H3</u> <u>Land at Station</u> <u>Road</u>	<u>Development</u> <u>permitted on the</u> <u>Land at Station</u> <u>Road site</u>	<u>Redevelopment</u> <u>of site for</u> <u>around 150</u> <u>dwellings in</u> <u>accordance with</u> <u>all the relevant</u> <u>policy criteria by</u> <u>2031</u>	<u>Ensure that new</u> <u>housing provided</u> <u>meets the needs</u> <u>of the area,</u> <u>provide affordable</u> <u>and decent</u> <u>housing for all</u>	
		<u>Policy H4</u> <u>Land off</u> <u>Elizabeth Street</u>	<u>Development</u> <u>permitted on the</u> <u>Land off Elizabeth</u> <u>Street site</u>	<u>Redevelopment</u> <u>of site for</u> <u>around 100</u> <u>dwellings in</u> <u>accordance with</u> <u>all the relevant</u> <u>policy criteria by</u> <u>2031</u>	<u>Ensure that new</u> <u>housing provided</u> <u>meets the needs</u> <u>of the area,</u> <u>provide affordable</u> <u>and decent</u> <u>housing for all</u>	
		<u>Policy H5</u> <u>Pluto,</u> <u>Gainsborough</u> <u>Road</u>	<u>Development</u> <u>permitted on the</u> <u>Cheltenham</u> <u>Road site</u>	<u>Redevelopment</u> <u>of site for</u> <u>around 30</u> <u>dwellings in</u> <u>accordance with</u> <u>all the relevant</u> <u>policy criteria by</u> <u>2031</u>	<u>Ensure that new</u> <u>housing provided</u> <u>meets the needs</u> <u>of the area,</u> <u>provide affordable</u> <u>and decent</u> <u>housing for all</u>	
		<u>Policy H6</u> <u>Cheltenham</u> <u>Road</u>	<u>Development</u> <u>permitted on the</u> <u>Pluto,</u>	<u>Redevelopment</u> <u>of site for</u> <u>around 18</u>	<u>Ensure that new</u> <u>housing provided</u> <u>meets the needs</u>	

			<u>Gainsborough Road site</u>	<u>dwellings in accordance with all the relevant policy criteria by 2031</u>	<u>of the area, provide affordable and decent housing for all</u>	
		<u>Policy 12 Custom and Self-Build</u>	<u>Number of approved planning permissions that include the provision of custom or self-build housing.</u>	<u>To grant sufficient land suitable to meet the demand for self-build and custom housing identified on the register within three years.</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>	
		<u>Policy 13 Single Plot Exception Sites for Custom and Self-Build</u>	<u>Number of new custom and self-build houses build adjoining designated settlement boundaries</u>	<u>No specific target</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>	
		<u>Policy 14 Gypsy and Travellers</u>	<u>Approval of new pitches to meet the accommodation needs of gypsies and travellers</u>  <u>Potential site allocations to meet accommodate need in future assessments.</u>	<u>Delivery of gypsy and traveller pitches to meet identified needs as set out in the latest North Northamptonshire Gypsy and Traveller Accommodation Assessment or</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>  <u>Value and nurture a sense of belonging in a cohesive community whilst</u>	

				<u>future assessments</u>	<u>respecting diversity</u>	
		<u>Policy 15 Specialist Housing and Older People's Accommodation</u>	<u>Number of units of specialist housing and older people's accommodation achieved on qualifying sites</u>	<u>Delivery of specialist housing and older people's accommodation to meet identified needs.</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>  <u>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</u>	
		<u>Policy 16 Residential Gardens</u>	<u>Development permitted in residential gardens in built-up areas</u>	<u>No approvals for 'tandem' developments</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>  <u>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance</u>	

					<u>residential amenity</u>	
		<u>Policy 17 Settlement Boundaries</u>	<u>Development permitted outside the defined settlement boundaries, as illustrated on the Policies Map</u>	<u>Restrict inappropriate development outside settlement boundaries in the open countryside</u>	<p><u>To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment</u></p> <p><u>To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation</u></p> <p><u>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance</u></p>	

				<u>residential amenity</u>	
	<u>Policy 18 Restraint Villages</u>	<u>Number of dwellings permitted within the restraint villages</u>	<u>Restrict all but the re-use or conversion of suitable buildings in the restraint villages, unless promoted through Neighbourhood Plans or Community Right to Build</u>	<u>Protect and enhance sites, features and areas of historical, archaeological, architectural and artistic interest and their settings</u>  <u>To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment</u>	
	<u>Policy 19 Network and Hierarchy of Centres</u>	<u>Provision of town centre uses approved in the defined Town Centre, District Centres and Local Centres.</u>  <u>Development proposals for retail and leisure use outside the defined centres.</u>	<u>New retail provision should be focussed on Town Centre and defined District and Local Centres.</u>  <u>100% coverage of impact assessments</u>	<u>Protect and enhance the vitality and viability of town centres and market towns</u>  <u>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</u>	

					<u>To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities</u>	
		<u>Policy 20</u> <u>Change of Use of Shops</u> <u>Outside the Defined Centres</u>	<u>Loss or gain of retail use outside the defined centres</u>	<u>Limit the net loss of retail use outside the defined centres</u>	<u>Protect and enhance the vitality and viability of town centres and market towns</u>	
		<u>Policy 21</u> <u>Primary Shopping Areas</u>	<u>Development proposals within the Primary Shopping Areas</u>	<u>No specific target</u>	<u>Protect and enhance the vitality and viability of town centres and market towns</u>	
		<u>Policy 22</u> <u>Regeneration Strategy for Corby Town Centre</u>	<u>Development proposals within the town centre</u>	<u>No specific target</u>	<u>Protect and enhance the vitality and viability of town</u>	

					<u>centres and market towns</u>	
		<u>Policy 23 Spatial Framework for Corby Town Centre</u>	<u>Development proposals within the town centre</u>	<u>No specific target</u>	<u>Protect and enhance the vitality and viability of town centres and market towns</u>	
		<u>Policy 24 Corby Town Centre Redevelopment Opportunities</u>	<u>Development proposals for comparison floorspace within Corby Town Centre, including the identified redevelopment opportunity sites.</u>	<u>Contribute to minimum of 12,500m<sup>2</sup> gain in comparison floorspace and provide residential units by 2031</u>	<u>Protect and enhance the vitality and viability of town centres and market towns</u>  <u>Retain and enhance the factors which are conductive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</u>  <u>Maintain and enhance employment opportunities and to reduce the disparities arising</u>	

					<p><u>from unequal access to jobs</u></p> <p><u>To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity</u></p>	
		<p><u>Policy TC1</u> <u>Parkland Gateway</u></p>	<p><u>Development permitted on the Parkland Gateway site</u></p>	<p><u>Redevelopment of site for mixed use including around 100 dwellings in accordance with all the relevant policy criteria</u></p>	<p><u>Protect and enhance the vitality and viability of town centres and market towns</u></p> <p><u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u></p>	
		<p><u>Policy TC2</u> <u>Everest Lane</u></p>	<p><u>Development permitted on the Everest Lane site</u></p>	<p><u>Redevelopment of site for mixed use including around 70 dwellings in accordance with</u></p>	<p><u>Protect and enhance the vitality and viability of town centres and market towns</u></p>	



				<u>all the relevant policy criteria</u>	<u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>	
		<u>Policy TC3 Former Co-Op, Alexandra Road</u>	<u>Development permitted on the Former Co-Op, Alexandra Road site</u>	<u>Redevelopment of site for mixed use including around 150 dwellings in accordance with all the relevant policy criteria</u>	<u>Protect and enhance the vitality and viability of town centres and market towns</u>  <u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u>	
		<u>Policy TC4 Oasis Retail Park</u>	<u>Development permitted on the Oasis Retail Park site</u>	<u>Redevelopment of site for mixed use in accordance with all the relevant policy criteria</u>	<u>Protect and enhance the vitality and viability of town centres and market towns</u>  <u>Maintain and enhance employment opportunities and to reduce the disparities arising</u>	

					from unequal access to jobs											
MM30	Appendix 1	Amend the housing trajectory as follows:														

West Corby SUE		0	0	<del>200</del>	<del>1010</del>	<del>1500</del>	<del>150</del> <u>20</u>	<del>250</del> <u>101</u>	<del>250</del> <u>150</u>	<del>250</del> <u>150</u>	250	250	250	<del>1,921</del> <u>1,171</u>	295.83	N
Priors Hall Park SUE		245	151	247	297	247	250	250	250	250	250	250	250	2,937	395.00	N
Weldon Park SUE		57	60	60	60	60	60	60	60	60	60	60	60	717	15.64	N
Little Stanion		11	11	39	64	47	27	0	0	0	0	0	0	199	41.25	N
Church Piece, Stanion		0	11	0	0	0	0	0	0	0	0	0	0	11	0.91	Y
Glebe Farm, Church Street, Weldon		0	0	11	10	0	0	0	0	0	0	0	0	21	1.10	N
61 Kirby Road, Gretton		0	0	10	0	0	0	0	0	0	0	0	0	10	0.50	Y
Rural small planning permissions (<10 dwellings)		8	7	6	6	6	0	0	0	0	0	0	0	33	<1.00	Y
Builders Yard, Rockingham Road		0	0	0	0	0	15	16	0	0	0	0	0	31	0.90	Y
Maple House, Canada Square		0	0	0	0	0	14	0	0	0	0	0	0	14	0.39	Y
Land at Station Road		0	<del>750</del>	75	<del>075</del>	0	0	0	0	0	0	0	0	150	0.77	Y
Land off Elizabeth Street		0	0	0	0	0	40	40	20	0	0	0	0	100	0.98	Y
Pluto, Gainsborough Road		0	0	0	0	0	15	15	0	0	0	0	0	30	0.39	Y
Cheltenham Road		0	<del>180</del>	<del>018</del>	0	0	0	0	0	0	0	0	0	18	0.49	Y
Everest Lane		0	0	0	0	0	35	35	0	0	0	0	0	70	0.89	Y
Former Co op		0	0	0	0	0	50	50	50	0	0	0	0	150	0.84	Y
Parkland Gateway		0	0	0	32	32	28	0	0	0	0	0	0	92	1.00	Y
Corby Road, Weldon		0	0	18	19	0	0	0	0	0	0	0	0	37	1.18	N
Windfall Estimate		0	0	16	16	16	16	16	16	16	16	16	16	160	<1.00	Y
Lapse Rate		0	0	-1	-1	-1	0	0	0	0	0	0	0	-3		
Totals	3,644	439	<del>505</del> <u>412</u>	<del>698</del> <u>696</u>	<del>689</del> <u>663</u>	<del>617</del> <u>467</u>	<del>750</del> <u>620</u>	<del>782</del> <u>633</u>	<del>696</del> <u>596</u>	<del>626</del> <u>526</u>	626	626	626	<del>11,324</del> <u>10,574</u>		
Cumulative Totals	3,644	4,083	<del>4,588</del> <u>4,495</u>	<del>5,286</del> <u>5,191</u>	<del>5,975</del> <u>5,854</u>	<del>6,592</del> <u>6,321</u>	<del>7,342</del> <u>6,941</u>	<del>8,124</del> <u>7,574</u>	<del>8,820</del> <u>8,170</u>	<del>9,446</del> <u>8,696</u>	<del>10,072</del> <u>9,322</u>	<del>10,698</del> <u>9,948</u>	<del>11,324</del> <u>10,574</u>			
Annualised Targets	3,680	460	460	460	460	460	460	460	460	460	460	460	460	9,200		
Cumulative Targets	3,680	4,140	4,600	5,060	5,520	5,980	6,440	6,900	7,360	7,820	8,280	8,740	9,200			
Monitor (No. of dwellings above or	-36	-57	<del>-12</del> <u>105</u>	<del>226</del> <u>131</u>	<del>455</del> <u>334</u>	<del>612</del> <u>341</u>	<del>902</del> <u>501</u>	<del>1,224</del> <u>674</u>	<del>1,460</del> <u>810</u>	<del>1,626</del> <u>876</u>	<del>1,792</del> <u>1,042</u>	<del>1,958</del> <u>1,208</u>	<del>2,124</del> <u>1,374</u>			

below cumulative target)														
Manage (Annual requirement taking account of past/projected completions)	427	426	419 428	391 401	358 372	326 360	265 323	179 271	76 206	-62 126	-291 41	-749 -374	-2,124 -1,374	
Sum of homes built on sites of 1ha or less	383	18	151 58	147 165	64 139	64	213	172	86	16	16	16	16	1,362
% homes built on sites of 1ha or less against target	10.41	3.91	32.83 12.61	31.96 35.87	13.91 30.22	13.91	46.30	37.39	18.70	3.48	3.48	3.48	3.48	14.80
% homes built on sites of 1ha or less against total	10.51	4.10	29.90 14.08	21.06 23.71	9.29 20.97	10.37 13.70	28.40 34.35	21.99 27.17	12.36 14.43	2.56 3.04	2.56	2.56	2.56	12.03 12.88

MM31	Appendix 3	Amend the glossary to include the following: <div><div><div><div><u>Walking distance</u></div><div><u>A relatively short distance that could be comfortably walked within 10-15 minutes.</u></div></div></div></div>
MM32	New Appendix – Superseded Policies	Insert new appendices titled ‘Superseded Policies’, as follows: <div><div><u>Section 8(5) of the Local Planning Regulations (2012) require that, where a local plan contains a policy that is intended to supersede another policy it must state that fact and identify the superseded policy.</u></div><div><u>Once adopted the Part 2 Local Plan for Corby will replace all existing saved policies and allocations within the 1997 Corby Borough Local Plan, as set out below.</u></div></div>

<u>1997 Corby Borough Local Plan</u>		<u>Part 2 Local Plan for Corby</u>
<u>Policy</u>	<u>Policy description</u>	<u>To be superseded by</u>
<u>P10(J)</u>	<u>Bad Neighbour Uses</u>	<u>Policy 5</u>
<u>J5</u>	<u>South of Gretton Brook Road</u>	<u>No specific policy</u>
<u>J7</u>	<u>CDC Plots Oakley Hay</u>	<u>Policies 9 &amp; 10</u>
<u>J8</u>	<u>CNT Plots Oakley Hay</u>	<u>Policies E5, E6, 9 &amp; 10</u>
<u>J9</u>	<u>Adjacent Astra Headway</u>	<u>Policies E5, 9 &amp; 10</u>
<u>J11</u>	<u>Adjacent Oakley Hay Roundabout</u>	<u>No specific policy</u>
<u>J12</u>	<u>Longhills</u>	<u>Policies 9 &amp; 10</u>
<u>J13</u>	<u>Willowbrook East</u>	<u>No specific policy</u>
<u>J14</u>	<u>Willowbrook North</u>	<u>Policies 9 &amp; 10</u>
<u>J15</u>	<u>Willowbrook South</u>	<u>Policies 9 &amp; 10</u>
<u>J18</u>	<u>Station Yard</u>	<u>Policy H3</u>
<u>J19</u>	<u>Former Tarmac Land</u>	<u>No specific policy</u>
<u>J20</u>	<u>Barn Close</u>	<u>No specific policy</u>
<u>J22</u>	<u>Weldon Stone Quarry</u>	<u>No specific policy</u>
<u>J23</u>	<u>North of Birchington Road</u>	<u>No specific policy</u>
<u>J24</u>	<u>Railway Station</u>	<u>No specific policy</u>
<u>J26</u>	<u>Ex Sludgebeds</u>	<u>No specific policy</u>
<u>J27</u>	<u>Seymour Plantation</u>	<u>No specific policy</u>
<u>J28</u>	<u>Toxic Ponds off Phoenix Parkway</u>	<u>Policies 9 &amp; 10</u>
<u>J30</u>	<u>Cronin Road</u>	<u>Policies 9 &amp; 10</u>
<u>J33</u>	<u>Maylan Road, Earlstrees</u>	<u>No specific policy</u>
<u>J35</u>	<u>Sootbanks Development</u>	<u>Policies E4, 9 &amp; 10</u>
<u>J36</u>	<u>Princewood Road</u>	<u>Policies E3, 9 &amp; 10</u>
<u>P6(R)</u>	<u>Backland and Garden Development</u>	<u>Policy 16</u>
<u>P7(R)</u>	<u>Backland and Garden Development</u>	<u>Policy 16</u>
<u>P8(R)</u>	<u>Housing in Shopping Areas</u>	<u>No specific policy</u>

		<u>P9(R)</u>	<u>Housing in Shopping Areas</u>	<u>No specific policy</u>	
		<u>P10(R)</u>	<u>Housing Extensions</u>	<u>No specific policy</u>	
		<u>H3</u>	<u>Occupation Road</u>	<u>No specific policy</u>	
		<u>R2</u>	<u>Pytchley Court</u>	<u>No specific policy</u>	
		<u>R4</u>	<u>Pen Green Lane</u>	<u>No specific policy</u>	
		<u>R7</u>	<u>Garden Centre</u>	<u>No specific policy</u>	
		<u>R8</u>	<u>West of Stanion</u>	<u>No specific policy</u>	
		<u>R9</u>	<u>Off Stanion Lane</u>	<u>No specific policy</u>	
		<u>R10</u>	<u>Snatchill North</u>	<u>No specific policy</u>	
		<u>R11</u>	<u>Snatchill South East</u>	<u>No specific policy</u>	
		<u>R12</u>	<u>Snatchill South</u>	<u>No specific policy</u>	
		<u>P5(T)</u>	<u>Public Transport</u>	<u>No specific policy</u>	
		<u>T3</u>	<u>Southern Distributor Road</u>	<u>No specific policy</u>	
		<u>T5</u>	<u>Provision of access to J35</u>	<u>No specific policy</u>	
		<u>T9</u>	<u>Town centre road network</u>	<u>No specific policy</u>	
		<u>T10</u>	<u>Industrial distributor road</u>	<u>No specific policy</u>	
		<u>T11</u>	<u>Accident Reduction Scheme</u>	<u>No specific policy</u>	
		<u>T12</u>	<u>A6003 dualling</u>	<u>No specific policy</u>	
		<u>T17</u>	<u>Rail links</u>	<u>No specific policy</u>	
		<u>T18</u>	<u>Taxi rank facilities</u>	<u>No specific policy</u>	
		<u>P3(S)</u>	<u>Corby Town Centre</u>	<u>Policies 19 &amp; 21</u>	
		<u>P4(S)</u>	<u>Corby Town Centre</u>	<u>No specific policy</u>	
		<u>P6(S)</u>	<u>Corby Town Centre</u>	<u>No specific policy</u>	
		<u>P7(S)</u>	<u>Corby Town Centre</u>	<u>No specific policy</u>	
		<u>P9(S)</u>	<u>Corby Town Centre</u>	<u>No specific policy</u>	
		<u>P10(S)</u>	<u>Betting Offices and Amusement Arcades</u>	<u>No specific policy</u>	
		<u>S17</u>	<u>Phoenix Centre</u>	<u>No specific policy</u>	
		<u>S21</u>	<u>Oldlands Road Neighbourhood Centre</u>	<u>No specific policy</u>	
		<u>S24</u>	<u>Other Commercial Development</u>	<u>No specific policy</u>	
		<u>S26</u>	<u>Hotels</u>	<u>No specific policy</u>	
		<u>P9(C)</u>	<u>Telecommunications</u>	<u>Policy 4</u>	
		<u>C1</u>	<u>Corby Community Hospital</u>	<u>No specific policy</u>	

		<u>C4</u>	<u>Medical Centre, Kingswood Area</u>	<u>No specific policy</u>	
		<u>C5</u>	<u>Medical Centre, Shire Lodge</u>	<u>No specific policy</u>	
		<u>C6</u>	<u>Medical Centre, Pen Green</u>	<u>No specific policy</u>	
		<u>C8</u>	<u>Primary School, Snatchill</u>	<u>No specific policy</u>	
		<u>C9</u>	<u>Primary School, Snatchill East</u>	<u>No specific policy</u>	
		<u>C12</u>	<u>Social Services</u>	<u>No specific policy</u>	
		<u>C13</u>	<u>Social Services</u>	<u>Policy H2</u>	
		<u>C14</u>	<u>Social Services</u>	<u>No specific policy</u>	
		<u>C18</u>	<u>Community Halls at Snatchill</u>	<u>No specific policy</u>	
		<u>C19</u>	<u>Community Hall at Oldlands Road</u>	<u>No specific policy</u>	
		<u>C20</u>	<u>Church Centre at Oldlands Road</u>	<u>No specific policy</u>	
		<u>C21</u>	<u>Corby Sewage Treatment Works</u>	<u>No specific policy</u>	
		<u>C22</u>	<u>Gretton Sewage Treatment Works</u>	<u>No specific policy</u>	
		<u>C23</u>	<u>Middleton Sewage Treatment Works</u>	<u>No specific policy</u>	
		<u>C24</u>	<u>Stanion Sewage Treatment Works</u>	<u>No specific policy</u>	
		<u>C25</u>	<u>Weldon East Sewage Treatment Works</u>	<u>No specific policy</u>	
		<u>C26</u>	<u>Water Distribution System</u>	<u>No specific policy</u>	
		<u>C28</u>	<u>Crematorium on land adjoining the Corby Landfill site</u>	<u>No specific policy</u>	
		<u>C29</u>	<u>Waste Disposal at Princewood Road</u>	<u>No specific policy</u>	
		<u>C30</u>	<u>Waste Disposal at Princewood Road</u>	<u>No specific policy</u>	
		<u>P10 (L)</u>	<u>Open Space, Great Oakley</u>	<u>Policy 1</u>	
		<u>L8</u>	<u>Parkland West of Stanion</u>	<u>Policy 1</u>	
		<u>L9</u>	<u>General Open Space</u>	<u>Policy 1</u>	
		<u>L10</u>	<u>Public Open Space Tamar Green</u>	<u>Policy 1</u>	
		<u>L11</u>	<u>Playing fields adjoining Rockingham Triangle</u>	<u>Policy 1</u>	
		<u>L13</u>	<u>Amenity Space Princewood Road</u>	<u>Policies, 1, E3, 9 &amp; 10</u>	

		<u>L15</u>	<u>Extension of Pocket Park, Weldon</u>	<u>Policy 1</u>	
		<u>L16</u>	<u>Country Park North of Brookfield</u>	<u>Policy 1</u>	
		<u>L18</u>	<u>Brookfield Plantation</u>	<u>Policy 1</u>	
		<u>L19</u>	<u>South Wood</u>	<u>Policy 1</u>	
		<u>L21</u>	<u>Golf Course</u>	<u>Policy 1</u>	
		<u>L29</u>	<u>Allotments</u>	<u>Policy 1</u>	
		<u>PP1</u>	<u>The Leys</u>	<u>Policies 1 &amp; 6</u>	
		<u>PP2</u>	<u>Keebles Field</u>	<u>Policies 1 &amp; 6</u>	
		<u>PP3</u>	<u>Kirby Road</u>	<u>Policies 1 &amp; 6</u>	
		<u>PP4</u>	<u>The Dale</u>	<u>Policies 1 &amp; 6</u>	
		<u>P2(E)</u>	<u>Environmental Protection on Development Sites</u>	<u>No specific policy</u>	
		<u>P13(E)</u>	<u>Local Nature Reserves</u>	<u>No specific policy</u>	
		<u>P14(E)</u>	<u>Nature Conservation Strategy</u>	<u>No specific policy</u>	
		<u>P15(E)</u>	<u>Minerals</u>	<u>No specific policy</u>	
		<u>P16(E)</u>	<u>Corby/Kettering Green Wedge</u>	<u>Policy 17</u>	
		<u>CA1</u>	<u>Great Oakley Conservation Area</u>	<u>No specific policy</u>	
		<u>CA2</u>	<u>Gretton Conservation Area</u>	<u>No specific policy</u>	
		<u>CA3</u>	<u>Rockingham Conservation Area</u>	<u>No specific policy</u>	
		<u>CA4</u>	<u>Cottingham Conservation Area</u>	<u>No specific policy</u>	
		<u>CA5</u>	<u>Middleton Conservation Area</u>	<u>No specific policy</u>	
		<u>CA6</u>	<u>Lloyds, Corby Conservation Area</u>	<u>No specific policy</u>	
		<u>CA7</u>	<u>Weldon Conservation Area</u>	<u>No specific policy</u>	
		<u>SSSI 1</u>	<u>Cowthick Quarry/Gullet</u>	<u>Policies 1 &amp; 6</u>	
		<u>SSSI 2</u>	<u>Weldon Park</u>	<u>Policies 1 &amp; 6</u>	
		<u>SSSI 3</u>	<u>Geddington Chase</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC01</u>	<u>Oakley Quarry</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC02</u>	<u>Askershaw Wood</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC03</u>	<u>Swinawe Wood</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC04</u>	<u>Limestone Quarry Weldon</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC05</u>	<u>Deene Park &amp; Dibbins Wood</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC06</u>	<u>Weldon Lodge &amp; Deene Quarry</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC07</u>	<u>Harry'2 Wood</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC08</u>	<u>Gaulborough Spinney</u>	<u>Policies 1 &amp; 6</u>	



		NC09	<u>Swinawe Barn Plantation</u>	<u>Policies 1 &amp; 6</u>	
		NC10	<u>Blackthorn Wood</u>	<u>Policies 1 &amp; 6</u>	
		NC11	<u>Prior's Hall Quarry</u>	<u>Policies 1 &amp; 6</u>	
		NC12	<u>Prior's Hall Plantation</u>	<u>Policies 1 &amp; 6</u>	
		NC13	<u>Gretton Brook Plantation</u>	<u>Policies 1 &amp; 6</u>	
		NC14	<u>Gretton Plain Quarry &amp; disused railway</u>	<u>Policies 1 &amp; 6</u>	
		NC15	<u>Corby Tunnel Quarries</u>	<u>Policies 1 &amp; 6</u>	
		NC16	<u>Brookfield Plantation</u>	<u>Policies 1 &amp; 6</u>	
		NC17	<u>Ash Coppice</u>	<u>Policies 1 &amp; 6</u>	
		NC18	<u>South Wood Quarry Grassland</u>	<u>Policies 1 &amp; 6</u>	
		NC20	<u>Harper's Brook</u>	<u>Policies 1 &amp; 6</u>	
		NC21	<u>The Dale</u>	<u>Policies 1 &amp; 6</u>	
		NC22	<u>Great Cattage Wood</u>	<u>Policies 1 &amp; 6</u>	
		NC23	<u>New Coppice Lane</u>	<u>Policies 1 &amp; 6</u>	
		NC24	<u>New Coppice Reserve</u>	<u>Policies 1 &amp; 6</u>	
		NC25	<u>Lodge Coppice</u>	<u>Policies 1 &amp; 6</u>	
		NC26	<u>Sawtry Coppice</u>	<u>Policies 1 &amp; 6</u>	
		NC27	<u>Great Oakley Meadow Reserve</u>	<u>Policies 1 &amp; 6</u>	
		NC28	<u>Kings Wood LNR</u>	<u>Policies 1 &amp; 6</u>	
		NC29	<u>Hazel Wood</u>	<u>Policies 1 &amp; 6</u>	
		NC30	<u>Thoroughsale Wood</u>	<u>Policies 1 &amp; 6</u>	
		NC31	<u>Great Hollow</u>	<u>Policies 1 &amp; 6</u>	
		NC32	<u>Spring Pond</u>	<u>Policies 1 &amp; 6</u>	
		NC33	<u>Rockingham Park</u>	<u>Policies 1 &amp; 6</u>	
		NC34	<u>Spring Grove</u>	<u>Policies 1 &amp; 6</u>	
		NC35	<u>The Cow Pasture</u>	<u>Policies 1 &amp; 6</u>	
		NC36	<u>Hills Planting Pond</u>	<u>Policies 1 &amp; 6</u>	
		NC37	<u>Burkitt Road Grassland</u>	<u>Policies 1 &amp; 6</u>	
		NC38	<u>Rockingham Wood</u>	<u>Policies 1 &amp; 6</u>	
		NC39	<u>Boundary Plantation</u>	<u>Policies 1 &amp; 6</u>	
		NC40	<u>Boundary Plantation Grassland</u>	<u>Policies 1 &amp; 6</u>	
		NC41	<u>Plantation Meadow</u>	<u>Policies 1 &amp; 6</u>	
		NC42	<u>Gretton Plantations</u>	<u>Policies 1 &amp; 6</u>	

		<u>NC43</u>	<u>Embankment</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC44</u>	<u>Weldon Old Workings</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC45</u>	<u>Weldon Churchyard</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC46</u>	<u>Cowthick Quarry SSSI</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC47</u>	<u>Weldon Marsh</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC48</u>	<u>Weldon Mound</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC49</u>	<u>Priors Hall</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC50</u>	<u>Weldon Park SSSI</u>	<u>Policies 1 &amp; 6</u>	
		<u>NC51</u>	<u>Great Coppice</u>	<u>Policies 1 &amp; 6</u>	
		<u>LNR1</u>	<u>King's Wood</u>	<u>Policies 1 &amp; 6</u>	
		<u>LNR2</u>	<u>Great Oakley Meadow</u>	<u>Policies 1 &amp; 6</u>	
		<u>SAM12</u>	<u>Kirby Hall Country House and Gardens</u>	<u>No specific policy</u>	
		<u>SAM99</u>	<u>Weldon Lock-Up</u>	<u>No specific policy</u>	
		<u>SAM105</u>	<u>Weldon Roman Villa</u>	<u>No specific policy</u>	
		<u>SAM121</u>	<u>Gartree</u>	<u>No specific policy</u>	
		<u>SAM13638</u>	<u>Rockingham Castle</u>	<u>No specific policy</u>	
		<u>SAM17126</u>	<u>Moated Site, Rockingham Castle</u>	<u>No specific policy</u>	
		<u>E5</u>	<u>Quarry Workings, South of A43</u>	<u>No specific policy</u>	
		<u>E7</u>	<u>Landscaping Barn Close</u>	<u>No specific policy</u>	
		<u>E8</u>	<u>Landscaping Oakley Hay Industrial Estate</u>	<u>Policies 9 &amp; 10</u>	
		<u>E9</u>	<u>Hazel and Thoroughsale Woods</u>	<u>Policy 6</u>	
		<u>E10</u>	<u>Willowbrook North Industrial Estate</u>	<u>No specific policy</u>	
		<u>E11</u>	<u>Sootbanks</u>	<u>No specific policy</u>	
		<u>P8(V)</u>	<u>Employment</u>	<u>No specific policy</u>	
		<u>P12(V)</u>	<u>Recreation</u>	<u>No specific policy</u>	
		<u>P13(V)</u>	<u>Environment</u>	<u>Policy 1</u>	
		<u>R11</u>	<u>Off Corby Road, Gretton</u>	<u>No specific policy</u>	

		R16	Chapel Road, Weldon	No specific policy	
		R17	Oundle Road, Weldon	No specific policy	
		R18	Woodlands Lane	No specific policy	

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## Appendix D

### SCHEDULE OF ADDITIONAL MODIFICATIONS

The schedule below sets out minor modifications to the Publication Draft (Pre-Submission) Part 2 Local Plan for Corby submitted for examination in December 2019. Text added is shown as underlined and deleted text is shown as strikethrough.

Ref.	Para/Policy/Table/ Figure/Map Ref	Proposed Modification	Reason for Modification
AM1	Consultation Information	Delete all the consultation information related to the Publication Draft (Pre-Submission) consultation under Regulation 19.	For effectiveness. Consultation has occurred.
AM2	Foreword	<p>Replace final paragraphs:</p> <p><u>The Part 2 Local Plan for Corby supports the Joint Core Strategy by setting out additional, more detailed planning policies that the Council will use when considering planning applications.</u></p> <p><u>If you would like any further information or advice on this Plan or on the direction of planning policy in Corby, please contact a member of the Local Plan team on 01536 464165 or emailplanningservices.cbc@northnorthants.gov.uk. I know they will be pleased to help.</u></p> <p><del>This Publication Plan is the plan that the Council intends to submit to the Government for examination and is the Plan that the Council would like to adopt subject to that examination. The six-week publication period gives you the opportunity to make any representations on the soundness of the Plan. This is not a consultation looking for changes to the document to be considered, but rather an assessment of whether the Plan has followed guidance and evidence and is therefore 'sound'.</del></p> <p><del>The Council really appreciates your participation.</del></p>	To reflect the status of the document.

AM3	Table of Contents	Amend to reflect proposed modifications.	Consequential changes due to proposed modifications.
AM4	Background	Insert the following: <u>1.3 A separate Development Plan Document is also proposed to allocate sites or provide other solutions to meet the identified need for Gypsy and Traveller pitches.</u>	For clarity and in response to the Post Hearing Advice Note.
AM5	Paragraph 1.6	<u>1.67</u> The planning system uses a number of technical words and jargon. A glossary of terms is provided at Appendix <u>23</u> to assist the reader.	To correct typological error.
AM6	Paragraph 1.8	<u>1.89</u> The Plan relates to the entire area of Corby as shown in Figure 1 and covers the same plan period 2011 to 2031 as the JCS.	Formatting change.
AM7	Paragraph 1.9	<u>1.910</u> The Plan replaces all of the existing saved policies and allocations in the 1997 Corby Borough Local Plan, <u>as shown in Appendix 6.</u>	Consequential changes due to proposed modifications.
AM8	Paragraph 1.10	<u>1.4011</u> The Plan is supported by a wide ranging evidence base. This information is available on the Council's website ( <a href="http://www.northnorthants.gov.uk">www.northnorthants.gov.uk</a> ). As the policies and allocations contained in this plan flow from the spatial strategy and strategic policies of the JCS, they will have the same time horizon and largely the same evidence base. <u>The information will be updated prior to Submission, to inform any potential modifications to the plan. The cut-off date for a complete and up to date evidence base to be in place is the point of Submission to the Secretary of State.</u>	To reflect the status of the document and local government reorganisation.
AM9	Paragraph 1.13	<u>1.4314</u> The Sustainability Appraisal which has been carried out continuously throughout the plan-making process and published at each stage of consultation has been an essential part of how the Plan has evolved and in the determination of the proposals set out in this document. Where necessary the Plan has been modified and shaped in response to the appraisal to ensure that harmful impacts are avoided or mitigated. <u>A further Sustainability Appraisal has been prepared for the Regulation 19 iteration of the Part 2 Local Plan and is published alongside this document.</u>	To reflect the status of the document.
AM10	Paragraph 1.15	<u>1.4516</u> The Habitats Regulations Assessment process has been carried out continuously through the plan-making process and in support of the Plan. The Habitats Regulations Assessment is a staged process, essentially iterative, and the Plan has been revisited as necessary in response to more detailed information, and advises on appropriate mitigation strategies where adverse	To reflect the status of the document.

		effects are identified. The report accompanies the Part 2 Local Plan <u>Regulation 19 consultation process</u> .	
AM11	Paragraph 1.17	1.4718 The Policies Map identifies the location of land use allocations, such as sites allocated for housing or employment uses, and shows designated areas, such as town centres and nature reserves. <u>For information and where it is considered helpful the Policies Map shows important designations, such as Sustainable Urban Extensions, to enable the reader to better understand the context.</u>	Clarification in response to discussions at examination hearings.
AM12	Paragraph 1.18	1.4819 The Policies Map and the maps throughout the Plan use Ordnance Survey base maps which are Crown Copyright protected (Ordnance Survey 100018791 (201921)).	To reflect current date.
AM13	Paragraph 1.30	1.3031 Additionally: <ul style="list-style-type: none"> <li>• Economic visioning and strategy work is underway within the Oxford-Cambridge Arc, an area of nationally significant growth potential incorporating the ceremonial county areas of Oxfordshire, Buckinghamshire, Northamptonshire, Bedfordshire and Cambridgeshire. Further details at <a href="https://www.gov.uk/government/uploads">https://www.gov.uk/government/uploads</a>.</li> <li>• The South East Midlands Local Enterprise Partnership work to build a strong economy by tackling barriers to sustainable growth and supporting job creation. A Strategic Economic Plan was published in November 2017 and work is underway on the development of a Local Industrial Strategy. Further information is available at <a href="http://www.semlep.com">www.semlep.com</a></li> <li>• England's Economic Heartland <u>is an Strategic Alliance of local authorities that</u> will set out strategic infrastructure needs covering the Oxford-Cambridge Arc <u>plus Hertfordshire and Swindon</u>. Further information is available at <a href="http://www.englandseconomicheartland.com">www.englandseconomicheartland.com</a></li> <li>• In May 2019 the Government announced that two new unitary authorities will be established in Northamptonshire on 1 April 2021. <u>The Northamptonshire Structural Changes Order 2019 confirms the names of the new unitary authorities will be North Northamptonshire Council (covering Corby, East Northants, Kettering and Wellingborough) and West Northamptonshire Council (covering Northampton, Daventry and South Northants).</u> The vision</li> </ul>	<p>To align with the geography of England's Economic Heartland.</p> <p>To reflect up to date information and to ensure greater clarity.</p>

		for the new unitary authorities has been set out in a prospectus for change published In June 2019 <sup>1</sup> .																																																									
AM14	Table 1	<p><b>Table 1 – Neighbourhood Planning in Corby Borough on 1 <del>July 2019</del>2021</b></p> <table><tr><td></td><td colspan="7">Stage</td></tr><tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr><tr><td>Central Corby – CENTARA Neighbourhood Association</td><td>●</td><td>●</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Cottingham – Cottingham Parish Council</td><td>●</td><td>●</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Gretton – Gretton Parish Council</td><td>●</td><td>●</td><td>●</td><td>●</td><td>●</td><td>●</td><td>●</td></tr><tr><td>Stanion – Stanion Parish Council</td><td>●</td><td>●</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Weldon – Weldon Parish Council</td><td>●</td><td>●</td><td></td><td></td><td></td><td></td><td></td></tr></table>		Stage								1	2	3	4	5	6	7	Central Corby – CENTARA Neighbourhood Association	●	●						Cottingham – Cottingham Parish Council	●	●						Gretton – Gretton Parish Council	●	●	●	●	●	●	●	Stanion – Stanion Parish Council	●	●						Weldon – Weldon Parish Council	●	●						To reflect the latest position.
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AM15	Paragraph 2.7	<p>2.7 Corby contains a total of 9 Conservation Areas, 214 statutory listed buildings, 6 scheduled monuments and 2 registered parks and gardens, which include the Grade I listed Rockingham Castle. <u>All designated heritage assets within Corby, excluding Listed Buildings, are shown on the Policies Map and listed within Appendix 2, with further detail of Listed Buildings available from Historic England’s website. Corby also includes a wealth of non-designated heritage assets and archaeology. Further detail is included within the Conservation Area Appraisals and Management Plans, some of which are Supplementary Planning Documents, and on the heritage resources is given in the Corby Heritage Strategy<sup>2</sup>.</u></p>	To respond to representations received from Historic England.																																																								
AM16	Spatial Portrait - Housing	<p>2.14 Corby is currently experiencing large amounts of new housing development being built in several locations surrounding the main urban area, at Priors Hall Park, Weldon Park and Little Stanion. Another major development scheme, West Corby, <del>is currently at the</del> <u>was granted</u> planning <u>approval in December 2019 application stage</u>. These major housing schemes are to be supported by high quality public spaces, employment opportunities, retail provision and new community facilities.</p>	<p>To reflect the fact that planning permission has been granted.</p> <p>To reflect most up to date evidence.</p>																																																								

<sup>1</sup> Prospectus for Change, June 2019

<sup>2</sup> A Heritage Strategy for Corby Borough, September 2018



		2.15 The patterns of housing delivery over the past few years have been extremely healthy, mostly because of delivery at the sustainable urban extensions but also partly attributable to a Council-led programme of interventions in the market to deliver affordable housing. In total, <del>634</del> <u>632</u> dwellings were completed in 2018/19, well above the annual requirement set by the JCS for the second year running.	
AM17	Footnote 3	<a href="#">A Heritage Strategy for Corby Borough</a> , September 2018	For completeness.
AM18	Footnote 7	Corby Employment Land Review, <del>March</del> <u>May</u> 2018	To correct typological error.
AM19	Paragraph 2.17	2.17 Corby is in a fortunate position of having a large supply of available employment land combined with well-established industrial estates that offer opportunities to further embrace growth. It is also fortunate for having relatively affordable land values in comparison to neighbouring areas and is one of the places furthest south to have these low values. High Performance Technology is a key opportunity sector linked to Rockingham <del>Motor Racing Circuit Enterprise Area</del> <u>Logistics Hub</u> .	To reflect change in land ownership and end of motorsport activities.
AM20	Paragraph 2.20	2.20 Corby has excellent strategic connections, including the A43, A427, A6003, A6116 and the Midland Main Line, that provide ease of movement to surrounding towns and to the rest of the country. The A43 in particular connects to the A14 which provides a strategic east-west corridor of national importance and provides access to the Haven Ports. Planning approval and funding from the Growing Places Fund for the Corby Northern Orbital Road will further improve the road network. The Borough also has good rail links to London St Pancras, following the re-opening of Corby Train Station in 2009, though northbound services and evening services are limited at present. <u>The new East Midlands rail franchise commenced in August 2019, operated by Abellio. The introduction of electric services in May 2021 offers significant step-change in rail connectivity for Corby, creating greater opportunities to attract inward investment and reduce reliance on the private car. Further investment is expected beyond 2019 in the form of more frequent and faster train services to London St Pancras as a result of the new eight year East Midlands rail franchise.</u>	To reflect the latest position.
AM21		Insert following paragraph 2.25: <u>2.26 Climate Change is the greatest challenge facing our society. It is a strategic issue to be addressed in the North Northamptonshire Strategic Plan which will consider the potential for a local carbon target framework and trajectory</u>	To reflect report to North Northamptonshire Joint Planning Committee papers on 23.10.19.

		<u>alongside other policy approaches to meet the National 2025 zero carbon commitment, together with strategic policies and a monitoring framework in support.</u>			
AM22	Table 2	<b>Table 2 – Local Outcomes for Corby</b>			Consequential changes due to proposed modifications and to respond to a comment by Historic England and better reflect national policy.
		<b>Strategic Outcomes</b>	<b>Local Outcomes for the Part 2 Local Plan</b>	<b>Delivered by Part 2 Local Plan Policy</b>	
		Empowered and Proactive Communities	<ol style="list-style-type: none"> <li>1. To support the JCS in protecting the character and identity of the settlements and protect them from unnecessary expansion into open countryside.</li> <li>2. To support the JCS in the timely delivery of infrastructure, services and facilities necessary to meet the needs of local communities, both existing and planned for.</li> <li>3. To support, when appropriate, the development of the neighbourhood plans being produced by local communities.</li> </ol>	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, H1, H2, H3, H4, H5, H6, <del>H7</del> , 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4	
		Adaptability to Future Climate Change	<ol style="list-style-type: none"> <li>4. To protect new and existing communities from risks of flooding and support the JCS on flood risk management and improvement of the quality of the water environment.</li> <li>5. To support the JCS in protecting and enhancing the network of green infrastructure corridors and identify their scope for expansion.</li> <li>6. To assist the JCS in the provision of amenities and town centre uses within the committed Sustainable</li> </ol>	1, 2, 5, 6, 8, 11, H1, H2, H3, H4, H5, H6, <del>H7</del> , 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3	

			<p>Urban Extensions in order to reduce the need to travel by vehicle.</p> <p>7. To regenerate parts of Rockingham Forest located within the Borough to increase carbon storage.</p>			
		Distinctive Environments that Enhance and Respect Local Character and Enhance Biodiversity	<p>8. To support the JCS agenda for place-shaping by ensuring new development is well designed, of high quality and creates a strong sense of place.</p> <p>9. To support the JCS in ensuring that development protects or enhances the Borough's identified heritage assets <u>and their settings</u>.</p> <p>10. To reinforce the JCS in protecting areas of biodiversity and providing a net gain in biodiversity on new developments.</p> <p>11. To support the JCS in improving the quality of open space, encouraging provision in areas of deficiency and within any new developments.</p>	1, 2, 6, 7, 8, 10, 11, H1, H2, H3, H4, H5, H6, <del>H7</del> , 12, 14, 16, 17, 18, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4		
		Excellent Services and Facilities Easily Accessed by Local Communities and Businesses	<p>12. To collaborate with service providers in the delivery of new infrastructure and facilities.</p> <p>13. To support the JCS through the allocation of new or improved community amenities within the Borough's defined centres.</p> <p>14. To support the JCS in improving pedestrian and cycle connectivity between Corby and the surrounding villages.</p>	1, 2, 3, 4, 6, 8, 9, 11, H1, H2, H3, H4, H5, H6, <del>H7</del> , 12, 13, 14, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4		

		A Sustainable Balance between Jobs and Workers and a More Diverse Economy	<p>15. To continue supporting Corby's strong manufacturing sector.</p> <p>16. To support the JCS by allocating sites in the Rockingham MRC Enterprise Area and encouraging the development of new employment opportunities.</p> <p>17. To identify a supply of non-strategic employment sites in the Borough and safeguard the existing industrial estates for employment uses.</p> <p>18. To maintain and enhance the strong, sub-regional retail draw of Corby Town Centre and encourage new employment opportunities within the town centres.</p>	8, 9, 10, 19, 22, 23, 24, TC1, TC2, TC3, TC4	
		Transformed Connectivity	<p>19. To support opportunities to develop sustainable transport connections between Corby Town Centre and Corby Train Station.</p> <p>20. To support opportunities that build upon the proposed enhancements to the Midland Mainline improving Corby's connectivity to the national rail network and rail connections to mainland Europe.</p> <p>21. To support the growing take-up of electric cars by providing sufficient charging infrastructure for homes, businesses and public places.</p>	11, H4, 23	
		More Walkable Places and an	22. To support the JCS by working with partners to improve public	1, 2, 6, 11, H1, H2, H3, H4, H5, <del>H6</del> , 20, 22, 23,	

		Excellent Choice of Ways to Travel	<p>transport, walking and cycling infrastructure across the Borough.</p> <p>23. To support maintaining and expanding the strategic Green Infrastructure network within the Borough, improving connectivity between communities and facilitating the development of shared pedestrian and cycleway linkages along green infrastructure corridors.</p> <p>24. To ensure that pedestrian and cycle linkages from Sustainable Urban Extensions to existing urban areas and neighbouring villages are incorporated fully.</p>	24, TC1, TC2, TC3, TC4		
		Vibrant, Well Connected Towns and a Productive Countryside	<p>25. To support the JCS framework of sustainable urban-focused development, improving public transportation provision to outlying villages and diversifying the rural economy.</p> <p>26. To support the JCS ambition for enhanced broadband provision to facilitate more sustainable working practice.</p>	4, 17, 18, 19, 20, 22, 23, 24, TC1, TC2, TC3, TC4		
		Stronger, More Self-Reliant Towns with Thriving Centres	<p>27. To maintain a network of accessible, diverse and active town centres across the Borough including new shopping facilities to serve the Sustainable Urban Extensions.</p> <p>28. To maintain the momentum of regeneration and investment within Corby Town Centre, including</p>	11, <del>H4</del> <u>H3</u> , <del>H5</del> <u>H4</u> , 14, 19, 21, 22, 23, 24, TC1, TC2, TC3, TC4		

			<p>further public realm improvements and strengthening connectivity.</p> <p>29. To support the JCS in providing a net increase in comparison retail floorspace in Corby's town centres by 2031.</p> <p>30. To support a variety of different uses such as leisure, community uses and residential development within Corby Town Centre to ensure that it provides a unique range of uses serving the northern sub-area of North Northamptonshire.</p>			
		Enhanced Quality of Life for All Residents	<p>31. To support the JCS by providing a mix of housing tenure in the Borough, including affordable housing, specialist accommodation and custom and self-build housing.</p> <p>32. To support the JCS by encouraging new developments to contribute towards encouraging healthier lifestyles, prioritising 'walkable' streets, providing on-site open space and creating opportunities for active leisure.</p>	1, 2, 6, 9, 10, 11, H1, H2, H3, H4, H5, H6, H7, 12, 13, 14, 16, 19, 21, 22, 23, 24, TC1, TC2, TC3, TC4		
AM23	Paragraph 4.5	4.5	At the County level, the Northamptonshire Arc Prosperity Plan <sup>3</sup> provides a strategic framework to ensure a co-ordinated approach to economic development, the environment and connectivity across Northamptonshire. A review of the document is underway looking ahead to 2050.			To correct typological error.

<sup>3</sup> Northamptonshire Arc, October 2011

AM24	Paragraph 4.6	4.6	The strategic context for supporting and enhancing infrastructure and services is largely established by Policy 7 (eCommunity sServices and fFacilities) and Policy 10 (Provision of Infrastructure) of the JCS which means that many of the core infrastructure and services principles for Corby are already established. A clear message is that development is dependent upon the necessary supporting infrastructure coming forward in a timely manner. The JCS is supported by Planning Obligations Supplementary Planning Document <sup>4</sup> and Northamptonshire County Council Planning Obligations Framework and Guidance <sup>5</sup> that provide clarity on what is expected of new developments.	To correct typological error.
AM25	Paragraph 4.16	4.16	There are a number of ways that planning can contribute towards improving health and wellbeing. The detailed design of new development and how it links to existing environments is a major determinant of health and wellbeing. Developments that are well designed and provide for healthy streets which are safe and attractive places to meet, link to homes, local services and facilities and jobs and take into account the physical and social needs of all age groups, are likely to have a positive impact on physical and mental health. <u>Policy 2 and other policies in the Local Plan reflect this important aspiration. Further information can be found in 'Active Design' prepared by Sport England and Public Health England, which is a key guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to lead active healthy lifestyles.</u> The Government's 25 Year Environment Plan <sup>6</sup> highlights the importance of connecting people with the environment to improve both physical and mental well-being.	To respond to comments by Sport England and as agreed between the Council and Sport England on 27.09.19.
AM26	Footnote 22	<u>Air Quality and Emissions Mitigation Guidance for Developers</u> , June 2019		For completeness.
AM27	Paragraph 5.2	5.2	The JCS recognises the value of natural assets in supporting the ecological network, particularly as these assets are under increased pressure from new development, recreation, impacts of climate change and the introduction of non-native invasive species. It includes an extensive range of policies seeking to protect and enhance natural assets. Furthermore, it includes policies for delivering natural capital gains through the Green Infrastructure framework. <u>Further information on t</u> The principles of natural capital and ecosystems will also	To reflect latest position.

<sup>4</sup> [Planning Obligations Supplementary Planning Document](#), April 2017

<sup>5</sup> [Planning Obligations Framework and Guidance](#), Northamptonshire County Council, January 2015

<sup>6</sup> [A Green Future: Our 25 Year Plan to Improve the Environment](#), January 2018

		be <a href="#">provided in incorporated into</a> the forthcoming Supplementary Planning Document <a href="#">on being prepared Place Shaping for North Northamptonshire</a> .													
AM28	Table 4	<p><b>Table 4 – A breakdown of the different types of national and local nature conservation designations<sup>7</sup></b></p> <table><tr><td rowspan="3">National</td><td>2 Sites of Special Scientific Interest</td></tr><tr><td>15 Ancient Woodland Sites</td></tr><tr><td><a href="#">2 Local Nature Reserves</a></td></tr><tr><td rowspan="7">Local</td><td><del>2 Local Nature Reserves</del></td></tr><tr><td>36 Local Wildlife Sites<sup>8</sup></td></tr><tr><td>34 Potential Wildlife Sites</td></tr><tr><td>6 Local Geological Sites, <a href="#">also referred to as Regionally Important Geological Sites</a></td></tr><tr><td>4 Pocket Parks</td></tr><tr><td>1 Local Green Space</td></tr><tr><td><a href="#">UK Biodiversity Action Plan (BAP) Priority Habitats</a></td></tr></table>	National	2 Sites of Special Scientific Interest	15 Ancient Woodland Sites	<a href="#">2 Local Nature Reserves</a>	Local	<del>2 Local Nature Reserves</del>	36 Local Wildlife Sites <sup>8</sup>	34 Potential Wildlife Sites	6 Local Geological Sites, <a href="#">also referred to as Regionally Important Geological Sites</a>	4 Pocket Parks	1 Local Green Space	<a href="#">UK Biodiversity Action Plan (BAP) Priority Habitats</a>	<p>To correct designation of Local nature reserves as a national rather than local designation.</p> <p>To clarify that Regionally Important Geological Sites are the same as Local Geological Sites.</p> <p>To include previously omitted UK BAP Priority habitats which are shown on the Policies Map.</p>
National	2 Sites of Special Scientific Interest														
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AM29	Footnote 32	<a href="#">North Northamptonshire Green Infrastructure Delivery Plan</a> , May 2014	For completeness.												
AM30	Footnote 34	<del>Economic Development Strategy 2015-2020, March June 2015</del> <a href="#">2016</a>	Factual correction.												
AM31	Footnote 35	<a href="#">The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020</a>	Factual update.												
AM32	Paragraph 7.12	7.12 Sites H2, H4 <a href="#">3</a> , H5 <a href="#">4</a> , H6 <a href="#">5</a> and H7 <a href="#">6</a> include sewers or water mains in Anglian Water's ownership within the site boundaries. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers or water mains should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.	Consequential changes due to proposed modifications.												

<sup>7</sup> There is an ongoing process of additional survey and review of designated sites so that from time to time sites will be added or removed. Additionally, further sites could be designated locally through neighbourhood planning.

<sup>8</sup> A current list of Local Wildlife Sites is available upon request from the Northamptonshire Biodiversity Records Centre. The list is updated periodically so should be referred to for the most up to date list of conservation assets.



AM33	Policy 11	<p><b>Policy 11 – Delivering Housing</b></p> <p>The sites listed in Table 8, and which are shown on the Policies Map, are allocated for residential development, or for mixed use development including residential.</p> <p>Each allocation is supported by site-specific policies H1 to H76 and TC1 to TC3 that provide further detailed guidance on the development of these sites. These site-specific policies also form part of this policy.</p>	Consequential changes due to proposed modifications.																
AM34	Policy H5H6	Amend bullet lettering.	To correct a typographical error																
AM35	Paragraph 7.33	<p>7.3331 Applicants will normally be the prospective occupiers of the proposed single plot affordable dwelling. This policy does not apply to those wanting to build a house for sale on the open market; the planning application would need to be made by the prospective occupiers with the agreement of the landowners. Permission for a custom and self-build affordable dwelling will not set a precedent for the acceptability of an open market dwelling. Further explanation on the operation of the policy will be provided in a Supplementary Planning Document.</p>	Consequential changes due to proposed modifications.																
AM36	Table 9	<p><b>Table 9: Corby Gypsy and Traveller Need 2018-2033</b></p> <table border="1"> <thead> <tr> <th>Corby</th><th>GTTAGTA A</th><th>HNA</th><th>Total</th></tr> </thead> <tbody> <tr> <td>Meet Planning Definition (+25% Undetermined)</td><td>11 (10+1)</td><td>0</td><td>11</td></tr> <tr> <td>Do not meet Planning Definition (+75% Undetermined)</td><td>0</td><td>15 (12+3)</td><td>15</td></tr> <tr> <td><b>TOTAL</b></td><td><b>11</b></td><td><b>15</b></td><td><b>26</b></td></tr> </tbody> </table>	Corby	GTTAGTA A	HNA	Total	Meet Planning Definition (+25% Undetermined)	11 (10+1)	0	11	Do not meet Planning Definition (+75% Undetermined)	0	15 (12+3)	15	<b>TOTAL</b>	<b>11</b>	<b>15</b>	<b>26</b>	To correct a typographical error.
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AM37	Paragraph 7.35	<p>7.357 Policy 31 (Gypsies and Travellers and Travelling Showpeople) of the JCS sets out detailed locational criteria for the consideration of planning applications, as well as seeking to protect existing lawful sites, pitches and plots for continuing use. In addition, the JCS identifies a number of strategic sites and Sustainable Urban Extensions that provide a major opportunity for a mix of housing to meet the needs of different groups in the community. The planning consents for the</p>	To reflect the current position.																

		North-East Sustainable Urban Extensions and the <del>current planning application</del> <del>for</del> Corby West Sustainable Urban Extension make no provision for gypsy and traveller accommodation. Provision of this type of accommodation will however be encouraged within the Sustainable Urban Extensions which are well placed to meet the needs of gypsies and travellers with supporting employment, open space, community facilities and transport infrastructure.	
AM38	Footnote 48	<del>Draft Northamptonshire Transforming Car Partnership Board Accommodation Plan</del> <del>Northamptonshire Transforming Care Partnership Board Accommodation Plan</del> , September 2018	To correct a typological error.
AM39	Footnote 49	<del>Housing our Ageing Population</del> <u>Housing our Ageing Population</u> , 2009	To correct a typological error.
AM40	Footnote 53	17/00180/OUT – <del>current</del> planning <del>application</del> <u>permission</u> for the West Corby SUE sets out proposals for two new town centre allocations comprising of uses outlined in JCS Policy 32, including retail, leisure, social, cultural, community and health facilities, and that these two centres together will function as a district centre	To reflect the current position.
AM41	Paragraph 9.23	9.2325 The spatial framework set out in Policy 23 and Figure 9 is focused around identifying and supporting opportunities to improve connectivity in and around Corby Town Centre. It also identifies opportunities to strengthen the relationship between the built and natural form, particularly in regards to the western part of the town centre bordering the ancient woodland of Hazelwood. The spatial framework extends beyond the Corby Town Centre's boundaries, identifying routes between the town centre and Corby railway station that provide opportunities to improve the quality of connections between these two key locations and ensure that Corby Town Centre is easy to reach by more sustainable modes of transport. It adds further weight to ensuring high quality developments and supports the Place Shaping agenda that underpins the JCS and reflects <u>national guidance and</u> best practice such as <u>the National Design Guide</u> , Manual for Streets <sup>9</sup> and the principles of 'Healthy Streets' <sup>10</sup> .	To reflect latest national guidance and formatting change.
AM42	Policy 23	<b>Policy 23 - Spatial Framework for Corby Town Centre</b>  Development proposals that come forward within Corby Town Centre should seek to make a positive contribution to the implementation of the Spatial Framework for Corby	Formatting change.

<sup>9</sup> Manual for Streets, 2007

<sup>10</sup> <https://healthystreets.com/>

		Town Centre, as set out in Figure 9, in a proportionate manner to reflect the scale and nature of the proposed development.		
AM43	Paragraph 9.24	9.2426 The spatial framework is illustrated in Figure 9 to help deliver the opportunities identified in Policy 23. This is not intended as an allocation map but instead allows the spatial framework to be displayed on a map for the purposes of legibility and to highlight particular design issues and aspirations for developers and designers, to guide and encourage them to fully grasp the opportunities available.		Formatting change.
AM44	Paragraph 9.28	9.2830 Site specific principles are identified for each of the opportunity sites in the town centre to complement the place shaping principles in the JCS and encourage high quality design that takes into account the distinctive characteristics of the site. The detailed site specific principles should be read in conjunction with the JCS and other relevant policies of the Local Plan which will be relevant in specific cases, dependent on scale or location of development. These may include, for example, the requirement for a heritage assessment if the site relates to or impacts on the setting of any heritage asset. They may also include the requirement for a flood risk assessment, air quality assessment, odour assessment, or other technical assessments, where appropriate. Further information <del>will be</del> <u>is expected to be</u> outlined in <del>the</del> forthcoming <u>Place Shaping SPD design guidance for North Northamptonshire</u> .		To reflect the current position.
AM45	Paragraph 9.30	9.3032 Applicants should consider design from the outset to ensure that development complements and enhances the characteristics of the area in which it is located <u>in a manner appropriate to the proposed development</u> . The Council encourages applicants to seek pre-application advice prior to the submission of a formal planning application.		To reflect discussions at the examination hearings.
AM46	Appendix 2	<b>Local Geological Sites / Regionally Important Geological Sites</b>	Priors Hall (West)	For comprehensiveness.
			Weldon Bypass	
			Weldon Stone	
			Weldon Woodland Site	
			East Carlton Country Park	
			Park Lodge Quarry, Gretton	
		<u>Conservation Areas</u>	<u>Cottingham and Middleton</u>	
			<u>East Carlton</u>	
			<u>Great Oakley</u>	
			<u>Gretton</u>	

			<a href="#">Lloyds, Corby</a>		
			<a href="#">Old Village, Corby</a>		
			<a href="#">Rockingham</a>		
			<a href="#">Stanion</a>		
			<a href="#">Weldon</a>		
		<b><u>Scheduled Ancient Monuments</u></b>	<a href="#">SAM99 Weldon Lock Up (NAU site no. 2659) - Roundhouse</a>		
			<a href="#">SAM105 Little Weldon Roman Villa (NAU site no. 2657)</a>		
			<a href="#">NN121 Roman Road in Hazel Wood (NAU site no.1896)</a>		
			<a href="#">SAM12 Kirby Hall (NAU site no. 1682)</a>		
			<a href="#">SAM17126 Moated site, Rockingham Castle</a>		
			<a href="#">SAM13638 Rockingham Castle</a>		
		<b><u>Registered Parks and Gardens</u></b>	<a href="#">Kirby Hall</a>		
			<a href="#">Rockingham Castle</a>		
		<b><u>Archaeological Sites</u></b>	<a href="#">819 Stanion Medieval Village</a>		
			<a href="#">2659 Saxon Burial Site &amp; Medieval Village of Gt. Weldon</a>		
			<a href="#">SAM 99 Weldon Lock Up (NAU Site No. 1896)</a>		
			<a href="#">SAM 105 No Description</a>		
			<a href="#">4147 Deserted Medieval Farmstead, Cotton Nr. Gretton</a>		
			<a href="#">SAM 13638 Rockingham Castle</a>		
			<a href="#">SAM 17126 Moated Site, Rockingham Castle</a>		
			<a href="#">4184 No Description</a>		
			<a href="#">SAM 121 No Description</a>		
			<a href="#">4039 Corby (Beanfield) Medieval Moated Site</a>		
			<a href="#">4032 Great Oakley Medieval/Post Medieval Village Earthworks</a>		
			<a href="#">1896 Gartree Roman Road</a>		
			<a href="#">1682 Unscheduled Medieval Settlement at Kirby</a>		
			<a href="#">2659 Saxon Burial Site &amp; Medieval Village of Gt. Weldon</a>		
			<a href="#">3050 Weldon Park, Medieval Deer Park, Earthworks</a>		
			<a href="#">6517 Medieval Open Field Remains at Gretton</a>		
			<a href="#">4102 East Carlton Medieval Village Earthworks</a>		
AM47	Paragraph 1.11	1.11	The Plan is supported by a wide ranging evidence base. This information is available on the Council's website ( <a href="http://www.northnorthants.gov.uk">www.northnorthants.gov.uk</a> ) As the policies and allocations contained in this plan flow from the spatial strategy and strategic		To reflect the latest position.

		<p>policies of the JCS, they will have the same time horizon and largely the same evidence base.</p>	
AM48	Paragraph 1.11	<p>1.31 Additionally:</p> <ul style="list-style-type: none"> <li>Economic visioning and strategy work is underway within the Oxford-Cambridge Arc, an area of nationally significant growth potential incorporating the ceremonial county areas of Oxfordshire, Buckinghamshire, Northamptonshire, Bedfordshire and Cambridgeshire. Further details at <a href="https://www.gov.uk/guidance/oxford-cambridge-arc">https://www.gov.uk/guidance/oxford-cambridge-arc</a>.</li> </ul>	To reflect the latest position.
AM49	Paragraph 1.11	<ul style="list-style-type: none"> <li>The South East Midlands Local Enterprise Partnership work to build a strong economy by tackling barriers to sustainable growth and supporting job creation. Further information on economic strategies and plans is available at <a href="http://www.semlep.com">www.semlep.com</a></li> </ul>	To reflect the latest position.
AM50	Paragraph 2.5	<p>2.5 Corby is a diverse district comprising of the main urban area of Corby town which is surrounded by a handful of small villages. The town serves a primary service role for the wider rural hinterland. The town has experienced significant transformation in its urban character over recent years, recognised as the Great Town for 2018 in the Academy of Urbanism Awards</p>	To reflect the latest position.
AM51	Footnote 39	<p>The housing requirements include 700 dwellings from the Priors Hall Park Sustainable Urban Extension that extends into East Northamptonshire</p>	To reflect the latest position.

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# DRAFT ADOPTION STATEMENT – PART 2 LOCAL PLAN FOR CORBY

In accordance with Regulation 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 notice is hereby given that North Northamptonshire Council adopted the Part 2 Local Plan for Corby on XX XXXX 2021.

The Part 2 Local Plan for Corby was the subject of an independent examination conducted by Inspector Helen Hockenhull BA (Hons) BPI MRTPI, appointed by the Secretary of State. In their report published on 18 June 2021, the Inspector confirmed that the Plan was sound, subject to a number of main modifications. The main modifications recommended by the Inspector, together with additional minor modifications (which do not change the meaning of the policies) are included in the adopted Part 2 Local Plan for Corby. These can be viewed on the Council's examination webpages at <https://www.corby.gov.uk/home/planning-and-building-control/planning-policy/plan-making/local-plan-examination>

Any person aggrieved by the Part 2 Local Plan for Corby may, with the leave of the High Court, make an application under Section 113(3) of the Planning and Compulsory Purchase Act 2004 to quash the Plan on the grounds that:

- Part 2 Local Plan for Corby is not within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004; or
- a procedural requirement of the Act or its associated Regulations has not been complied with.

**Any such application for leave must be made to the Court under Section 113 of the Planning and Compulsory Purchase Act 2004 no later than the end of the period of six weeks beginning with the day after the date on which the Part 2 Local Plan for Corby was adopted (i.e. beginning on XX XXXX 2021).**

In accordance with Regulations 26 and 35 of the 2012 Regulations, the following documents have been made available:

- I. Part 2 Local Plan for Corby and Policies Map;
- II. This Adoption Statement; and
- III. Sustainability Appraisal Report.

A copy of the documents listed can be viewed on the Council's website at <https://www.corby.gov.uk/planning-and-building-control/planning-policy/plan-making/local-plan-examination/inspectors-report>. Alternatively, hard copies are available for inspection at Corby Library, The Corby Cube, Parkland Gateway, George Street, Corby NN17 1QG. Please see [Library Plus Countywide Services](#) website for details of opening times.

If you require further information, please email XXXX

A copy of this Adoption Statement will be sent to the Secretary of State for Housing, Communities and Local Government.

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## PLANNING POLICY EXECUTIVE ADVISORY PANEL 19<sup>th</sup> July 2021

Report Title	Residential Annexes: Draft Supplementary Planning Document (SPD) for East Northamptonshire area	
Report Author	Anne Dicks, Planning Policy Officer <a href="mailto:Anne.dicks@northnorthants.gov.uk">Anne.dicks@northnorthants.gov.uk</a>	
Contributors/Checkers/Approvers		
North MO		
North S151		
Other Director/SME		

### List of Appendices

**Appendix A – Residential Annexes: Supplementary Planning Document**

**Appendix B – List of Parishes in former ENC District and Map**

**Appendix C – Summary of Representations Schedule**

### **1 Purpose of Report**

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- 1.1 This report seeks Members agreement to recommend to the Executive that the Residential Annexes Supplementary Planning Document (SPD) be adopted and used in assessing future planning applications, where relevant, within the former East Northamptonshire parishes of the new Unitary Council.

### **2 Executive Summary**

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- 2.1 This proposed Supplementary Planning Document (SPD) would provide supplementary guidance to officers and applicants for the processing and preparation of planning applications and informing pre-application advice.
- 2.2 A residential annexe, often called a “granny annexe” is a common form of development within the curtilage (boundary) of a residential dwelling. In most cases these are generally proposed in order to allow family members to live with their family, with a degree of independence.

### **3 Recommendations**

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- 3.1 It is recommended that the Advisory Panel:

- i) Review the consultation representations and resultant revisions to the draft document; and
- ii) Approve the final draft document, recommending it to the Executive for adoption as a Supplementary Planning Document for those Parishes set out in Appendix B of this report.

### 3.2 Reason for Recommendations:

- i) To supplement the Development Plan.
- ii) To accord with the planning policy of the Council.

## 4 Report Background

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- 4.1 There is currently no national guidance specifically relating to residential annexes. The draft document is considered to take account of the current Planning Policy and Legislation and it provides guidance on common considerations in relation to planning applications. Presently, proposals are assessed against more generic development management policies in the Local Plan and the National Planning Policy Framework. It is proposed that this Supplementary Planning Document (SPD) will supplement Policies 2 and 8 of the adopted North Northamptonshire Joint Core Strategy and relevant design codes within Neighbourhood Plans, all of which are currently a consideration in determining applications for Planning Permission and Listed Building Consent.
- 4.2 This SPD was prepared prior to the creation of North Northamptonshire Council, to address a specific need for guidance within those parishes which previously constituted the East Northamptonshire District. It is recognised that the focus is to achieve a harmonised North Northamptonshire wide approach for future policy documents, where possible, consequently the aim would be to consider the provision of a document in the future to cover the whole of the Unitary.
- 4.3 The Supplementary Planning Document has been prepared to support planning policy for the 41 Town and Parish areas within the former East Northamptonshire Council district. (Appendix A). A list of the towns and parishes where the document will apply can be found at Appendix B to this report, along with a map of the area covered.
- 4.4 Following approval of the draft document at the East Northamptonshire Council's Planning Policy Committee on 08 February 2021, and subsequent statutory 4-week consultation period, Members are requested to agree the final draft document, and ask the Executive Committee that it be adopted to supplement the Development Plan policies for the area.
- 4.5 The responses to this consultation have been collated and the schedule of representations can be found at Appendix C of this report.
- 4.6 In summary: 8 representations were received, these are recorded and presented in Appendix C of this report. Of the 8 responses:
  - 5 responses were in support/offered no further comment
  - 1 response offered comments/ criticisms of illustrations

- 1 response welcomed the inclusion of climate change guidance
- 1 response wished to highlight the importance that applications for annexes should demonstrate a degree of dependency on the host dwelling.

- 4.7 Officers considerations of the consultation responses are provided below:
- The representations in support/ offered no comment have been noted.
  - The representation regarding illustrations has been noted, however the draft text illustrations were from stock, due to Covid-19 pandemic restrictions and have been amended or replaced.
  - The representation regarding climate change has been noted, no change to the text is required.
  - The representation regarding the importance of applications for annexes demonstrating a degree of dependency on the host dwelling has been noted, however this importance has been robustly argued in the document.

## **5 Issues and Choices**

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- 5.1 The Residential Annexes SPD sets out and covers the definitions and types of residential annexes, when planning permission would be required, and provides guidance regarding permitted development rights.

## **6 Implications (including financial implications)**

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### **6.1 Resources and Financial**

There are no resource or financial implications arising from this proposal.

### **6.2 Legal**

Preparation and adoption of Supplementary Planning Documents must be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012: Regulations 11-16 and 35.

Otherwise, there are no legal implications arising from the proposals.

### **6.3 Risk**

This Supplementary Planning Document is being prepared in response to a specific issue that has long affected the Development Management process in the area, and been subject to a number of appeal cases.

There are no significant risks arising from the proposed recommendations in this report. The progression of the document to the stage of being adopted will mean it will help give consistency in determining Planning Applications.

### **6.4 Consultation**

Following approval of the draft document at the East Northamptonshire Council's Planning Policy Committee on 08 February 2021, the document was subject to a four-week consultation period. Consultation was via East Northamptonshire Council's website, the Nene Valley News free paper, Facebook and Twitter as well as via email to a list of statutory consultees,

adjoining authorities, Town and Parish Councils and individuals who had expressed an interest.

Due to the Covid-19 pandemic restrictions, hard copies of the draft document could not be inspected in the Council's contact centres or public libraries.

A summary of consultation feedback is set out at section 4 of this report.

## **6.5 Consideration by Scrutiny**

This report relates to a project previously approved by the sovereign East Northamptonshire Council. The content of the draft Residential Annexes SPD was previously approved for consultation by East Northamptonshire Council's Planning Policy Committee on 8<sup>th</sup> February 2021.

There considered is no need for wider consideration by scrutiny.

## **6.6 Climate Impact**

A section of the document is entitled "Climate change implications" and serves to remind applicants and determining officers that proposals should make provision for and to include measures to mitigate against climate/environmental impact that may arise. One respondent welcomed the inclusion of climate change guidance.

It is considered that the document will only have neutral and/ or positive impacts, in terms of climate change.

## **6.7 Community Impact**

The Residential Annexes SPD will be of benefit to the community by providing additional guidance for householder development - as to what is or is not appropriate in the case of developing residential annexes.

## **6.8 Equality Impact**

An Equalities Impact Assessment (EIA) has been carried out on the document. There are no negative impacts identified from the guidance offered in the SPD, only positive and neutral impacts. An EIA has been undertaken and will form part of the published documents.

# **7 Background Papers**

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- 7.1 The report to the East Northamptonshire Planning Policy Committee, 8 February 2021 and appended consultation draft SPD can be found on the following link:  
[https://www.east-northamptonshire.gov.uk/meetings/meeting/1121/planning\\_policy\\_committee](https://www.east-northamptonshire.gov.uk/meetings/meeting/1121/planning_policy_committee)

Town and Country Planning (Local Planning) (England) Regulations 2012:  
Regulations 11-16 and 35  
<https://www.legislation.gov.uk/uksi/2012/767/contents/made>



East  
Northamptonshire  
Council

# Residential Annexes SPD

July 2021

# Residential Annexes SPD

## Purpose of this document

This document has been prepared to provide guidance on ancillary and incidental buildings within the curtilage of residential properties. The emphasis of this document is on situations where they require Planning Permission; i.e. householder development falling outside the parameters of the Town and Country Planning General Permitted Development (England) Order 2015<sup>1</sup>, as amended. However, some of the design principles included can also be applied to situations where annexes are being constructed under 'Permitted Development Rights'.

There is currently no national guidance specifically relating to residential annexes. Proposals are currently assessed against more generic development management policies in the Local Plan and the National Planning Framework. It is proposed that this Supplementary Planning Document (SPD) will supplement Policies 2 and 8 of the adopted North Northamptonshire Joint Core Strategy and relevant design codes within Neighbourhood Plans, all of which are currently a consideration in determining applications for Planning Permission and Listed Building Consent.

This document will provide clarity on the planning criteria used to define and assess applications for residential annexes and offer guidance for agents and residents for the design of residential annexes or other non-habitable buildings. It will also be used by Planning Officers in assessing applications.

## Consultation procedure

The full list of statutory and non-statutory Consultees can be found in Appendix 2.

The Supplementary Planning Document (SPD) process, including consultation stages, takes place with reference to three key documents:

1. Town and Country Planning (Local Planning) (England) Regulations 2012 ("The Regulations"), as amended;
2. North Northamptonshire Statement of Community Involvement (SCI), adopted by East Northamptonshire Council in September 2019<sup>2</sup>, the main guidance document for undertaking public consultations for Local Development Documents;
3. East Northamptonshire Council Consultation Strategy 2018-21<sup>3</sup>, generic good practice guidance for undertaking public consultation

In accordance with the Regulations, SCI and other guidance, the SPD preparation process (including consultation and engagement) will take place through the following stages:

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<sup>1</sup> <https://www.legislation.gov.uk/ukxi/2015/596/contents>

<sup>2</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/6776/statement\\_of\\_community\\_involvement](https://www.east-northamptonshire.gov.uk/downloads/file/6776/statement_of_community_involvement)

<sup>3</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/11001/consultation\\_strategy\\_2018-21](https://www.east-northamptonshire.gov.uk/downloads/file/11001/consultation_strategy_2018-21)

- Preliminary and informal consultation – officers and other consultees (as appropriate) during the initial SPD drafting stage.
- Approval of draft SPD for consultation – formal Member involvement, through Planning Policy Committee (8 February 2021).
- 4 weeks statutory consultation, under Regulations 12 and 35.
- Consideration of representations and preparation of “Statement of Representations” (in accordance with Regulation 12(a)), summarising comments received during the SPD consultation stage and identifying modifications/changes to the draft SPD, where appropriate.
- Adoption of the SPD, under Regulation 14 – formal Member involvement, through the relevant Unitary Committee and/ or portfolio holder arrangements.

### Key stages

- a. A Consultation Draft of this Residential Annexes SPD was approved for a four week period of public consultation by the Planning Policy Committee on 8 February 2021. A list of consultees (consultation bodies and individuals) is set out in Appendix 2.
- b. A summary of the representations received during the four weeks consultation (Regulations 12-13), together with the Council's responses to these, will be set out in a separate document: the statement of consultation. This will accompany the SPD when it is being presented for adoption.
- c. Following the statutory consultation, the final draft SPD will be presented to a future Committee meeting of the local planning authority (North Northamptonshire Council) for adoption, alongside the statement of consultation.



**If you would like to receive this publication in an alternative format (large print, tape format or other languages) please contact us on 01832 742000.**



## Detailed considerations

When considering applications for annexes or other additional buildings (ancillary or incidental structures) to residential properties, the Council will consider the following main issues which form the content of this document and comprise the following sections:

- 1.0** Residential annexes – Page 4
- 2.0** Is planning permission required – Page 6
- 3.0** Permitted development – Page 6
- 4.0** Will permission be granted for my annexe – Page 7
- 5.0** Heritage assets – Page 9
- 6.0** Setting of heritage assets – Page 10
- 7.0** Other outbuildings/ extensions for incidental use – Page 10
- 8.0** Modular or mobile home providers approach – Page 11
- 9.0** Climate change implications – Page 11
- 10.0** National Space Standards – Page 12
- 11.0** Householder Extensions SPD (2020) – Page 12
- 12.0** Building Regulations – Page 12
- 13.0** Supporting statement to accompany an application for an annexe – Page 12
- 14.0** Suggested conditions of approval – Page 13
- Appendix 1** Useful Links and Glossary – Page 14
- Appendix 2** List of Consultees – Page 16
- Appendix 3** Specific examples of residential annexes – Page 17



## 1.0 Residential Annexes

*What is a Residential annexe?*

- 1.1** This form of development, often called a “granny annexe”, is a common form of development within the boundary (curtilage) of a residential dwelling. In most cases these are generally proposed in order to allow family members to live with their family, with a degree of independence. This could be an elderly or vulnerable relative or a member of a younger generation, wishing to remain at home or return home. The annexe could also provide accommodation for an employee at the dwelling, to offer a degree of independence within the household.
- 1.2** Within the planning unit, formed by a dwelling and its domestic curtilage, additional living accommodation is ancillary to the primary use. As well as accommodating a separate structure within a residential garden, the annexe could interconnect with the main dwelling (for instance via a doorway) or be accessed via a separate external entrance. If the development forms separate and additional accommodation for the main house, this will be considered as an annexe.
- 1.3** Development of detached residential annexes, within the curtilage of the main dwellinghouse, will normally only be permitted where it is demonstrated that the accommodation cannot reasonably be provided through an extension to the original dwelling.

**Table 1: A simple guide to annexes**

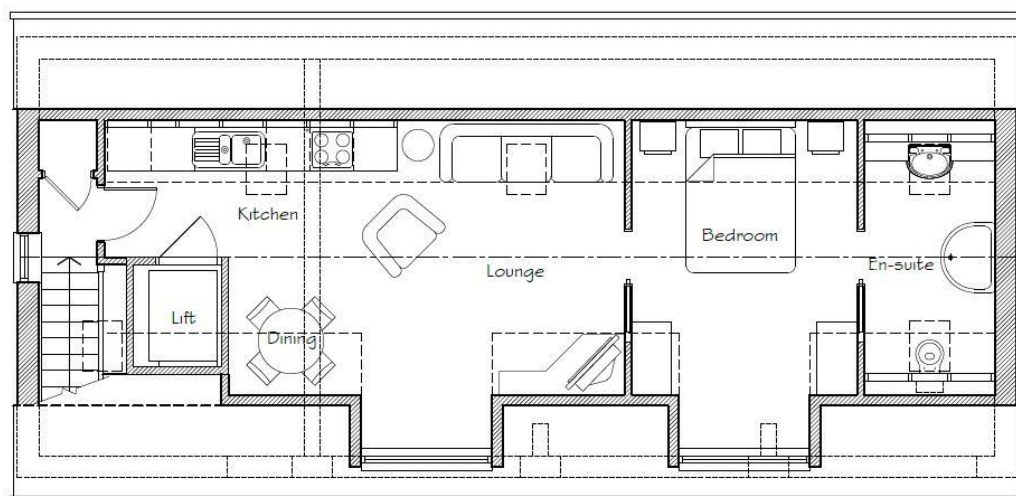
<b>An annexe should:</b>	
<b>be within the garden of the main dwelling;</b>	<b>x</b>
<b>have a functional connection with the main dwelling (e.g. the occupant should be a dependent relative of the residents of the main dwelling or be employed at the main dwelling);</b>	<b>x</b>
<b>be (and remain) within the same ownership as and be occupied in conjunction with the original dwelling;</b>	<b>x</b>
<b>be ancillary and subordinate in size and scale to the original dwelling and of a design which complements the original dwelling;</b>	<b>x</b>
<b>share main functions of the host dwelling – such as a kitchen and garden, access and external amenity space;</b>	<b>x</b>
<b>share services and utilities with the main dwelling;</b>	<b>x</b>
<b>be designed in such a way as to easily allow the annex to be brought back as an integral part of the main dwelling at a later date;</b>	<b>x</b>
<b>have no boundary demarcation or sub-division of the land between the main dwelling and the annexe nor have a separate garden/ outdoor area/ parking provision;</b>	<b>x</b>
<b>not cause any other harm such as, but not limited to, amenity (including on occupiers of the annexe, the original dwelling and neighbours), heritage and biodiversity assets, highways, parking, flood risk or character of the locality.</b>	<b>x</b>

- Definition**
- 1.4** As a guide an **ancillary building** needs planning permission and would accommodate a person in the same way as they would live within the main residential dwelling – for habitable uses such as: eating, sleeping, studying, relaxing or bathing.
- An **incidental building**, which can fall under permitted development rights, would be used for non-habitable uses such as: garaging, storage, home office/ home gym (e.g. live/ work units).

Figure 1 – Example of a residential annexe contained within an ancillary building (detached double garage)



Figure 2 – Floor layout plan of residential annexe at Figure 1



FIRST FLOOR PLAN

## **2.0 Is Planning Permission required?**

- 2.1** Householder planning permission is required for the erection of a new building within the garden of a property, which is not attached to the main house and is intended to be used as an annexe, providing living accommodation for someone on a day-to-day basis. Planning permission is also required for any new annexe building which would be associated with a flat or apartment.
- 2.2** Extensions to the main house, to form separate habitable accommodation (also considered an annexe), will also require planning permission.
- 2.3** The property owner must be living at the home and must have regular access to the annexe. The annexe should have a functional connection with the main dwelling, in that the occupant should be a dependent relative of the residents of the main dwelling or be employed at the main dwelling (as in the case of a Nanny, Carer or Seasonal worker).
- 2.4** Broadly, residential annexes could consist of either:
- New build; in the form of an extension to the main dwellinghouse or of a new building constructed within 5m of the main building; or
  - Conversion of existing ancillary structures/ outbuildings (e.g. garages).
- 2.5** The annexe should share services and utilities with the main dwelling; be designed in such a way as to easily allow it to be brought back as an integral part of the main dwelling at a later date; have no boundary demarcation or sub-division of the land between the main dwelling and the annexe or have a separate access or garden/ outdoor area.
- 2.6** Proposals should demonstrate that there has been consideration of any necessary adaptations or special provision for the intended occupant, to enable independent living. The annexe should serve the current and future needs of the intended occupier, should circumstances change. The needs of the user should be included in written evidence provided to accompany an application (see paragraph 13.1).

## **3.0 Permitted Development**

- 3.1** Some types of residential annexe may benefit from 'permitted development' rights and would not require planning permission. However, whether planning permission is required will depend on the specific circumstances of each case. Applicants are therefore advised to employ the services of a planning agent and/ or to use our pre-application advice service, for guidance on applying for planning permission. If you do believe that your proposal would benefit from permitted Development Rights, as set out in the General Permitted Development Order (2015), this can be formalised through an application for a Certificate of Lawfulness.

Town and Country Planning (General Permitted Development) (England) Order 2015: Schedule 2: Part 1 Class E

[https://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi\\_20150596\\_en.pdf](https://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf)

**3.2** Planning permission is not normally required to convert an existing residential outbuilding in the garden of the main house (such as a garage), to ancillary accommodation, provided that the resultant unit is not self-contained and would not be used as a separate independent dwelling. However, Buildings Regulation approval is likely to be required if these works would involve any structural changes to the fabric of the building, including the installation of new glazing. An example of when accommodation would not be considered self-contained is where no kitchen or cooking facilities are provided (see paragraph 4.6).

**3.3** In some cases there may be a condition attached to a previous planning approval that would prevent development under permitted development rights. For example, if the approval for a garage has a condition stating that it should only be used for parking vehicles and domestic storage, then planning permission would be required to convert this building. Details of planning history and permissions/ conditions can be viewed on the Council's website:

[https://www.east-northamptonshire.gov.uk/site/scripts/documents\\_info.php?documentID=1329](https://www.east-northamptonshire.gov.uk/site/scripts/documents_info.php?documentID=1329).

*Responsibility of the applicant*

**3.4** It is important that you explore all options, as the applicant has full responsibility for determining whether a proposed annexe benefits from permitted development rights. It should be noted that sales literature, the advice of builders and/ or modular building providers may not be current or accurate. Failure to secure planning consent, should this be required, could result in enforcement action and could also have future legal implications when selling your property.

**4.0 Will permission be granted for my annexe?**

**4.1** The cumulative impact of annexes to residential properties may significantly affect the character and amenity of an area, through the intensification of development. The council will seek to ensure that any residential annexe development is solely provided as ancillary to the original dwelling and would not form a new, separate dwelling.

**4.2 Within the defined built up area of a settlement** proposals for residential annexes will normally be permitted for households where they are subordinate, of a good quality of design and do not have any adverse impact on the living conditions of the main house or adjoining occupiers. It is also advisable to leave a 1.0 metre gap to any boundary, to allow for maintenance of the building and the boundary treatment. The annexe should be in keeping with the character and appearance of the surrounding area and should follow the existing built form. Safe and adequate parking and access is also a key factor in assessing applications.

**4.3 Outside the built-up area of a settlement** (i.e. within the countryside or outside the prevailing built form), stricter criteria will apply. Caution needs to be exercised to ensure that this does not result in a proposal which would effectively create a new

independent dwelling (which would often be unacceptable). This is to ensure that the countryside is protected from adverse development; i.e. the cumulative impact of inappropriate developments, arising from the setting of undesirable precedents.

- 4.4** Annexes will normally be supported only where they are clearly a physical extension to the main dwelling or entail the conversion of an existing outbuilding, where there is a close physical relationship to the main dwelling. An annexe should not exceed 50% of the size of the dwelling and could be capable of being incorporated back into the main layout, once there is no longer a need for it. Proposals which are not designed as an integral part of the main house would not normally be permitted. Any proposal for the creation of new detached building for use as an annexe in the countryside will be treated as a new dwelling and proposals will be considered as such, through the development management system. If the annexe is registered as a separate address or is subject to Council Tax, it would be considered to be a separate dwelling.
- 4.5** When planning permission is required for a residential annexe, an application for the proposal would be determined with reference to the Council's Local Plan Policies and national planning policy contained the National Planning Policy Framework (NPPF). It should be designed in accordance with district-wide or relevant Neighbourhood Plan residential design guide standards, as well as Countywide Parking Standards.
- 4.6** Each application will be determined on its individual merits and in general the annexe could be supplemented by the kitchen within the main dwelling. As the inhabitant of the annexe would have a close working relationship with the occupiers of the main house, access to shared facilities such as a kitchen or utility room is the norm. The justification for incorporating basic kitchen facilities will be considered subject to the annexe's location, relative to the main house and its' dependency on it. If it is deemed that the annexe would benefit from some limited degree of independence, the inclusion of a "kitchenette" providing basic facilities could be acceptable, where appropriate. (See Figures 1 and 2 above).
- 4.7** It is important that residential plots do not become over-developed through the cumulative impacts of inappropriate development within the broader curtilage. It should be ensured that the annexe does not occupy a significant area of the existing garden and that the property will retain sufficient, shared outside amenity space - once the annexe is in place. It is important there would be sufficient parking space to serve the dwelling and annexe. In line with the Countywide Parking Standards, the provision of additional bedrooms could require the addition of an extra parking space e.g. if the total number of bedrooms increases from 3 to 4. This would be tested through the development management process; whether the proposal is deemed to be an annex or a separate dwelling. Proposed incidental and ancillary buildings should be subordinate in scale and of a design that utilises design features and external materials which are complementary to the host dwelling. (An example of a residential annexe is shown at Figure 3, below).
- 4.8** Neighbourhood Plans form part of the statutory Development Plan and contain local policy, design guides and aspirations for the future of the communities they serve. At

the time of preparing this document several 'made' Neighbourhood Plans contain locally distinctive design policies, to which this SPD may also be linked. Relevant policies are as follows:

- Barrowden and Wakerley (Policy BW6),
- Brigstock (Policy B16),
- Glapthorn (Policy 10),
- Higham Ferrers (Policies HF.DE1 and HF.DE2),
- King's Cliffe (Policies BE1 and BE2),
- Raunds (Policy R2),
- Rushden (Policy EN1),
- Stanwick (Policies HTG1, HTG2 and HTG3)
- Warmington (Policy W3).

A link to these Neighbourhood Plans is provided below:

<https://www.east-northamptonshire.gov.uk/neighbourhoodplanning>

#### *Summary*

**4.9** Applications for residential annexes will be approved where they meet the criteria listed in this document, national and local policy and subject to the following being secured by condition or planning agreement:

- The annexe remains in the same ownership as, is occupied in conjunction with, and is dependent on the principal dwelling;
- It is ancillary and subordinate in scale to the principal dwelling;
- Its occupant(s) share(s) the existing access, garden and parking of the main dwelling;
- Occupation of the annexe is subsidiary to that of the main dwelling;

Development of residential annexes outside the development boundaries of settlements will also be judged against policy regarding enlargement or replacement dwellings in the countryside.

## **5.0 Heritage assets**

**5.1** There are also additional considerations if a property forms or is located adjacent to a heritage asset. This would include a Listed Building or Conservation Area and also a non- designated heritage asset (a structure that has a degree of heritage significance meriting consideration in planning decisions).

**5.2** In practice, the main distinction is procedural; i.e. the statutory requirements for developments within Conservation Areas and/ or affecting the setting of a Listed Building. Critically, the scope of permitted development rights is restricted in these circumstances; e.g. planning permission is **always** required if an annexe would comprise a new structure within the curtilage of a Listed Building.

**5.3** Listed Building Consent would be required for extensions to form an annexe and related works to Listed Buildings. Applications of this nature will require more



technical detail about the works, than Planning Applications. You will need to make sure that the design and materials are sympathetic to the existing building and its setting. In addition, works to the historic fabric of the property should be kept to a minimum. Examples of the extra information needed would include specialist heritage statements and details of the proposed materials, the mortar mix and cross sections through windows.

## **6.0 Setting of heritage assets**

**6.1** If any adjacent property is a Listed Building, a non-designated heritage asset or the site is within a conservation area or visible from it, any extension or separate building will need to be designed and located so that it does not cause harm to the setting of such an asset.

**6.2** Local and national policy requires proposals to complement their surrounding historic environment through their form, scale, design and materials and to ensure that works respond to the local character of the area. The scale of the works proposed should not detract from the proportions and historic façade of the existing building and should not dominate the preserved building's design. All aspects of the external elevations should match or complement the heritage asset and be of local natural materials. The design features and detailing proposed should also complement the existing building. It is paramount that the proposal should not have a negative impact on the special character of the adjacent heritage asset, thereby causing harm to its significance. The proposal should be in accordance with the Local Plan policies which seek to conserve and enhance heritage assets, such as listed buildings and their settings.

**6.3** It is advisable that prior to an application concerning any heritage asset, that pre-application advice is sought and that an architect/ agent with specialist knowledge is consulted.

## **7.0 Other outbuildings/ extensions for incidental use**

**7.1** Incidental buildings, such as workshops or leisure buildings, which are not intended to provide living accommodation, may not need planning permission. This will depend on where they will be sited and that sufficient useable outside amenity space is retained. For guidance on the siting and height/ size limitations of such outbuildings, please consult the Planning Portal: Outbuildings - permitted development mini guide:

[https://www.planningportal.co.uk/info/200130/common\\_projects/43/outbuildings/6](https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/6)

**7.2** Should the proposed building exceed the scale allowed under permitted development rights, Householder planning permission would be required.

## **8.0 Modular/ mobile home providers**

- 8.1** A consensus of companies offering modular/ mobile buildings, which are manufactured and delivered to the site, state that their preferred method of obtaining planning permission is a Householder application.
- 8.2** However, manufacturers also quote the use of the 1968 Caravan Act<sup>4</sup> as a “fall-back” position in support of their proposals. This Act does not only apply to caravans but includes structures designed for human occupation, that can be transported by road. However, if the structure is to be permanently fixed to the ground, then it cannot be classed as a caravan under this legislation.
- 8.3** Marketing information provided by mobile home companies generally advise that most Householder applications are decided under delegated authority (by the case officer and the Council’s wider Development Management team) and that decisions will be guided by adopted planning policies and guidance - as no two applications are the same. It is also acknowledged that specialist surveys may be required to support the application, to include: arboricultural, ecological, topographical, flood risk assessments; archaeological surveys, or a heritage report if a listed building would be affected.
- 8.4** In the case of a transportable building, should a Householder application be unsuccessful, an amended application or an appeal against the decision would be advisable. Applicants are advised to engage with the Development Management Team at all stages of an application, to seek guidance.

## **9.0 Climate change implications**

- 9.1** It is recommended that householders should consider climate change in developing projects for residential annexes, and that appropriate mitigation measures are included in the development. Such developments may provide opportunities for innovative new construction techniques and/ or use of more energy efficient construction materials.
- 9.2** In consideration of the wider impact on the natural environment, all development needs to respond to climate change through its design. By taking into account measures such as landscaping, planting for biodiversity and sustainable drainage, ecologically sensitive designs can achieve significant improvements for biodiversity:

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<sup>4</sup> <https://www.legislation.gov.uk/ukpga/1968/52/contents>



**Table 2: Climate change mitigation**

<b>Mitigation measures</b>	Rainwater harvesting and measures to minimize surface water flooding, in cases where currently porous surfaces (natural ground conditions), are replaced with hard, impermeable surfaces and/or structures.
<b>Measures to encourage biodiversity</b>	To include green roofs, planting and landscaping using native species, setting up bird and bat boxes and sustainable drainage systems.

## **10.0 National Space Standards**

- 10.1** In all household development, when designing any new bedrooms or reducing existing ones, it is recommended that the minimum sizes specified in the document entitled 'Technical housing standards – nationally described space standard' (2015) are utilised. These specify that a single bedroom should have a floor area of at least 7.5 m<sup>2</sup> and a width of at least 2.15 metres; a double bedroom should have a floor area of at least 11.5m<sup>2</sup>. A full copy of this document can be viewed via the link provided in section 15, below.

## **11.0 Householder Extensions Supplementary Planning Document (2020)**

- 11.1** A Householder Extensions SPD was adopted by this Council in June 2020, providing guidance on extensions to residential properties in situations where they require Planning Permission. Design principles in this document can also be applied to situations where extensions are being constructed under Permitted Development Rights.
- 11.2** The advice provided in the Householder Extensions SPD can also be applied to separate buildings, intended for use as a residential annexe:  
[https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder\\_extensions\\_supplementary\\_planning\\_document](https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder_extensions_supplementary_planning_document)

## **12.0 Building Regulations**

- 12.1** Annexes and incidental buildings may also require consent under Building Regulations legislation. To find out if a proposal requires consent visit our Building Regulations Service webpage. A link is provided below:  
[https://www.east-northamptonshire.gov.uk/info/200154/building\\_control\\_and\\_building\\_regulations](https://www.east-northamptonshire.gov.uk/info/200154/building_control_and_building_regulations)

## **13.0 Supporting statement to accompany an application for an annexe**

- 13.1** In support of a formal planning application for an annexe, a written statement to explain who it will be used by, their relationship to the occupants of the main house and how the use of the annexe will comply with the criteria listed in the checklist provided (paragraph 1.3, above), should be submitted.

## 14.0 Suggested conditions of approval

Planning conditions, attached to the consent, may be used to limit the use of the annexe. It should be noted that whilst such a condition could be imposed, this alone could not be relied upon to safeguard against a future use. Hence the requirement that the scheme proposes a structure which is not capable of subdivision from the original dwelling and does not appear as tantamount to the creation of a new dwelling or separate planning unit. The following conditions are recommended:

- a. The [*living accommodation*] hereby approved shall be used only in association with, and ancillary to, the occupation of the existing dwelling at [*property address here*], and shall not be used as a separate dwelling unit.  
**Reason:** In view of residential amenity and highway safety, the formation of a separate dwelling would be unacceptable in this location.
- b. The [*accommodation/ annexe*] hereby approved shall be used solely as ancillary accommodation to the existing dwelling house and as such shall not be sold, leased, rented or used as an independent dwelling unit.  
**Reason:** In order to safeguard the amenity of adjacent residential properties.
- c. The development hereby permitted shall be finished in materials to match the existing dwelling. These materials shall be retained in perpetuity thereafter.  
**Reason:** To achieve a satisfactory elevational appearance for the development.
- d. The proposed additional off-road parking space, as shown on drawing [*insert drawing number*], shall be provided prior to the occupation of the annexe and it shall be maintained in perpetuity for this use.  
**Reason:** To ensure that the property has adequate off-road parking provision in accordance with current standards in the interests of highway safety.
- e. The building (extension) hereby permitted shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as [*address*].  
**Reason:** In view of residential amenity and highway safety, the formation of a separate dwelling would be unacceptable in this location.

## Appendix 1 – Useful Links and Glossary

### Useful links

East-Northamptonshire Council Website: Planning applications:

[https://www.east-northamptonshire.gov.uk/site/scripts/documents\\_info.php?documentID=1329](https://www.east-northamptonshire.gov.uk/site/scripts/documents_info.php?documentID=1329)

East-Northamptonshire Council Website: Building Control:

[https://www.east-northamptonshire.gov.uk/info/200154/building\\_control\\_and\\_building\\_regulations](https://www.east-northamptonshire.gov.uk/info/200154/building_control_and_building_regulations)

Householder Extensions Supplementary Planning Document:

[https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder\\_extensions\\_supplementary\\_planning\\_document](https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder_extensions_supplementary_planning_document)

National Space Standards:

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

General Permitted Development Order (2015): Schedule 2: Classes A and E:

[https://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi\\_20150596\\_en.pdf](https://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf)

Permitted Development Technical Guidance:

<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

Northamptonshire County Parking Standards:

<https://www.northamptonshire.gov.uk/councilservices/northamptonshire-highways/transport-plans-and-policies/Pages/northamptonshire-parking-standards.aspx>

## Glossary:

<b>GLOSSARY</b>	
<b>Annexe</b>	A building joined to/ or separate to provide additional accommodation for the main house, but contained within the curtilage, to accommodate a person in the same way as they would live within the main residential dwelling – for habitable uses
<b>Ancillary building</b>	Habitable accommodation for a person associated with the residential dwelling
<b>Incidental building</b>	Non-habitable space for use in association with the residential dwelling such as: garaging, storage, home office/ home gym (e.g. live/ work units).
<b>Curtilage</b>	The area normally within the boundaries of a property surrounding the main building and used in connection with it.
<b>Primary use</b>	In the case of annexes the dwelling will be the 'primary use'.
<b>Planning unit</b>	In the case of a residential dwelling the planning unit will be the main/existing/original dwellinghouse and any associated extensions or garden buildings
<b>SPD</b>	Supplementary Planning Document
<b>Non-designated heritage asset</b>	A non-listed but important heritage asset
<b>National Space Standards</b>	Minimum sizes for bedrooms and living space
<b>Householder planning permission</b>	Permission for proposals to alter or enlarge a single house, including works within the boundary and garden of a house
<b>Permitted development rights</b>	Rights to extend a house and add outbuildings without needing to apply for planning permission - if specific limitations and conditions are met

## Appendix 2: Bodies (organisations and individuals) notified for the draft Residential Annexes SPD consultation

- All Town and Parish Councils in the District
- Heads of Planning
  - Corby Borough Council
  - Kettering Borough Council
  - Borough Council of Wellingborough
- Northamptonshire County Council
  - Highways
  - Development Management
- North Northamptonshire Joint Planning and Delivery Unit
- Planning Agents and Architects

### Appendix 3: Specific examples of residential annexes

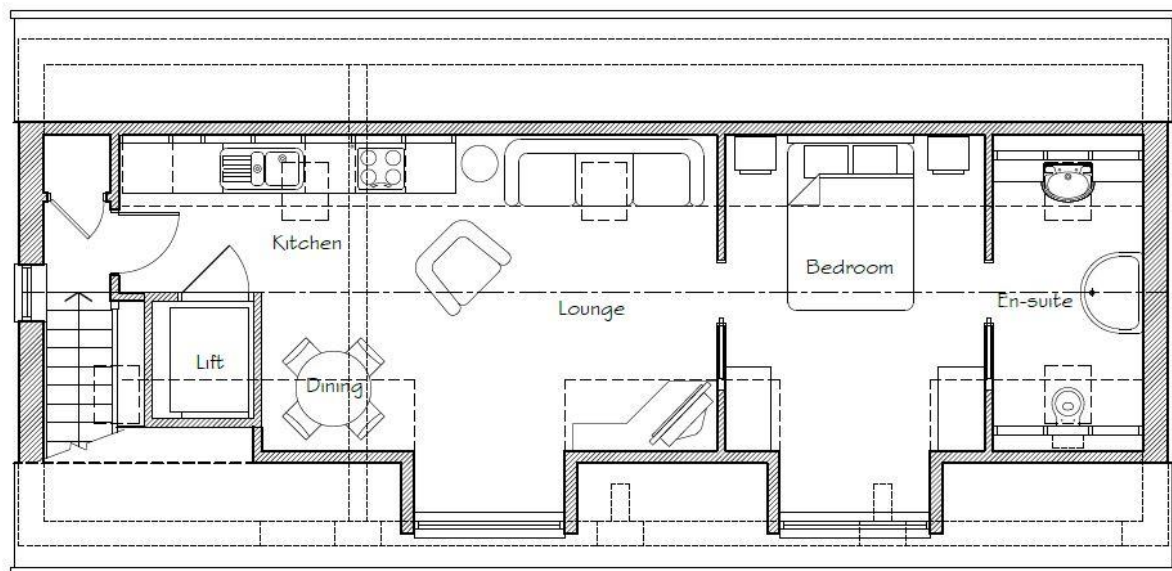
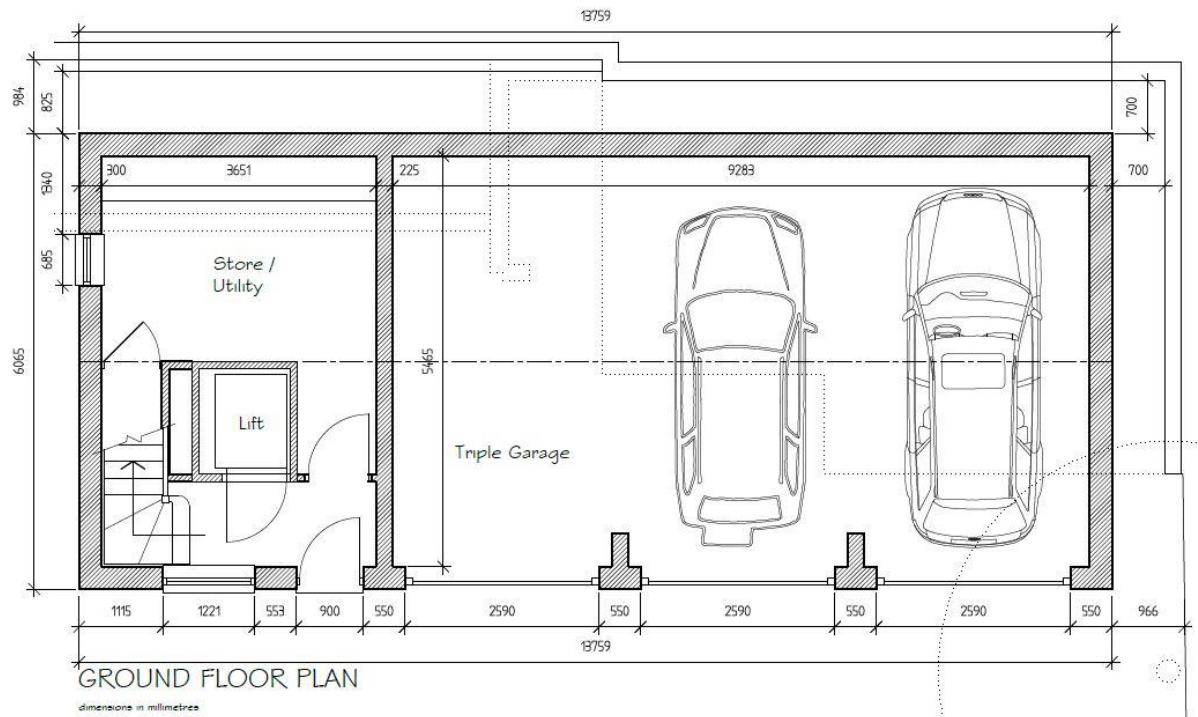
*Appendix 3(a) – Example of a building that is incidental to, but detached from, the main dwellinghouse*



*Appendix 3(b) – Example of a residential annexe contained within an ancillary building (detached double garage)*

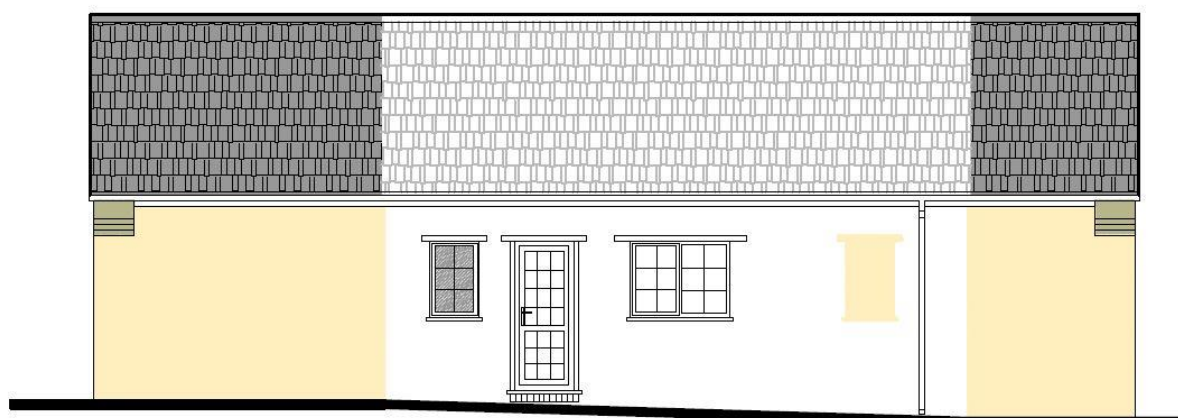


Appendix 3(c) – Floor layout plans of residential annexe contained within an ancillary building (detached double garage)



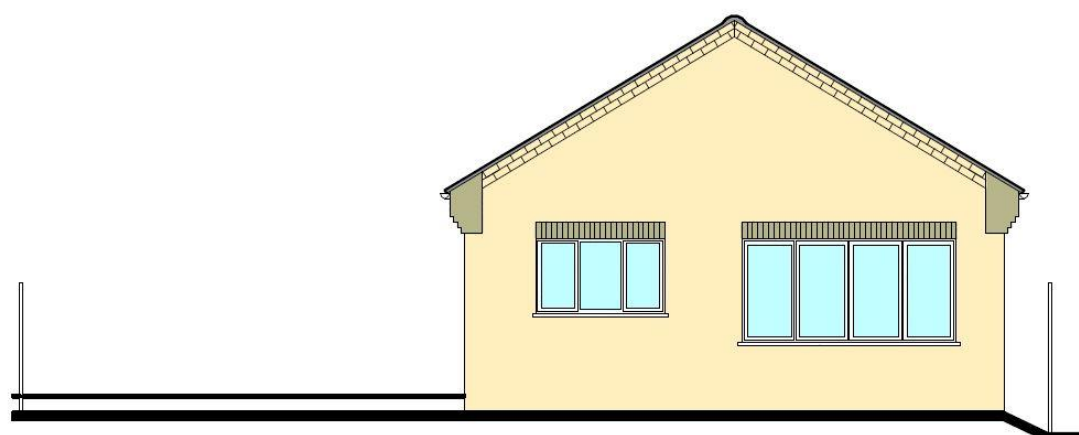


*Appendix 3(d) – Typical entrance door for a residential annexe*



Proposed Side (South) Elevation

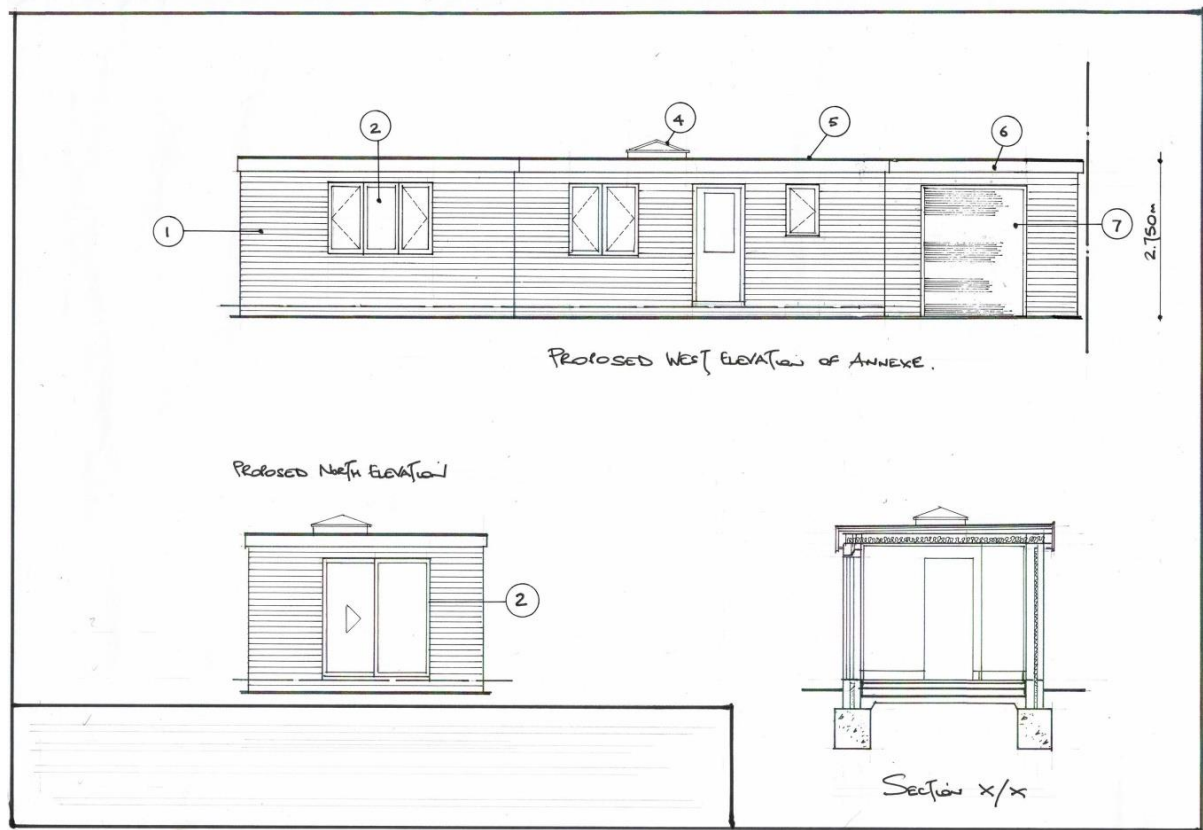
*Appendix 3(e) – Side elevation (appendix 3(b), above)*



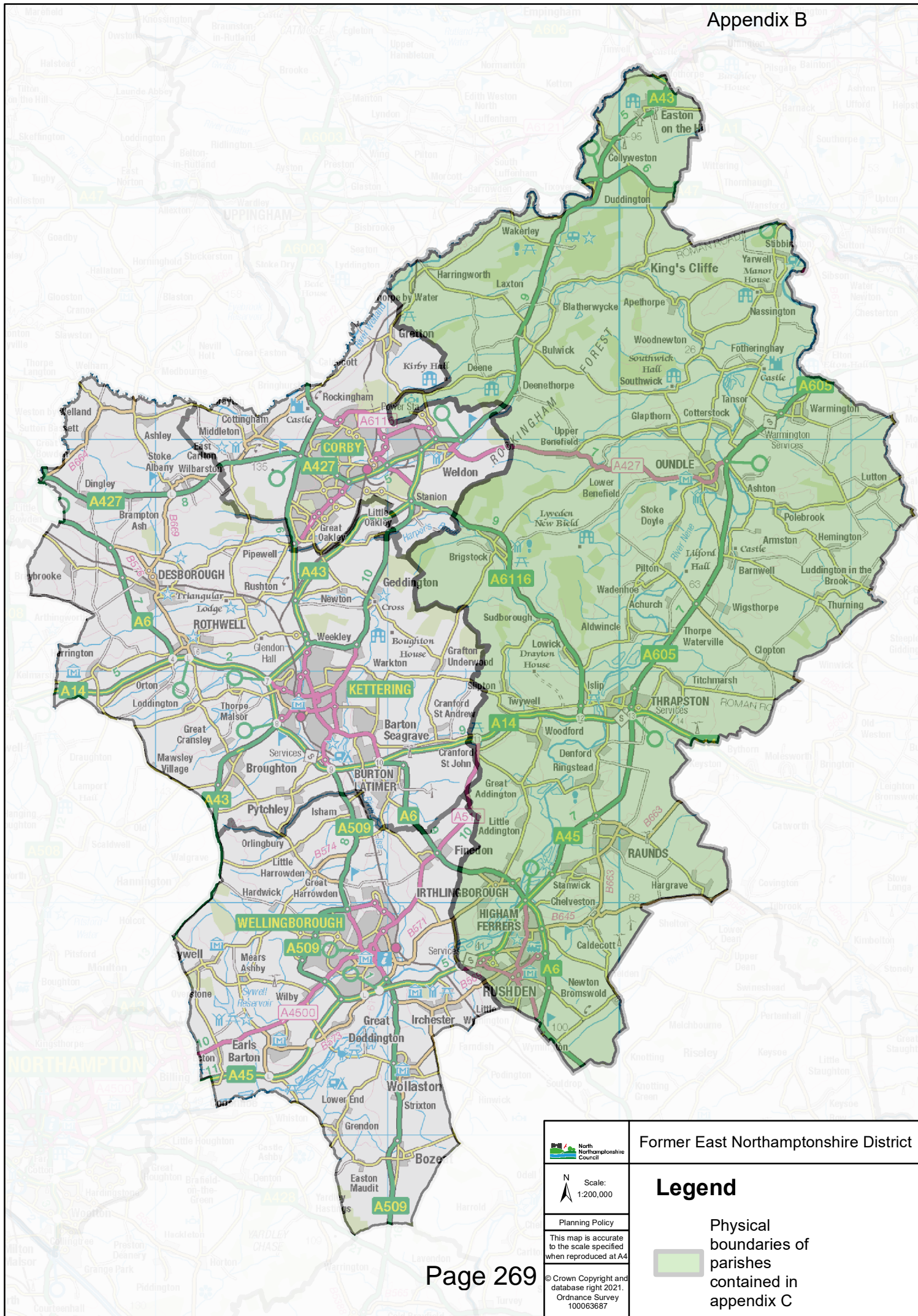
Proposed Rear (East) Elevation



Appendix 3(f) – Example of a container unit converted to a residential annexe



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## **PARISH AND TOWN COUNCILS IN FORMER ENC DISTRICT**

**Aldwincle** Parish Council  
**Ashton** Parish Council  
**Barnwell** Parish Council  
**Benefield** Parish Council  
**Brigstock** Parish Council  
**Bulwick** Parish Council  
**Chelveston-cum-Caldecott** Parish Council  
**Collyweston** Parish Council  
**Deene & Deenethorpe** Parish Council  
**Denford** Parish Council  
**Duddington** with **Fineshade** Parish Council  
**Easton-on-the-Hill** Parish Council  
**Glaphorn** Parish Council  
**Great Addington** Parish Council  
**Hargrave** Parish Council  
**Harringworth** Parish Council  
**Hemington, Luddington & Thurning** Parish Council  
**Higham Ferrers** Town Council  
**Irthlingborough** Town Council  
**Islip** Parish Council  
**Kings Cliffe** Parish Council  
**Lilford-cum-Wigsthorpe & Thorpe Achurch** Parish Council  
**Little Addington** Parish Council  
**Lowick & Slipton** Parish Council  
**Lutton** Parish Council  
**Nassington** Parish Council  
**Oundle** Town Council  
**Pilton, Stoke Doyle & Wadenhoe** Parish Council  
**Polebrook** Parish Council  
**Raunds** Town Council  
**Ringstead** Parish Council  
**Rushden** Town Council  
**Stanwick** Parish Council  
**Sudborough** Parish Council  
**Thrapston** Town Council  
**Titchmarsh** Parish Council  
**Twywell** Parish Council  
**Warmington** Parish Council  
**Woodford** Parish Council  
**Woodnewton** Parish Council  
**Yarwell** Parish Council  
*~PARISH MEETINGS~*  
**Apethorpe** Parish Meeting  
**Blatherwycke** Parish Meeting  
**Clopton** Parish Meeting  
**Cotterstock** Parish Meeting  
**Fotheringhay** Parish Meeting  
**Laxton** Parish Meeting  
**Newton Bromswold** Parish Meeting  
**Southwick** Parish Meeting  
**Tansor** Parish Meeting  
**Wakerley** Parish Meeting

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**Consultation on Draft Residential Annexes SPD**  
**Monday 22nd February – Monday 22nd March 2021**

**Schedule of representations received:**

<b>Reference</b>	<b>Organisation</b>	<b>Comment</b>	<b>Council Response</b>
<b>RA/01</b>	Rushden Town Council	Pleased with the SPD/ no further comments.	No action
<b>RA/02</b>	Thrapston Town Council	Found the document useful/ in full support.	No action
<b>RA/03</b>	Irthlingborough Town Council	We welcome the content/ advise further consideration of illustrations – notably: Colour photographs on pages 2 and 18 should be more subdued/ illustrate timber or imitation timber – to blend into surroundings/ converted container should be moved/removed from heritage section of text/ a converted outbuilding next to a listed building would be more appropriate. Drawing of accommodation over a garage is a good example.	Photographs and illustrations to be reviewed/ changed. Examples used were stock references as Covid-19 pandemic restricted site visits.  Action
<b>RA/04</b>	Stanwick Parish Council	We welcome inclusion of climate change mitigation measures (and hope this will be extended to other areas of planning policy).	Noted
<b>RA/05</b>	Kings Cliffe Parish Council	In full support of application.	No action
<b>RA/06</b>	Gretton Parish Council	No comments.	No action
<b>RA/07</b>	Northamptonshire Highways Officer	No further observations.	No action

RA/08	East Northamptonshire Council Development Management	The DM Team would like to highlight the importance that applications should demonstrate a degree of dependency on the main dwelling.	Noted – text to reflect importance/ degree of dependency has been demonstrated. No action
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**In summary:** 8 representations were received by email and 2 representations via the Smart Survey = 8 responses in total. Of these, two respondents Irthlingborough TC and Stanwick PC used Smart Survey to notify us that a response was forthcoming/ would like to be notified of future stages of process and sent separate emails to elaborate.