

Public Document Pack



Meeting: Executive
Date: Thursday 26th August, 2021
Time: 2.00 pm
Venue: Council Chamber, Swanspool House, Doddington Road, Wellingborough, NN8 1BP

To members of the Executive

Councillors Jason Smithers (Chair), Helen Howell (Vice-Chair), Lloyd Bunday, Scott Edwards, Helen Harrison, David Howes, Graham Lawman, Andy Mercer, Steven North and Harriet Pentland

Agenda			
Item	Subject	Presenting Member	Page no.
01	Apologies for absence		
02	Minutes of the meeting held on 5 August 2021		5 - 18
03	Notifications of requests to address the meeting		
04	Members' Declarations of Interest		
Items requiring a decision			
05	Budget Forecast 2021/22 as at Period 4 To set out the forecast outturn position for the Council based on the Period 4 monitoring forecasts for the General Fund and the Housing Revenue Account.	Cllr Lloyd Bunday	19 - 38
06	Capital Programme Update 2021/22 To request approval for capital schemes that have come forward for inclusion in the Council's Capital Programme. Approval of the funding will allow the schemes to move forward to procurement and delivery.	Cllr Lloyd Bunday	39 - 46
07	Chester House Estate Programme and Business Plan Update To enable mobilisation of the refreshed business plan ahead of planned site opening to the public on 23rd October 2021.	Cllr Helen Howell	47 - 88
08	Adoption of the Part 2 Local Plan for Corby To provide an up-to-date development plan for making planning decisions and to guide development in Corby.	Cllr Steven North	89 - 308

09	Local Transport Plan – Integrated Transport Plan 2021/22 Funding Allocation and Capital Funding 2021/22 To inform of the grants received from the Department of Transport (DfT) for infrastructure improvements and the intention to spend these amounts on the highways network.	Cllr Graham Lawman	309 - 314
010	Strategy for Tackling Litter and Fly-tipping To ensure there is a comprehensive approach to tackling litter and fly-tipping, using a number of different intervention actions to tackle the issue.	Cllr Graham Lawman	315 - 328
011	Improvement of facilities at Montsaye Academy, Rothwell, using banked Section 106 funding To passport banked Section 106 funding, that names Montsaye Academy as beneficiary, for use on a capital improvement scheme to improve the educational facilities at the school.	Cllr Scott Edwards	329 - 342
012	Proposal to fund a 'Connected Offer' or annex site to Isebrook SEND College at the 'Four Seasons' building, Kettering. To consider the proposal to fund an annex site or 'Connected Offer' provision to Isebrook SEND College, Kettering.	Cllr Scott Edwards	343 - 350
013	Enforcement Policy To secure an efficient, proportionate, consistent and effective approach to all regulatory, inspection and enforcement activity undertaken by the Council.	Cllr Steven North / Cllr Andy Mercer	351 - 418
014	Technical Updates to Section 106 Evidence Base and Benchmark Cost Data To agree technical updates to the Planning Obligations Framework and Guidance Document "Creating Sustainable Communities" (2015).	Cllr Steven North	419 - 468
015	Additional Restrictions Grant Top-Up Funding To set out the options for distribution of the Additional Restrictions Grant top-up funding in order to support the local economic recovery framework.	Cllr Steven North	469 - 478

Urgent Items

To consider any items of business of which notice has been given to the Proper Officer and the Chair considers to be urgent, pursuant to the Local Government Act 1972.

Exempt Items

To consider any items of business which may involve the exclusion of the press and public in accordance with the provisions of Section 100(A) of the Local Government Act 1972 (as amended).

Adele Wylie, Monitoring Officer
North Northamptonshire Council



**Proper Officer
18 August 2021**

This agenda has been published by Democratic Services.

Committee Officer: Ben Smith

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Due to the Covid-19 pandemic seating in the Council Chamber will be limited. If you are intending to attend the meeting as a spectator, please contact the committee administrator

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The Council has approved procedures for you to request to address meetings of the Council.

ITEM	NARRATIVE	DEADLINE												
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes. Members of the Public who live or work in the North Northamptonshire council area may make statements in relation to reports on the public part of this agenda. A request to address the Executive must be received 2 clear working days prior to the meeting at democraticservices@northnorthants.gov.uk Each Member of the Public has a maximum of 3 minutes to address the committee.	12 Noon Date Not Specified 5 pm Monday 23 August 2021												
Members of the Public Petitions	Anyone who lives, or works in North Northamptonshire may submit a petition to the Council. Depending on the size of your petition it will be responded to as follows:- <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Category</th> <th>Signatory Threshold</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Petition which triggers a council debate</td> <td>1500</td> <td>Any petition with 1500 or more signatures will trigger a debate at a Full Council meeting</td> </tr> <tr> <td>A petition which calls an officer to provide evidence</td> <td>750 -1499</td> <td>Any petition with 750 – 1499 signatures will summon an appropriate officer of the council to give evidence at a public meeting of the relevant Scrutiny Committee</td> </tr> <tr> <td>Standard Petition</td> <td>5 - 749</td> <td>Any petition with 5 – 749 signatures will be referred to a senior officer of the Council to provide a response</td> </tr> </tbody> </table>	Category	Signatory Threshold	Description	Petition which triggers a council debate	1500	Any petition with 1500 or more signatures will trigger a debate at a Full Council meeting	A petition which calls an officer to provide evidence	750 -1499	Any petition with 750 – 1499 signatures will summon an appropriate officer of the council to give evidence at a public meeting of the relevant Scrutiny Committee	Standard Petition	5 - 749	Any petition with 5 – 749 signatures will be referred to a senior officer of the Council to provide a response	
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Standard Petition	5 - 749	Any petition with 5 – 749 signatures will be referred to a senior officer of the Council to provide a response												

These procedures are included within the Council's Constitution. Please contact democraticservices@northnorthants.gov.uk for more information.

Members' Declarations of Interest

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – monitoringofficer@northnorthants.gov.uk

Press & Media Enquiries

Any press or media enquiries should be directed through the Council's Communications Team to NNU-Comms-Team@northnorthants.gov.uk

Public Enquiries

Public enquiries regarding the Authority's meetings can be made to democraticservices@northnorthants.gov.uk

Minutes of a meeting of the Executive

At 2.00 pm on Thursday 5th August, 2021 in the Council Chamber, Cedar Drive, Thrapston, NN14 4LZ

Present:-

Members

Councillor Jason Smithers (Leader of the Council) (Chair)	Councillor Helen Howell (Deputy Leader of the Council)
Councillor Lloyd Bunday	Councillor Andy Mercer
Councillor Scott Edwards	Councillor Steven North
Councillor Helen Harrison	Councillor Harriet Pentland
Councillor Graham Lawman	

Also in attendance – Councillors Leanne Buckingham, Lyn Buckingham, Jim Hakewill and Gill Mercer.

26 Apologies for absence

Apologies for absence were received on behalf of Councillor David Howes.

27 Minutes of the Meeting Held on 15th July 2021

RESOLVED that: The Executive agreed the minutes of the meeting held on 15th July as a true and accurate record of the meeting.

28 Notifications of requests to address the meeting

The Chair, Councillor Jason Smithers, reported that there were two requests to address the meeting, from Councillors Lyn Buckingham (Agenda Item 5 – Budget Forecast 2021/22 as at Period 3 and Agenda Item 9 – Oxford to Cambridge Arc – Environmental Principles) and Leanne Buckingham (Agenda Item 10 – Variation of School Admission Arrangements).

29 Members' Declarations of Interest

No declarations were received.

30 Budget Forecast 2021/22 as at Period 3

Councillor Lloyd Bunday, Executive Member for Finance and Transformation, introduced a report of the Executive Director of Finance which set out the forecast outturn position for the Council based on the Period 3 monitoring forecasts for the General Fund and the Housing Revenue Account.

A copy of the report, marked 'Agenda Item 5', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted that:-

- i) The Council's budget currently faced a £59,000 overspend compared to the approved 2021/22 budget, however, it was very early in the financial year and further monitoring work would be undertaken to review this position
- ii) Adult Social Care was an area vulnerable to budgetary overspend and significant work was underway to ensure this service area was on a stable financial footing

The Chair welcomed Councillor Lyn Buckingham to the meeting to address the Executive. Cllr Buckingham welcomed the recent allocation of £17.6million of health funding with a hope that a proportion of this could be used to help "level-up" areas of North Northamptonshire suffering from health inequality. Cllr Buckingham further raised concerns regarding Council Tax and Business Rate collection rates as well as the RAG-rating of financial target monitoring.

The Chair thanked Cllr Buckingham for her comments.

Cllr Bunday confirmed that tranches of the health funding referred to by Cllr Buckingham would be used to assist areas suffering from health inequality. Cllr Bunday also explained that as the majority of residents and businesses chose to pay Council Tax and Business Rates on a monthly basis, current collection rates detailed in the officer report were at expected levels. With regards to the RAG rates for monitoring targets, it was heard that there was little data to compare these to given that it was very early in the existence of the Council in its first financial year.

RESOLVED:

(KEY DECISION)

- a) The Council's forecast outturn position for 2021/22 and the associated risks and other considerations be noted.
- b) The assessment of the current deliverability of the 2021/22 saving proposals in Appendix 1 of the report be noted.
- c) The final allocation of the Local Covid Support Grant as set out in paragraph 6.14 of the report be noted.
- d) Approval be given to the inclusion of £178k of grant funding for the ex-offender's programme, as set out in paragraphs 6.36-6.37 of the report, within the budget, noting that it is anticipated that the spend profile for this will be £150.5k in 2021/22 and £27.5k in 2022/23.

(Reason for Decision – to note the forecast financial position for 2021/22 as at Period 3 and to consider the impact on this year and future years budgets.)

31 Capital Programme Update 2021/22

Councillor Lloyd Bunday, Executive Member for Finance and Transformation, introduced a report of the Executive Director of Finance, the purpose of which was to request approval for capital schemes that had come forward for inclusion in the Council's Capital Programme.

A copy of the report, marked 'Agenda Item 6', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted that approval of the changes to the capital programme would allow the three schemes detailed in the report to move forward to procurement and delivery.

RESOLVED:

(KEY DECISION)

- a) That the new capital approval process, endorsed by Finance and Resources Scrutiny Committee at its meeting on 13th July 2021, be noted;
- b) That the following changes into the capital programme totalling £9.272m be approved:
 - i. Stanton Cross Primary School £9.064m two form entry school and children's centre funded from Section 106 (S106) contributions.
 - ii. Library Management System £161k funded from borrowing/discretionary funding.
 - iii. Bininfrastructure - £47k funded through external contributions

(Reasons for Decision:

- i. The local authority has a legal obligation to deliver S106 related works in accordance with the signed S106 agreement;*
- ii. The recommended course of action will allow the timely progression of capital works;*
- iii. The recommended course of action is required to support the sustainability of the library service including critically the support of the Community Library Programme;*
- iv. Utilisation of grant funding to support our environment through the provision of litter bins.)*

32 Housing Land Supply in North Northamptonshire

Councillor Steven North, Executive Member for Growth and Regeneration, introduced a report of the Executive Director of Place and Economy the purpose of which was to approve the Council measuring five-year supply against the Local Housing Need for

the North Northamptonshire Housing Market Area, calculated using the Standard Method, to be reviewed annually to take account of any changes in circumstances.

A copy of the report, marked 'Agenda Item 7', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted that approval of the recommendations would offer a degree of protection for residents to ensure new housing was placed where it needed and not in areas with a lesser need or requiring protection.

RESOLVED:

(KEY DECISION)

That approval be given to:-

- a) the Council measuring 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 16th December 2020); and
- b) the approach set out in a) above being reviewed annually to take account of changes in circumstances, including progress on the North Northamptonshire Strategic Plan and any changes to the standard method by which Local Housing Need is calculated.

(Reason for Decision: 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.)

33 Integrated Care System Design Principles

Councillor Helen Harrison, Executive Member for Adults, Health and Wellbeing introduced a report of the Executive Director for Adults, Communities and Wellbeing which sought to provide the Executive with an update on progress in developing a Northamptonshire Integrated Care System (ICS) and presented the ICS design principles for endorsement.

A copy of the report, marked 'Agenda Item 8', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted that the outline design before members was the first step in the process towards implementation of the system in April 2022. The draft design principles had been considered and endorsed by the Health, Wellbeing and Vulnerable People Executive Advisory Panel prior to being submitted to the Executive. The panel had made a number of recommendations that would be taken forward into discussions with external partners.

RESOLVED:

- a) That the feedback received from the Health, Wellbeing, and Vulnerable People Executive Advisory Panel (EAP) be noted;

- b) That the design principles for the Northamptonshire ICS, as summarised in Appendix 1, slide 26 to the report, be endorsed.

(Reasons for Decision:-

- i. Some of the design principles are required following the publishing of the Health and Care White Paper. Other principles have been proposed following extensive stakeholder engagement with health and care delivery partners in Northamptonshire aiming to ensure that the design principles are not considered contentious.*
- ii. Significant work has been undertaken locally to reach the current set of design principles.*
- iii. The design principles formulate the start of the process of becoming an integrated care system and there will be more opportunities for councillors to play an important role in advising the executive on policy development around integrated approaches with health services in North Northamptonshire that have the potential to positively impact on the health and wellbeing of all residents.)*

34 Oxford to Cambridge Arc - Environmental Principles

Councillor Steven North, Executive Member for Growth and Regeneration, introduced a report of the Executive Director of Place and Economy the purpose of which was to seek endorsement of the shared environmental principles for the Oxford to Cambridge Arc.

A copy of the report, marked 'Agenda Item 9', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted that the draft principles had been submitted to both the Planning Policy Executive Panel and Climate Change, Environment and Growth Executive Advisory Panel with Members supporting the principles and recommending them for endorsement by the Executive.

Councillor Andy Mercer queried where the arc-wide Environment Principles sat in the hierarchy of policies in comparison to existing environmental regulations. Councillor North agreed to investigate this issue to provide further clarity.

The Chair again welcomed Councillor Lyn Buckingham to address the Executive. Councillor Buckingham welcomed the publication of the Environment Principles and stated that the Executive had the opportunity to be innovative in relation to the principles outlined in the publication and to tap into the opportunities offered by the arc.

The Chair thanked Cllr Buckingham for her comments.

RESOLVED:

- a) That the shared environmental principles, set out in Appendix 1 of the report, be endorsed; and
- b) That the development of an Arc Environment Strategy, which will provide further guidance on how the principles can be delivered, be supported.

(Reasons for Decision:

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

- i. support the environment policies emerging from the Arc Spatial Framework;*
- ii. allow use of the Arc as a place for DEFRA to test and apply its 25-year plan and funding through pilots and projects;*
- iii. 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.)*

35 Variation of school admission arrangements for 2021/2022 and 2022/2023 due to the requirements of the new 2021 School Admissions Code

Councillor Scott Edwards, Executive Member for Children, Families, Education and Skills introduced a report of the Director of Children's Services which sought to inform members about the mandatory requirements of the new School Admissions Code from September 2021 and provided recommendations for how the School Admission arrangements may be varied to ensure compliance. The Executive was requested to approve these recommendations.

A copy of the report, marked 'Agenda Item 10', was provided as part of the agenda document pack provided to members prior to the meeting.

The Chair welcomed Councillor Leanne Buckingham to the meeting to address the Executive. Cllr Buckingham asked that the Executive make full use of the Executive Advisory Panels and noted that they were an important link between non-Executive Members and the decision-making process.

The Chair and Cllr Edwards thanked Cllr Buckingham for her comments.

RESOLVED:

- a) That the following variations to admission arrangements for 2021/2022 and 2022/2023 be approved:-
 - i. Amendment of the first oversubscription criterion for all Community and Voluntary Controlled Schools to give the highest priority to: 'looked after children and all previously looked after children, including those children who appear (to the admission authority) to have been in state care outside of England and ceased to be in state care as a result of being adopted. Previously looked after children are children who were looked after but ceased to be so because they were adopted (or became

subject to a child arrangements order or special guardianship order). All references to previously looked after children in this Code mean such children who were adopted (or subject to child arrangements orders or special guardianship orders) immediately following having been looked after and those children who appear (to the admission authority) to have been in state care outside of England and ceased to be in state care as a result of being adopted.'

- ii. That North Northamptonshire Council's new in-year scheme be included in the admission arrangements and delegated authority be given to the Portfolio Holder for Children, Families, Education and Skills in consultation with the Executive Director of Children's Services to approve the scheme.
- b) That authority be delegated to the Portfolio Holder for Children, Families, Education and Skills in consultation with the Executive Director of Children's Services to approve the Fair Access Protocol, following consultation with schools in North Northamptonshire;
- c) That authority be delegated to the Portfolio Holder for Children, Families, Education and Skills in consultation with the Executive Director of Children's Services to make any changes necessary to the admissions policies where required to give effect to any Acts, Regulations or revised School Admissions or School Admission Appeals Code or binding Schools Adjudicator, Court or Ombudsman decisions whenever they arise.

(Reason for Decision:

The variations are necessary to comply with the statutory requirements of the School Admissions Code (2021). It is the duty of all admission authorities to act in accordance with the Code.)

36 Performance Indicator Report 2021/22 (Quarter One)

The Chair, Councillor Jason Smithers introduced a report of the Assistant Chief Executive, Guy Holloway, the purpose of which was to provide an update on the performance of the Council across a range of services as measured by performance indicators and to set out the approach being taken for the development of the Council's performance monitoring and management arrangements.

A copy of the report, marked 'Agenda Item 11', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted as being of great importance that the Council had a method of measuring its performance and progress. Performance indicators would become of greater value as more data become available with which to make comparisons.

Councillor Harriet Pentland, Executive Member for Climate and Green Environment highlighted the importance of indicators in relation to climate impact.

RESOLVED:

- a) That the performance of the Council as measured by the available indicators as at Period 3 (Quarter 1) for the 2021/22 financial year be noted.
- b) That the approach being taken to develop the Council's performance monitoring and management arrangements, as set out in the report, be noted.

(Reason for Decision:

To better understand the performance of the Council as measured by performance indicators as at period 3, 2021/22.)

37 Rough Sleeping Initiative

Councillor Andy Mercer, Executive Member for Housing and Community introduced a report of the Director of Housing and Communities, which sought Executive endorsement of the approach being taken to reduce the number of people sleeping rough across North Northamptonshire and to brief members on the Rough Sleeping Initiative (RSI) allocation for 2021/22 and the programme of activities that are being delivered under the initiative.

A copy of the report, marked 'Agenda Item 12', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted that government funding streams were not always guaranteed in the long-term and there was a need to ensure that the Council could continue to deliver services in this regard should government funding cease.

RESOLVED:

- a) That the approach being taken to reduce the number of people sleeping rough across North Northamptonshire be endorsed, and the associated spend be approved;
- b) That the MHCLG allocation for 2021/22 and the programme of activities that are being delivered under the Government's Rough Sleeping Initiative across North Northamptonshire.

(Reason for Decision:

To ensure a robust and multi-disciplinary service that is designed around the needs of the individual.)

38 Shire Lodge Cemetery Extension

Councillor Steven North, Executive Member for Growth and Regeneration presented a report of the Executive Director of Place and Economy which requested that Executive decide whether or not to accept the winning tender for the extension of the Shire Lodge Cemetery in Corby. Delegation of authority was also sought from the Executive to the Executive Member for Growth and Regeneration in consultation with Assistant

Director of Regulatory Services to take the appropriate steps required to deliver the project.

A copy of the report, marked 'Agenda Item 13', was provided as part of the agenda document pack provided to members prior to the meeting.

RESOLVED:

(KEY DECISION)

- a) That approval be given to the acceptance of the winning tender, Bidder 3 and delegate authority to the Executive Member for Growth and Regeneration in consultation with the Assistant Director of Regulatory Services to take the appropriate steps required to deliver the; and
- b) That the decisions made by the predecessor authority, Corby Borough Council, endorsed by the Shadow Executive of North Northamptonshire Council, to progress the project to extend the cemetery at Shire Lodge be confirmed.

Reason for Decision:

To progress the works and to accept the most economically advantageous bid for the work.)

39 OPUS Governance and Delivery

The Chair, Councillor Jason Smithers introduced a report of the Director of Legal and Democratic that set out the previous arrangements in place between Northamptonshire County Council and Opus People Solutions (OPUS), an agreed part of the North Northamptonshire and West Northamptonshire Blueprints that had now become operational and sought endorsement for a revised model of shareholding and services agreement in the authorities and Children's Trust.

A copy of the report, marked 'Agenda Item 14', was provided as part of the agenda document pack provided to members prior to the meeting.

RESOLVED:

That approval be given to:

- a) the shareholding arrangements as set out in paragraph 4.12 of the report;
- b) the proposed amendments to the Dividend Policy as set out in paragraph 4.15 of the report;
- c) the extension of the Service Agreement until 8th January 2027; and

That endorsement be given to:

- d) the administrative amendments required to ensure the necessary agreements are in place for the joint venture between OPUS and North Northamptonshire

Council, West Northamptonshire Council and the Northamptonshire Children's Trust.

(Reasons for Decision

- i. In relation to the shareholding arrangements, there have been negotiations with partners in the joint venture to reflect the Local Government Review in Northamptonshire, new customer bases and the transition from LGSS. The recommendations will increase shareholding for the Council and therefore is considered to be a good option for the Council.*
- ii. In relation to the dividend policy, the recommended changes will be beneficial to the Council as this will recognise its contribution in terms of spend in the joint venture.*
- iii. Alternative options are not to agree to the changes however the default shareholding would be less than the recommended change. The Council could choose not to agree the recommended changes to the dividend policy however this is not considered to represent best value compared to the proposed policy.)*

40 Kettering High Street Heritage Action Zone (HSHAZ)

Councillor Steven North, Executive Member for Growth and Regeneration presented a report of the Executive Director of Place and Economy which sought:

- Endorsement of a previous agreement made between Kettering Borough Council and Historic England to part fund and deliver a series of High Street Heritage Action Zone (HSHAZ) projects in Kettering town centre
- Agreement to receive and deliver on an additional £150,000 grant from Historic England to relay the cobbled street in West Street, Kettering
- That the Executive select Member representation to sit on the Kettering HSHAZ Board.
- Sought delegation of authority from the Executive to the Executive member for Growth and Regeneration, in liaison with the Executive Director for Place and Economy, to take any further decisions and/or actions required to conclude any procurement and deliver this project.

A copy of the report, marked 'Agenda Item 15', was provided as part of the agenda document pack provided to members prior to the meeting.

It was noted that the Executive representatives on the HSHAZ Board would be Cllr Steven North and Cllr Helen Howell with an invitation extended to Kettering Town Council to nominate a Member to sit on the Board.

RESOLVED:

(KEY DECISION)

- a) That the predecessor authority Kettering Borough Council's agreement with Historic England to invest funding in delivering HSHAZ schemes in Kettering town centre, be endorsed;

- b) That the High Street Heritage Action Zone (HSHAZ) scheme approved carry forward budget for this year of £3,448,000 be noted;
- c) That it be agreed to receive an additional £150,000 of Historic England funding, and to invest that funding to relay cobbles and improve the pavement environment in West Street; and
- d) That approval be given for the following councillors to sit on the HSHAZ Board:
 - i. the Executive Member for Growth & Regeneration; and
 - ii. the Deputy Leader and Executive Member for Sport, Leisure, Culture & Tourism; and
 - iii. invite a representative from Kettering Town Council to join the Board; and
- e) That authority be delegated to the Executive Member for Growth & Regeneration, in consultation with the Executive Director for Place & Economy, to take any further decisions and/or actions required to conclude any procurement and deliver this project.

(Reasons for Decision:-

- i. To provide consistency with previous Council decisions.*
- ii. To provide certainty to the Kettering HSHAZ project.*
- iii. To formally accept the additional £150,000 grant offer by Historic England and confirm it will be invested on the specific project for which it was granted.*
- iv. To provide appropriate governance of the overall HSHAZ project, to ensure the public and their views are represented.*
- v. To work to optimise the investment for the longer-term benefit of Kettering town centre and its environment.*
- vi. To enable further decisions to be made, within the remit of the agreed project, without bringing about further delays, thereby keeping delivery of the project on track.)*

41 New two Form of Entry Primary School on the Stanton Cross Sustainable Urban Extension (SUE) development

Prior to consideration of this item, the Chair, Councillor Jason Smithers announced that this item was no longer considered to be exempt and would therefore be discussed in the public part of the meeting.

Councillor Scott Edwards, Executive Member for Children, Families, Education and Skills presented a report of the Joint Director of Children's Services that sought approval of Section 106 expenditure of £9.66 million to fund the new two form of entry primary school, located at Stanton Cross, Wellingborough.

Councillor Graham Lawman sought assurances that there was sufficient time to build, recruit and run admissions for the new school prior to the beginning of the new school year in September 2022. Councillor Edwards confirmed that the school would be operational by that date.

It was noted as being of great importance that services and facilities were delivered alongside new housing developments such as Stanton Cross.

RESOLVED:

(KEY DECISION)

- a) That the Section 106 expenditure of £9.66 million to fund the new 2FE primary school, located on Stanton Cross, SUE, be approved;
- b) That the inclusion in the Council's capital programme of a new two form entry primary school situated on the new SUE at Stanton Cross, Wellingborough be noted;
- c) That the necessary contract awards for Stanton Cross, following the procurement process and proceed with the construction on the new school, with a proposed opening date of September 2022, be authorised;
- d) That the financial and governance arrangements associated with the capital scheme be approved;
- e) That authority be delegated to the Portfolio Holder for Children, Families and Education in consultation with the Director of Children's Services to authorise all necessary contract awards to deliver the new school;
- f) That it be noted that the process to appoint an Academy Sponsor to run the new school, in accordance with the 'Free School Presumption' regulations, stipulated by the Department for Education, will commence.

(Reasons for Decision:

- *The Local Authority has a legal obligation to deliver the primary school, in accordance with the signed section 106 agreement;*
- *The recommended course of action will allow the timely progression of capital works to build the new primary school at Stanton Cross SUE;*
- *The recommended course of action will benefit students and families who will reside within the development, by providing local school places for local school children;*
- *North Northamptonshire Council (or customers) will receive the maximum benefit from the option proposed.)*

Chair

Date

The meeting closed at 3.08 pm

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EXECUTIVE 26 August 2021

Report Title	Budget Forecast 2021/22 as at Period 4
Report Authors	Janice Gotts Executive Director of Finance Janice.gotts@northnorthants.gov.uk
Executive Member	Councillor Lloyd Bunday, Executive Member for Finance and Transformation

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

List of Appendices

Appendix A – Savings Schedule

1. Purpose of Report

- 1.1. The revenue budgets (2021/22) and Medium-Term Financial Plans for North Northamptonshire Council for the General Fund and the Housing Revenue Account were approved by the Shadow Authority at its meeting on 25 February 2021. The purpose of this report is to set out the forecast outturn position for the Council based on the Period 4 monitoring forecasts for the General Fund and the Housing Revenue Account.
- 1.2. This is the third monitoring report for the new Council and it sets out the material financial issues identified since the 2021/22 budget was set in February 2021, based on the income and expenditure as at end of July 2021 (Period 4) and the views of the budget managers.
- 1.3. The report recognises that the forecast outturn position is based on early indications of spend. As reported last month, work is continuing to examine the

spend and activity data, including the staffing details and forecasts, against the available budgets to ensure that the position presented is robust. This will also help to inform the medium-term financial plan.

- 1.4. A number of the areas remain unchanged from Period 3 and the detail of those variations, as previously reported, is included within the report for completeness.

2. Executive Summary

- 2.1 The report provides commentary on the Council's current forecast financial outturn position for 2021/22 for both the General Fund and the Housing Revenue Account. With the move to a new unitary council from 1 April this year and the continuing issues presented by COVID-19, financial forecasting remains challenging. The Council will continue to assess and refine the forecasts on a regular basis. The forecast presented in the report is based on the best available data and information of the operations of the Council and the expected impact of the pandemic. However, it must be recognised that determining the outturn under the current circumstances presents an element of risk which will be closely monitored during the financial year.
- 2.2 As a new Unitary Council there are a number of areas which will impact on the forecast outturn that are still to be finalised. Most notably from a finance perspective these include the charging arrangements for the lead/host arrangements between West Northamptonshire Council and North Northamptonshire Council following Local Government Reorganisation; the forecasts for these areas are not yet available from the hosting authority. Therefore, these services remain forecast at budget until monitoring reports are produced.
- 2.3 The balances on the reserves will not be complete until the accounts of the predecessor Councils are signed off. There is a separate report on this agenda that reports the draft outturn position for both Kettering Borough Council and the Borough Council of Wellingborough which includes a forecast reserves position for these two former authorities at 31st March 2021, these are both subject to external audit. Future reports will be provided to the Executive regarding the closedown of Corby Borough Council, East Northants Council and the County Council.

3. Revenue Budget

- 3.1 The Council's Revenue Budget was set at the meeting of the Shadow Authority in February. It has been updated to reflect the announcement on 16 March 2021 of the Public Health Grant allocations of which North Northamptonshire will receive £17.6m in 2021/22. The grant is ring fenced to fund Public Health related services and will not impact on the overall net budget for the Council. The table below sets out the latest budgets by each main service area following the confirmation of the grant:

	Children's & Education	Adults, Communities and Wellbeing Services	Place and Economy	Enabling & Support Services	Corporate	Total
	£m	£m	£m	£m	£m	£m
Expenditure	397.4	178.0	92.4	111.8	25.3	804.9
Income	(337.0)	(57.2)	(36.6)	(80.3)	(1.3)	(512.4)
TOTAL	60.4	120.8	55.8	31.5	24.0	292.5

- 3.2 The Council's overall outturn forecast for the General Fund for 2021/22, as at Period 4, is a forecast underspend of £266k against the approved budget of £292.5m. This is summarised in the table below:

General Fund Forecast Outturn 2021/22			
	Net Budget	Forecast Position at 31/03/22	P4 Forecast Variance at 31/03/22
	£'000	£'000	£'000
Net Total Available Resources	292,505	292,505	0
Total Corporate Budgets	23,950	23,950	0
Children's & Education	60,351	60,351	0
Adults Communities & Wellbeing Services	120,854	120,604	(250)
Place & Economy	55,783	55,135	(648)
Enabling & Support Services	31,567	32,199	632
Total Directorate Budgets	268,555	268,289	(266)
Total Budget	292,505	292,239	(266)
Net Position 2021/22	0	(266)	(266)

- 3.3 The forecast underspend as at Period 4 is £266k which is a favourable movement of £325k since Period 3 where a minor overspend of £59k was reported. The following table summarises the movement of £325k.

General Fund Forecast Movement (Period 3 v Period 4)		
	Report Reference	Movement in Forecast
		£'000
Adults – Change in Leisure Staffing Costs	6.31	(200)
Place – Reductions in Car Parking Income	6.38 – 6.39	2
Place – Trade Waste Income	6.47	(101)
Place – Reductions in Waste Tonnages	6.48	(101)
Enabling Services – IT	6.58	75
Total		(325)

- 3.4 The Council's overall outturn forecast for the Housing Revenue Account – which comprises of two Neighbourhood Accounts for 2021/22, as at Period 4, is a forecast pressure of £74k against the approved budget of £35.2m. This will be managed through seeking mitigation in year or use of the HRA reserve- this is unchanged from Period 3. This is summarised in the table below and further details are set out in Section 7. It is important to note this is an early estimate and subject to continual review.

Housing Revenue Account Forecast Outturn 2021/22				
Directorate	Expenditure	Income	Net	P3 Forecast Variance at 31/03/22
	£'000	£'000	£'000	£'000
Corby Neighbourhood Account	19,647	(19,647)	0	42
Kettering Neighbourhood Account	15,503	(15,503)	0	32
Net Position 2021/22	35,150	(35,150)	0	74

4. Recommendations

- 4.1 It is recommended that the Executive:
- a) Note the Council's forecast outturn position for 2021/22 and the associated risks and other considerations;
 - b) Note the assessment of the current deliverability of the 2021/22 saving proposals in Appendix A to this report;
 - c) Approve a virement of £690k from contingency to enabling and support services to allow budget realignment within overall available resources, as set out in paragraph 6.54 and 6.58 of this report;
 - d) Continue to support local bus services, to maintain concessionary bus fare reimbursements to bus operators at pre-Covid levels for the remainder of the current financial year (2021/22), which accords with the request from the Department for Transport.
- 4.2 *Reason for Recommendations – to note the forecast financial position for 2021/22 as at Period 4 and consider the impact on this year and future years budgets.*

5. Report Background

- 5.1 The Council's General Fund net revenue budget for 2021/22 is £292.505m and was approved by the Shadow Authority at its meeting on 25 February 2021. This included £19.161m of savings. This report sets out the in-year variations to budgeted assumptions.
- 5.2 The Council's Housing Revenue Account budget for 2021/22 is £35.150m and was approved by the Shadow Authority at its meeting on 25 February 2021. This

report includes an early analysis of the in-year variations to budgeted assumptions.

Housing Revenue Account

- 5.3 The Housing Revenue Account (HRA) is a separate ring-fenced account within the Council for the income and expenditure associated with its housing stock. The HRA does not directly impact on the Council's wider General Fund budget or on the level of council tax. Income to the HRA is primarily received through the rents and other charges paid by tenants and leaseholders.
- 5.4 Within North Northamptonshire prior to 1 April 2021 there were two HRA accounts, covering the sovereign Councils of Kettering and Corby respectively. As part of the move to a single unitary council for North Northamptonshire, there was a statutory requirement to create a single HRA for the area. Whilst North Northamptonshire Council must only operate one HRA it will, for a period of time, operate two separate Neighbourhood Accounts, these being:
- the Corby Neighbourhood Account - responsible for the stock that was managed by Corby Borough Council and
 - the Kettering Neighbourhood Account - responsible for the stock that was managed by Kettering Borough Council.

6. Overview of Forecast Position 2021/22

Available Resources and Corporate Costs

- 6.1 The Council is responsible for the collection of local taxes (Council Tax and Business Rates). At the end of July 2021, 38.16% of Council Tax had been collected. However, it is too early to predict what the final Council Tax collection will be by the end of the year. The Council has re-introduced debt collection procedures for Council Tax following their suspension during 2020/21.
- 6.2 Business Rates collection is 30.20% at the end of July 2021. The sum of Business Rates collected is particularly impacted by the volatility of appeals and the effect of COVID-19. Currently, a number of businesses are in receipt of business rates relief and other financial support because of COVID-19, and it is unknown how businesses will be affected in the longer term and particularly when this support ceases. This means that the position remains subject to change.
- 6.3 The total net budget for Corporate Resources is £23.950m which consists of the contingency budget and budgets for treasury related costs.
- 6.4 The contingency budget is held to meet unforeseen or unplanned/unbudgeted costs. The balance on contingency budget is currently £5.274m subject to Executive approval (recommendation 4.1c) this would reduce by £690k to £4.584m.

Directorate Budgets

- 6.5 This section of the report provides an analysis of the forecast variations against the 2021/22 General Fund for each of the Directorates. The table below summarises the position.

General Fund Forecast Outturn 2021/22 by Directorate			
Directorate	Net Budget	Forecast Spend at 31/03/22	P4 Forecast Variance at 31/03/22
	£'000	£'000	£'000
Children's & Education	60,351	60,351	0
Adults Communities & Wellbeing Services	120,854	120,604	(250)
Place & Economy	55,783	55,135	(648)
Enabling & Support Services	31,567	32,124	632
Total Directorate Budgets	268,555	268,289	(266)
Corporate Costs	23,950	23,950	0
Net Budget Requirement	292,505	292,239	(266)
Less Funding	(292,505)	(292,505)	0
Net Position 2021/22	0	(266)	(266)

Children's and Education Services – Balanced

- 6.6 The net revenue budget for Children's Services is £60.351m which includes the Northamptonshire Children's Trust and Education Services not funded by the Dedicated Schools Grant.
- 6.7 The budgeted figure for the Children's Trust is £137.18m for 2021/22. This is split £60.57m (44%) to North Northamptonshire Council and £76.61m (56%) to West Northamptonshire Council. The original contract for the services of the Trust will run for 17 months to 31 March 2022. It is currently forecast that the outturn position for the Trust will be within the contract sum, which has been confirmed with the Trust.
- 6.8 The Children's and Education Services remaining in the Council include the Intelligent Client Function for the Northamptonshire Children's Trust and the Local Authority statutory education functions as listed below:
- Education Inclusion
 - Education Psychology
 - Support for children with Special Educational Needs and Disabilities (SEND)
 - School Improvement
 - Virtual Schools (lead in the North Northamptonshire Unitary Authority)
 - School admissions and school place planning
 - Early Education and Child Care
 - Northamptonshire Children's Trust Intelligent Client Function (ICF)

- 6.9 The full year effect of prior year savings decisions is £1.7m and includes improving the edge of care support and intervention (£400k), working to minimise the amount of time a child is in care (£300k), step down from high end residential placements to fostering placements (£200k), reduced requirement for inflation (£300k), reducing agency staff (£100k) and capacity building within foster care (£400k). These services and savings are currently being delivered through Northamptonshire Children's Trust. However, this report was written before the Trust had produced its first formal budget monitoring report for 2021/22.
- 6.10 At this early stage the forecast outturn is for a balanced budget across Children's and Education Services which includes the full delivery of the savings targets. The situation will be kept under review and the Finance Director for the Trust is meeting regularly with senior finance officers of both North and West Northamptonshire to provide a detailed update on the budget position.

Adults, Communities and Wellbeing Directorate - Forecast underspend of £0.250m

- 6.11 The net revenue budget covers Adult Social Services, Community Services and Public Health and Wellbeing and totals £120.854m in 2021/22. Significant work continues to be undertaken to understand the likely ongoing commitment to packages of care within the Unitary following disaggregation and the impact of the pandemic. The details of the forecast are set out in the paragraphs which follow and are in line with those previously reported.

Adult Social Care, Safeguarding & Wellbeing and Commissioning & Performance Services – Forecast Underspend £0.5m

- 6.12 Under the 2014 Care Act, local authority Adults Services have a responsibility to make sure that people over 18 who live in their areas are provided with personal day to day care (helping people get dressed, washed, going to the toilet, eating etc.) where they cannot do things for themselves or access family support. The service also provides other physical or psychological support to people with disabilities in order to help them live a full life. The overriding responsibility is to keep people safe and protect them from harm or neglect.
- 6.13 Care can take many forms and can be provided directly by the Council, through contracted organisations or families can receive a personal budget to buy suitable care for themselves. Although receiving formal or long-term care is subject to people meeting the Council's eligibility criteria, the service also has a key responsibility for helping people to stay independent and preventing or delaying the need for care.
- 6.14 The service has indicated that an uplift award ranging between 2.2% and 2.65% to care providers for providing care packages on framework rates during 2021/22 will be made, this is expected to cost approximately £1.2m which has been met through additional investment in Adult Social Care as part of the 2021/22 budget setting process.
- 6.15 At this point in the year, whilst there is some capacity for further net growth in care costs there remains a risk to the financial position from the volatility of

demand predominantly due to underlying care conditions and the ongoing pressures on the care sector from the pandemic.

- 6.16 Within Adult Social Care there is £1.3m for demographic growth of which £0.3m relates to Mental Health Services; these are driven by the forecast number of additional clients requesting care. The past four years' growth in adult social care costs in Northamptonshire have tended to be driven by two factors, general market inflation (predominately wage related) and acute care needs for existing clients, rather than increased clients due to demographic changes. However, it is too early to confirm whether this trend will continue in Northamptonshire.
- 6.17 COVID-19 has had a significant impact in Adult Care budgets with additional pressures forecast in 2021/22 of £4.6m of which £3.9m relates to Clinical Commissioning Group (CCG) discharges in to care facilities as part of the rapid response discharge process from hospital and £0.7m relates to pressures within the Mental Health Pooled Fund. There are budgeted care related savings of £4.4m proposed to be delivered by Adult Social Care in 2021/22. Prior year savings of £2.1m are also assumed to be delivered. The 2020/21 savings were not achieved in full due to the impact of the COVID-19 pandemic, however due to a revised phasing methodology adopted as part of the 2021/22 budget proposals this has partly been mitigated down to £1.1m, it is currently forecast that these will be met in 2021/22. The position will continue to be monitored throughout the year.
- 6.18 The existing savings programme includes saving proposals being delivered over a number of financial years. These include savings proposals that formed part of the Future Northants Transformation Programme covering:
- Admissions Avoidance Service (£1.9m), which is a new service (initially funded by the business rates pilot fund) provided by Adult Social Care with health partners. The Admission Avoidance care model focuses on patients/clients presenting at acute hospitals with relevant conditions who can be rapidly assessed, diagnosed and treated without being admitted to a ward, if clinically safe to do so. Currently the Crises Response Team supports the back door discharges at the acute hospitals, where Admission Avoidance will focus on the significant opportunity to provide care on/at the front door to avoid hospital admissions and care costs increases client outcomes.
 - Strength Based Working Project (£2.2m) which is the Transformation of Adults Services pathways and processes to ensure focus on client outcomes, independence, better decision making, and best practice approaches reduce delays and spend.
- 6.19 Additional savings for 2021/22 total £0.6m and cover Learning Disability Provider Framework efficiencies, Specialist centre for Step down Care Mental Health and Acquired brain injury, Prevention contract cessation/redesign and Sheltered Housing Contracts cessation/redesign.
- 6.20 At this early stage it is assumed that the savings will be delivered in full. This will be reviewed throughout the year as part of the budget monitoring process.

- 6.21 The current forecast is for an underspend of c£0.5m against budget and the details are set out in the paragraphs which follow. However, it should be noted that further work is being undertaken within the service to review the service users assigned from the County to each of the successor Councils (North and West) at vesting day as well as the potential care commitments that are included within the position as both may impact on the forecast.
- 6.22 Specialist and Complex - Mental Health (NCC) - forecast underspend of £2m. This is the result of clients transferring from the Mental Health Pool previously managed by the CCG and which Northamptonshire County Council gave notice to withdraw from the pool arrangements as at 31 March 2021. The disaggregation of the County Council budget was based on an initial analysis of the ordinary residence of 40% of the pool clients which suggested that the mix of pool clients included 45% to North Northamptonshire. However, analysis of the actual clients transferred has resulted in only 30% to North Northamptonshire. 5% of cases remain to be completed and are under review. This has resulted in a projected underspend on the original pooled budget disaggregation.
- 6.23 Specialist and Complex - Older People - there is a forecast pressure of £2.1m (variance of 3% against budget) against older people services which is related to the mix (costs) of clients and the number of clients, within this financial year compared to the bought forward disaggregated budget from 2020/21.
- 6.24 Specialist and Complex - Mental Health - there is a forecast underspend of £0.5m related to underlying Adults only Mental Health clients (non-pool) due to reduced number of actual clients being provided a service by the Council compared to the disaggregation analysis. The original disaggregation assumed 59% of the Countywide clients would be North Northamptonshire clients but only 46% have transferred to the Council.
- 6.25 Other variances across the directorate total a forecast £0.1m underspend.

Public Health – Forecast balanced position.

- 6.26 Public Health and Wellbeing is currently leading Northamptonshire's response to the COVID-19 pandemic. The Gross expenditure budget is primarily funded by Public Health England.
- 6.27 Currently an additional £6.4m has been added to the budget for 2021/22 in relation to forecast grant funding that has been carried forward from 2020/21 to support the activity associated with the Contain Outbreak Management Fund and Test and Trace. As this is a carry forward of grant, the final sum available for this will be dependent on the closing figure to be carried over from 2020/21 as part of the closure of the County Council's accounts.
- 6.28 Close monitoring of the commitments against COVID-19 funding streams is taking place. The relaxation of restrictions and the rising case numbers may change the priority and profile of spend against this funding.

Housing and Community Services – Forecast pressure £250k

- 6.29 Housing and Community Services includes provision of housing services and support for homeless people. It also includes libraries, cultural facilities (such as museums, theatres, art galleries and heritage sites), sports and leisure facilities (such as swimming pools, tennis courts, golf, playing pitches, indoor courts/sports halls etc.), archaeological archiving and activities and access to parks and open spaces for play and recreation. The Service is also responsible for community grants as well as providing education and outreach services and advice and support. The forecast remains in line with the previous month.
- 6.30 There is a forecast £0.1m pressure related to staffing costs within Housing, Homelessness and Community Leisure services due to the high level of temporary staff currently employed covering permanent posts due to a number of factors such as vacancies, maternity leave, etc. This is being reviewed by the service at present and exploring ways of mitigating costs.
- 6.31 The forecast also includes a pressure of £0.6m related to a reduction of income for leisure services mainly at the Corby International Pool (£0.3m) and Corby Lodge Park Sports Centre (£0.2m) with a further £0.1m in other areas, due to the current restrictions on visitors numbers. This is in part offset by lower staff costs which are estimated to be around £0.2m. The service will make a claim against COVID-19 funding which is available from Government until the end of June and which, if successful, could reduce the pressure, by around £250k, and this has been assumed in the forecast.

Place and Economy - £648k Underspend

- 6.32 The Place and Economy net budget totals £55.783m and is forecasting an underspend of £648k, which is a favourable change of £200k since last month. Place and Economy covers the following four areas:
- Growth and Regeneration
 - Assets and Environment
 - Highways and Waste
 - Regulatory Services
- 6.33 Services within Asset and Capital Management include the management of the Council's corporate assets and capital programmes, together with the effective management of the Council's strategic assets and landholdings.
- 6.34 Other key components within Place and Economy are Waste Management, Highways and Transportation, (including the Streetlighting PFI), Economic Development, Infrastructure and Funding, Trading Standards and Flood and Water Management.
- 6.35 Within Place the key budgets affected by demand/volumes are Home to School Transport, Concessionary Fares and Waste Disposal and Collection. The Directorate also includes responsibility for the Council's commercial estate which will often be influenced by economic conditions.
- 6.36 As part of the budget setting additional funding was provided for contract inflation of £1.1m covering Home to School transport (£300k), Street Lighting

PFI (£100k) and general contract inflation (£0.7m). Savings include changes in waste tonnages including recycling, composting and food waste of £2.0m, Recycling credits £0.6m and additional income through fees and charges due to rising demand of £200k.

- 6.37 The Service has a forecast underspend of £648k which consists of the following main movements as outlined in the paragraphs below

Car Parking Income - £421k Pressure

- 6.38 As previously reported last month there is a forecast pressure for car parking income in relation to Kettering as charging has been suspended for a number of months – the estimated pressure has increased from £158k to £178k. Car Parking charges have been reintroduced from 9th August following the removal of COVID-19 restrictions on 19 July.
- 6.39 There is also a forecast net pressure of £33k (£18k reduction from Period 3) for Corby car parking income as, although charging is in place, receipts have been lower than would normally be expected. The projection assumes a return to budgeted levels of income from August with COVID-19 restrictions being lifted. The Council will seek support from the Government Scheme to reimburse Local Authorities for lost income which is paid at 75% once the Council has met losses equivalent to 5% of the budget. This funding is only payable in respect of claims for losses in the first quarter of 2021/22 and is not available where Councils have chosen to suspend car parking charges.
- 6.40 There is also a forecast pressure on the number of Fixed Penalty Charges for on-street parking estimated to be £210k. This is an area that will continue to be monitored closely.

Concessionary Fares - £836k Underspend

- 6.41 This has remained unchanged since last month and assumes that guaranteed payments to bus service operators as a result of the agreed payment mechanism under COVID-19 will continue for the 2021/22 financial year which will result in an underspend of £236k. This is because the payments typically would be based on the actual number of journeys – however as a result of COVID-19 the basis of the calculation changed to the average for the actual number of journeys in the winter months prior to the COVID-19 outbreak (December 2019 to February 2020). The number of journeys in the winter months are less than at other times of the year and this has resulted in a saving to the Council.
- 6.42 The Department for Transport has requested that authorities continue with these arrangements the alternative is that the Council reverts to paying bus operators on the actual number of journeys. Reimbursing bus operators based on the average rather than the actual usage is estimated to be between £500k and £700k higher but by providing fixed payments to bus operators at pre-Covid levels, the Council is supporting the bus industry and therefore safeguarding local bus services for residents throughout the pandemic and during the recovery period.

- 6.43 The Executive is asked to confirm that they continue to support this approach in order to provide bus operators with certainty of income in relation to discretionary payments and thus support them through the recovery period.
- 6.44 A further underspend is a result of the disaggregation principles applied to the former County Council budget whereby it is estimated that the North will underspend against its assumed budget requirement by around £0.6m.

Subsidised Bus Services - £30k Pressure

- 6.45 There is a forecast pressure of £30k which is unchanged from Period 3 on subsidised bus services due to the potential difference between the anticipated cost of the service and the funding available from parish councils, S106 developer contributions and Bus Services Ring-Fenced Grant. This is unchanged from last month.

Markets - £16k Pressure

- 6.46 The responsibility for the markets is being transferred to Kettering Town Council (KTC) and the net impact is forecast to be around £16k, unchanged from last month, as the costs associated with managing the market will also transfer to the Town Council. A previous decision was taken by Kettering Borough Council in May 2020 not to charge Market Stall Holders rent owing to the pandemic and this arrangement has continued – future decisions relating to markets will be taken by KTC.

Waste - £279k Underspend

- 6.47 There is a forecast net underspend of £77k on the Refuse and Recycling Collection Service across the Kettering and Corby areas which is the same as the Period 3 projection. This comprises a projected saving of £235k on co-mingled waste and a projected saving of £19k on food waste due to reduced gate fees. This is partly offset by pressure on garden waste of £115k due to a higher gate fee and a pressure of £62k as the Council previously received an income stream for paper. Additionally, Kettering and Corby trade waste income is forecasting £101k more income than budget, based on Q1 actuals and previous year trends.
- 6.48 The Waste Management service is also forecasting an underspend of £101k due to lower than anticipated tonnages for:

- Domestic waste (£46k)
- Hazardous Waste (£11k)
- Household Waste Recycling Centres (HWRCs) (£44k)

Commercial Income

- 6.49 The Council's commercial estate remains an important source of income to the Council as well as providing a good basis for regeneration and generating economic activity. The Council's Property Management Team continue to work closely with tenants and despite the challenging economic climate the commercial income portfolio remains on target to be delivered within budget.

Enabling and Support Services - £632k pressure

- 6.50 Enabling and Support Services consists of the following main grouping of services which also includes a number of corporate budget areas:
- Finance, Procurement and Revenues and Benefits Service
 - Human Resources, Legal and Democratic Services
 - Transformation, ICT and Customer Services
- 6.51 Overall for these services the net revenue budget is £31.567m in 2021/22. Currently there is a forecast pressure of £0.632m which is set out in the following paragraphs.
- 6.52 There is a forecast overspend of £463k relating to income assumptions within the treasury management function, which is unchanged from the Period 3 projection. This is due to two pressures which have arisen following the disaggregation of the County Council's budget, the first is a budget for the capitalisation of interest of £211k and the second is interest on equity of £212k, both of which are no longer considered achievable and will become a pressure in 2021/22 and the longer term. There is also a £40k shortfall in the investment income forecast which assumes that the historically low interest rates will continue throughout the year.
- 6.53 Work is ongoing to mitigate budget pressures through reviewing the council's investment portfolio and seeking further investment opportunities.
- 6.54 The Revenues and Benefits Service was forecasting an overspend of £94k at the end Period of 3, this remains unchanged for Period 4. The overall variance relates to the under recovery of court costs (£295k) offset by additional income relating to the business rates cost of collection (£53k). The under recovery of court costs reflects the decision the Council has made in not taking recovery action for Council Tax arrears in the first quarter of the financial year, leaving a shortfall against the budget. Recovery has commenced in quarter two of this year. The additional income for business rates cost of collection reflects the position calculated for the annual estimated return to Government, which was higher than the prior year legacy budgets on which the 2021/22 budget was based. This is further offset by additional grant income of £148k for the Housing Benefit Administration Grant which was higher than the prior year legacy budgets on which the 2021/22 budget was based.
- 6.55 The Council is undertaking a Pay and Grading review. It is estimated that this will require external support of £55k for Hay training and evaluations and Advisory, Conciliation and Arbitration Service (ACAS) consultations. The cost of the scheme is to be met from within overall council resources which will require a virement of £55k from contingency. The forecast outturn included within this report assumes that this virement will be approved. Additional officer resourcing requirements are currently being reviewed any further support required over and above the normal establishment budgets are expected to be funded from the contingency budget – this will be reported to a future meeting of the Executive.
- 6.56 North Northamptonshire has a dedicated transformation team working to deliver the changes required in the North to bring services together effectively and move towards more efficient operating models for services. This will include

reviewing how the Council interacts with its customers, residents, partners and other stakeholders and will involve contractual arrangements, opportunities to expand and enhance the digital experience and realising property efficiencies, thereby reducing costs and improving services going forward.

- 6.57 As approved within the 2021/22 budget the service is, in the main, funded through a time limited contribution from reserves. Any variance against the £2.3m budget will be met through an adjustment to the movement to or from reserves.
- 6.58 The ICT budget is forecasting a pressure of £75k. This is in relation to a historical budget pressures inherited from a legacy borough in relation to contract inflation and remote support from a contract with Capita.
- 6.59 Additionally, as identified in Period 3, software licensing requirements for the new Council are being reviewed. Pressures have been identified in relation to annual Microsoft 365 subscription licences procured for NNC before Local Government re-organisation. Ongoing revenue costs were not reflected in the original 2021/22 budget and the expected pressure is forecast to be £635k. Funding this additional expenditure will require a virement of £635k from contingency. The forecast outturn included within this report assumes that this virement will be approved.

Summary of General Fund Savings Delivery

- 6.60 The Council has a savings requirement of £19.161m (including income proposals) within its 2021/22 budget. The deliverability of these proposals is being monitored by each accountable service lead, budget manager and senior officer up to Service Director level. These are summarised in the following Table and full details are provided in Appendix A to this report. It is still early days with a number of the savings areas, however, the potential upward movement in COVID-19 cases may put savings at risk particularly with regard to Adult Social Care. The position is unchanged from Period 3.

	Children's & Education	Adults, Communities and Wellbeing Services	Place and Economy	Enabling & Support Services	Total
	£000	£000	£000	£000	£000
Service Savings					
Demographic/ service demand	0	(25)	(2,817)	(750)	(3,592)
Legislative changes	0	0	0	(356)	(356)
Full year effects of previous decisions	(1,706)	(8,637)	(452)	(723)	(11,518)
Pay	(113)	(46)	0	(667)	(826)
Technical changes	(142)	0	(383)	0	(525)
LGR	0	(44)	0	(2,300)	(2,344)
Service Savings	(1,961)	(8,752)	(3,652)	(4,796)	(19,161)

7. Housing Revenue Account (HRA)

- 7.1 Within North Northamptonshire prior to 1st April 2021 there were two HRA accounts, covering the sovereign Councils of Kettering and Corby respectively. As part of the move to a single unitary council for North Northamptonshire, there was a statutory requirement to create a single HRA for the area. Whilst North Northamptonshire Council must only operate one HRA it will, for a period of time, operate two separate Neighbourhood Accounts, these being the Corby Neighbourhood Account and the Kettering Neighbourhood Account.
- 7.2 The Period 4 projections for the Corby Neighbourhood Account remain unchanged and show a pressure of £42k, this as a result of the Service Charge income being lower than budget. The costs incurred for service charges in 2020/21 are recovered in 2021/22. The forecasts for the Corby Neighbourhood Account are reflected in the following table.

Corby Neighbourhood Account			
	Original Budget 2021/22	Projection 2021/22	Variance
	£000	£000	£000
INCOME			
Rents - Dwellings Only	18,956	18,956	0
Service Charges	622	580	42
HRA Investment Income	69	69	0
Total Income	19,647	19,605	42
EXPENDITURE			
Repairs and Maintenance	5,550	5,550	0
General Management	5,176	5,176	0
HRA Self Financing	14,663	14,663	0
Revenue Contribution to Capital	3,791	3,791	0
Transfer To / (From) Reserves	(10,646)	(10,646)	0
Special Services	692	692	0
Other	421	421	0
Total Expenditure	19,647	19,647	0
Net Operating Expenditure	0	42	42

- 7.3 The forecast position for the Kettering Neighbourhood Account at the end of Period 4 remains unchanged from Period 3 and shows a pressure of £32k. Rental income from dwellings is forecast to be £16k less than budget – this is a result of higher void rates than budgeted and there is also a pressure of £16k from lower service charge income. The forecasts for the Kettering Neighbourhood Account are reflected in the table below.

Kettering Neighbourhood Account			
	Original Budget 2021/22	Projection 2021/22	Variance
	£000	£000	£000
INCOME			
Rents - Dwellings Only	15,066	15,050	16
Service Charges	430	414	16
HRA Investment Income	7	7	0
Total Income	15,503	15,471	32
EXPENDITURE			
Repairs and Maintenance	4,041	4,041	0
General Management	2,784	2,784	0
HRA Self Financing	4,585	4,585	0
Revenue Contribution to Capital	2,555	2,555	0
Transfer To / (From) Reserves	(119)	(119)	0
Special Services	1,111	1,111	0
Other	546	546	0
Total Expenditure	15,503	15,503	0
Net Operating Expenditure	0	32	32

8. Conclusions

- 8.1 The forecast underspend as at Period 4 is £266k which is a favourable movement of £325k since Period 3 where a minor underspend of £59k was reported.
- 8.2 The key risks which are set out in the report will continue to be monitored and mitigations sought as required throughout 2021/22. The achievement of the approved savings targets is also integral to this process and will continue to be closely monitored and reported. Further work is ongoing in a number of areas to strengthen the forecast, most notably related to the disaggregation of the budget and services from the County Council.
- 8.3 The prior year outturn position and accounts of the predecessor Councils are yet to be reported and formally signed off. The Council may be required to consider any legacy issues arising as a result of the closedown and subsequent audits. Further updates relating to this will be provided at future meetings of the Executive.

9. Implications (including financial implications)

Resources and Financial

- 9.1 The resource and financial implications of North Northamptonshire Council are set out in this report. The current forecast position for the General Fund is an underspend of £266k and the Housing Revenue Account is forecasting an overspend of £74k.

Legal

- 9.2 The provisions of the Local Government Finance Act 1992 set out requirements for the Council to set a balanced budget with regard to the advice of its Chief Finance Officer (Section 151 Officer).
- 9.3 The robustness of the budget estimates and the adequacy of the proposed reserves were considered under Section 25 of the Local Government Act 2003 prior to the Shadow Authority agreeing its 2021/22 budget.

Risk

- 9.4 The deliverability of the 2021/22 Revenue Budget is monitored by Budget Managers. However, it is acknowledged that the Council's budget has been arrived at through using a number of disaggregation methodologies from the predecessor County budget rather than being built up over a period of time and as such there are inherent risks in this early forecast position which will require close monitoring.
- 9.5 Where any variances or emerging pressures are identified during the year then mitigating actions will be sought and management interventions undertaken.
- 9.6 Details of pressures, risks and mitigating actions implemented will be provided as part of the finance monitoring reports as the year progresses. The main risks identified include demand led services such as Adult Social Care, commercial income which is at risk due to the prolonged impact of COVID-19 and the continuing review of budgets disaggregated from the County Council against actual/likely commitments.
- 9.7 The staffing budget is a significant part of this review and officers are working to ensure that funded posts and associated costs are understood and within budget. Controls are in place with regard to approval of recruitment requests whilst the budgets are reviewed.
- 9.8 The Council holds a contingency and a number of reserves to help safeguard against the risks inherent within the budget.

Consultation

- 9.9 The 2021/22 budget was subject to consultation prior to approval by the North Northamptonshire Shadow Authority on 25 February 2021.

Climate Impact

- 9.10 Among the new Council's priorities will be putting in place fresh plans to improve the local environment and tackle the ongoing climate emergency.

Community Impact

- 9.11 No distinct community impacts have been identified because of the proposals included in this report.

10. Issues and Choices

- 10.1 The report focuses on the forecast revenue outturn against budget for 2021/22 and makes recommendations regarding approval and actions. There are no specific choices within the report.

11. Background Papers

- 11.1 The following background papers can be considered in relation to this report.

Final Budget 2021/22 and Medium-Term Financial Plans, including the Council Tax Resolution, North Northamptonshire Shadow Authority, 25 February 2021. [North Northamptonshire Shadow Authority meeting 25 February 2021](#) (Item 5 refers)

Monthly Budget Forecast Reports to the Executive.

Budget Savings

Directorate	Proposal Title	Proposal Description	Ref	Category	2021/22	RAG
Children's Services	Improvement in capacity building in foster care	Ensuring that adolescents are not placed in residential home settings due to lack of in house fostering capacity, skill and abilities through the development of an in house specialist fostering service. Positive impact on children placed in a family setting, and savings will through reduced reliance on residential placements.	20-04-02-02-01	Full year effects of previous decisions	(458)	A
Children's Services	Reducing Reliance on Agency Staff	A proposal to increase the proportion of permanent staffing within the Children's Trust, reducing reliance on agency staff, through a refreshed Workforce Strategy and Quality Assurance Framework that creates a stable and effective workforce.	20-04-02-02-02	Full year effects of previous decisions	(115)	A
Children's Services	Reduction in Residential Care	Step down from high end residential places to Independent Fostering Agencies through reviews and joint working/incentives that drive better outcomes. This will drive reduced placement costs and more children will be cared for in a family setting.	20-04-02-02-03	Full year effects of previous decisions	(179)	A
Children's Services	Improved children's outcomes	Ensuring that only children and young people who need to be in public care are placed, as a result of improved Edge of care support and intervention with families. Working towards minimising the amount of time a child is in care before they are united with their parents.	20-04-02-02-04	Full year effects of previous decisions	(301)	A
Children's Services	Supported Accommodation	A new model of progressive semi-independent accommodation to support the transition for young people to self-supported housing.	20-04-02-02-05	Full year effects of previous decisions	(85)	A
Children's Services	In-House Foster Carers	Increase use of in-house fostering through an improved recruitment and retention strategy for standard carers. This will reduce reliance on agency placement.	20-04-02-02-06	Full year effects of previous decisions	(194)	A
Children's Services	Transport optimisation	Review of transport requirements to reduce costs to ensure an efficient use of service.	20-04-02-02-07	Full year effects of previous decisions	(97)	A
Children's Services	UASC	Changes to the Council subsidy required in addition to Home Office funding of support for Unaccompanied Asylum Seeking Children (UASC) and former UASC (those aged 18 and over). (Ref 04-02-01-02)	20-04-02-02-08	Full year effects of previous decisions	(277)	A
Children's Services	Innovate Team and PIP (Partners in Practice) team	Removal of one off expenditure for additional social worker capacity in the duty and assessment team throughout April-May 2020 to safely manage current demand and stabilise the service, and an extension of the Court Team throughout April-June 2020 as provided by Partners in Practice to ensure skills transfer and an exit strategy are in place.	20-05-02-02-02	Pay	(113)	A
Children's Services	Family Group Conferencing	Removal of one off funding in respect of DfE grant funding for the Supporting Families: investing in practice programme. The DfE are working with a number of local authorities, including NCC, to test a model of Family Group Conferencing to gather robust and usable evidence on the effectiveness in keeping children and parents together.	20-06-02-02-01	Technical changes	(142)	A
Adults, Communities & Wellbeing	Library Book Fund	Reduction in budget spent on book supplies for libraries - reflection of move to on line resources	20-03-01-02-01	Demographic/service demand	(25)	A
Adults, Communities & Wellbeing	Library Agency Staff	Removal of budget only required during transformation period	20-03-01-02-02	Pay	(46)	A
Adults, Communities & Wellbeing	Theatre Interim Mgt Costs	Reduction in Contract Costs relating to the Castle Theatre	20-04-01-02-01	Full year effects of previous decisions	(8)	A
Adults, Communities & Wellbeing	Specialist centre for – Step down Care Mental Health and Acquired brain injury	Moray Lodge development providing specialist and step down supported living for people with an acquired brain Injury and mental health support needs.	20-04-01-02-02	Full year effects of previous decisions	(154)	A
Adults, Communities & Wellbeing	Rapid response falls & admission avoidance service	A new service (initially funded by business rate pilot fund) provided by health, social care and East Midlands Ambulance Service providing support following falls in the home to reduce hospital admissions and likelihood of long term social care.	20-04-01-02-03	Full year effects of previous decisions	(1,918)	A
Adults, Communities & Wellbeing	Strengths based working	Transformation of adult social care pathways and processes to ensure focus on client outcomes, independence, better decision making and best practice approaches to reduce delays and spend.	20-04-01-02-04	Full year effects of previous decisions	(2,153)	A

Budget Savings - Continued

Directorate	Proposal Title	Proposal Description	Ref	Category	2021/22	RAG
Adults, Communities & Wellbeing	Rebaselining	This reduction in care budgets is to realign the base budget to the position reported for 20-21, where the service has seen a reduced demand against original budget.	20-04-01-02-05	Full year effects of previous decisions	(3,209)	A
Adults, Communities & Wellbeing	Prevention contract cessation/redesign	The new adult social care Target Operating Model has resulted in the decision to cease (following their termination dates expiring) a number of contracts. These services will now be delivered through an overarching approach to service delivery.	20-04-01-02-06	Full year effects of previous decisions	(149)	A
Adults, Communities & Wellbeing	Sheltered Housing Contracts cessation/redesign	The adult social care Target Operating Model has resulted in the decision to cease (following their termination dates expiring) a number of sheltered housing contracts. These services will now be delivered through an overarching approach to service delivery.	20-04-01-02-07	Full year effects of previous decisions	(71)	A
Adults, Communities & Wellbeing	Independent Care - Physical Disability	Rebaselining based on latest monitoring position against the Physical Disability cohort budget.	20-04-01-02-08	Full year effects of previous decisions	(762)	A
Adults, Communities & Wellbeing	Learning Disability Provider Framework efficiencies	Review activity to support progression for people with a Learning Disability, including implementation of new provider framework with improved pricing strategy, outcomes and incentivised step down	20-04-01-02-09	Full year effects of previous decisions	(213)	A
Adults, Communities & Wellbeing	Housing Options Saving	Saving relating to the harmonisation of the Housing Options Allocation System	20-08-03-02-03	LGR	(44)	A
Place & Economy	additional income	Additional income from fees and charges relating to additional demand	20-03-06-02-01	Demographic/service demand	(230)	A
Place & Economy	Home to School Transport Demography	Change required reflecting the population trend in the county. Trend analysis has been used to provide a forecast position. (Ref 03-06-01-03)	20-03-06-02-02	Demographic/service demand	(22)	G
Place & Economy	Recycling Credits	Realignment of Recycling Credits Budget	20-03-06-02-03	Demographic/service demand	(565)	G
Place & Economy	Volume changes on Waste Budgets	Forecast based on projections of how much waste will be produced in the area including recycling, composting and food waste tonnages.	20-03-06-02-04	Demographic/service demand	(2,000)	A
Place & Economy	Reduction in Grants	This reflects a reduction due to a one off increase in Grants in 2020/21 returning to the substantive budget.	20-04-06-02-01	Full year effects of previous decisions	(140)	G
Place & Economy	Enterprise Centre Business Case	Increase in income based on appointed operators business case.	20-04-06-02-03	Full year effects of previous decisions	(202)	A
Place & Economy	Concessionary Fares	Removal of surplus budget for Concessionary Fares based on forecast underutilisation of the scheme.	20-04-06-02-05	Full year effects of previous decisions	(95)	G
Place & Economy	Country Parks	Annual revenue benefit of capital investment in Sywell Country Park sewage treatment plant.	20-04-06-02-07	Full year effects of previous decisions	(15)	G
Place & Economy	Fees and Charges	Harmonisation of Prioritised Fees and Charges	20-06-03-02-01	Technical changes	(37)	A
Place & Economy	Fees and Charges	Inflationary Uplift of Fees and Charges owing to a new charging strategy.	20-06-03-02-02	Technical changes	(346)	A
Enabling & Support Services	Insurance Contract	Estimated reduction in the Insurance Contract due to self insuring	20-03-04-02-05	Demographic/service demand	(750)	A
Enabling & Support Services	Removal of ICT, FM & General Risk Budgets	Removal of specific Contingency Budgets owing to the creation of a corporate contingency.	20-04-04-02-01	Full year effects of previous decisions	(493)	G
Enabling & Support Services	Reductions in Technical Finance Budgets	Removal of base budget relating to the cost of Commissioners.	20-04-04-02-02	Full year effects of previous decisions	(230)	G
Enabling & Support Services	Vacancy Factor	Increase in the Council's Vacancy Factor by £250k to £1.6m	20-05-04-02-01	Pay	(250)	A
Enabling & Support Services	Local Elections	Removal of one off increases in budget to cover local elections, subsequently deferred to May 2021.	20-07-05-02-01	Legislative changes	(356)	G
Enabling & Support Services	Pension contributions	Reduction in Council contribution payment to Pension Fund following transfer of staff to Children's Trust (Ref 05-02-01-01)	20-05-04-02-02	Pay	(417)	A
Enabling & Support Services	Staffing Savings	Estimated savings related to the Senior Leadership Structure	20-08-03-02-01	LGR	(2,300)	A
Savings					(19,161)	

Executive 26 August 2021

Report Title	Capital Programme Update 2021/22
Report Authors	Janice Gotts Executive Director of Finance Janice.gotts@northnorthants.gov.uk
Lead Member(s)	Councillor Lloyd Bunday, Portfolio Holder for Finance and Transformation

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

1. Purpose of Report

- 1.1 The purpose of this report is to request approval for capital schemes that have come forward for inclusion in the Council's Capital Programme. Approval of the funding will allow the schemes to move forward to procurement and delivery.

2. Executive Summary

- 2.1 This report contains details of schemes which have been submitted as part of the Council's Capital Approval Process setting out the purpose of the spend, the expected outcomes and the financial implications.

3. Recommendations

- 3.1 It is recommended that Executive:
- 1) approve the following changes into the capital programme totalling £2.295m:

- a) A43/A6116 Steel Road Roundabout – increase in budget of £1.020m to £3.973m funded from external grant;
 - b) Isebrook SEND College – Connected offer expansion of the school – approval for additional £482k funded from SEND Capital Grant, taking the total of the scheme to £0.532m;
 - c) Improvement of Facilities at Montsaye Academy, Rothwell - Council contribution of £0.606m to school improvements funded through S106 external contributions;
 - d) Chester House Estate restoration - £187k funded from external contributions.
- 2) notes the following changes to the capital programme totalling £10.105m: That items e) and f) have been approved by the Executive Director of Finance in consultation with the Portfolio Holder for Finance under delegation from the Shadow Authority as part of the budget report to Council on 25 February 2021, and follows confirmation of grant funding after the budget was set, and item g) was approved as part of a separate report on the Heritage Action Zone to Executive on 5th August:
- e) Allocation of DfT Capital Maintenance Funding 2021/22 - £8.404m funded from external grant
 - f) LTP Integrated Transport Block Funding 2021/22 - £1.551m funded from external grant
 - g) Kettering High Street Heritage Action Zone - £0.150m approved budget increase as a result of additional Historic England funding.

Further detail on each of these schemes is included in section 5 below.

3.2 Reason for Recommendations:

- The local authority has a legal obligation to deliver S106 related works in accordance with the signed S106 agreement;
- Utilisation of government grant to support the Council's Highways infrastructure and transport network;
- Utilisation of grant and other external funding to improve and expand Education provision and facilities;
- Utilisation of grant for specific key projects to support of the North Northamptonshire economy and housing developments.

4. Report Background

- 4.1 The Capital Programme is the Council's plan for investing in assets to efficiently deliver its statutory services, and to improve the local infrastructure of North Northamptonshire, with the benefits lasting over a number of years.
- 4.2 Resources come from Government grants, capital receipts from surplus land and buildings, revenue contributions, other external contributions and borrowing. The report provides an update to the Capital Programme, with the changes requested for approval and inclusion within the programme.

4.3 All change requests for the Capital Programme are scrutinised by the Strategic Capital Board prior to requesting Member approval,

5. Issues and Choices - Detail on Recommendations and Updates to the Capital Programme

5.1 **A43/A6116 Steel Road Roundabout Project, Corby – Increase of £1.020m to £3.973m** - This scheme was brought into the Capital Programme in February 2021 as part of the investment plans for Corby. It had an initial allocation of £2.95m based on an early-stage cost estimate, however, this has since been revised and it is requested that the budget is increased to be in line with the available grant from Homes England, which is ringfenced for the scheme and totals £3.973m.

5.2 The project addresses significant capacity issues which are currently being experienced at the junction and is a key part of the mitigation strategy for Priors Hall whilst also accommodating Weldon Park. The Tresham Garden Village development will also benefit from the scheme as will other developments. Without the improvements, capacity constraints at the junction could limit development.

5.3 Funding for the scheme is being made available through Homes England as part of an allocation from its Housing Infrastructure Fund (Marginal Viability Fund) and is intended to fund the scheme in full. It is currently envisaged that the project will be delivered during Autumn/Winter 2021 – the Homes England grant funding requires delivery before the end of March 2022.

5.4 **Isebrook SEND College - £0.482m** - ‘Connected Offer’ expansion of the school via a satellite site to be located within the Four Seasons building, Kettering. The proposal is to expand Isebrook SEND College via a satellite site to the existing school. The satellite site would be based at the NNC (formerly NCC) owned ‘Four Seasons’ building in Kettering town centre. A decision to release the vacant building for use as a satellite site in September 2020 by the former County Council.

5.5 The purpose of this scheme is to provide 10 new secondary, SEND places in the 2021/22 academic year (rising to a total of 20 thereafter) in the Kettering area. The ‘connected offer’ provision is also designed to meet the needs of a growing cohort of students in the area with Special Educational and Mental Health (SEMH) needs, where the specific needs and behaviours mean that neither a mainstream school nor a specialist provision are suitable learning environments. Historically, there has been no bespoke provision to meet the needs of students with these specific needs which has meant that the Local Authority has had to utilise more expensive, and sometimes more geographically distant, independent provision when securing school places for these students. This has placed an increasing pressure on the High Needs expenditure within the Dedicated Schools Grant which is already experiencing significant pressure in North Northamptonshire in 2021/22.

- 5.6 The scheme will improve the educational experience of pupils who will attend the setting by offering access to bespoke facilities constructed to meet these pupils' individual needs.
- 5.7 The funding request of £482k is in addition to a sum of £50k which had already been approved by the former County Council to support the progress the project in the initial stages. It is proposed that this further investment will be funded through an allocation from the SEND Capital Grant which forms part of the remaining capital grant balances from 2020/21 as part of the former County Council balance sheet. The anticipated completion date is January 2022; this is on the assumption that the work can commence on site in September this year.
- 5.8 **Improvement of Facilities at Montsaye Academy, Rothwell - £0.606m.** This project will improve the standard of accommodation at the school. The works are considered as Phase 1 works with a view to the school increasing its planned admission numbers from 240 to 270 places per year group – an additional 150 new secondary places in total - subject to the necessary approvals.
- 5.9 The Phase 1 works will focus on areas requiring priority attention to improve the accommodation and facilities at the school, assisting the school in delivering the curriculum to pupils. The works include refurbishment of the existing science block to ensure that the facilities are fit for purpose in delivering the curriculum, extension of dining facilities to help with student circulation and the potential increase to pupil numbers in the future, installation of a new pedestrian and vehicular access gate to improve authorised access and make the site more secure, as well as other miscellaneous works to improve student circulation and address accessibility issues in parts of the school.
- 5.10 The improvements will be procured and delivered by the Academy Trust (Pathfinder Schools) with a contribution of £0.606m from the Council. A funding agreement will be put in place to support the finance and delivery arrangements between the Council and the Trust.
- 5.11 The investment of £0.606m will be funded through S106 monies which is ringfenced to this purpose and is due on the delivery of new housing. It is anticipated that, subject to approval, the project will start in September 2021 and complete all the elements of the Phase 1 works by Easter 2022.
- 5.12 **Chester House Estate Restoration Scheme – £187k.** The Chester House Estate is a 35-hectare Scheduled Monument, with a complex of listed farm building at its centre. It is owned by the Council. The restoration project has been supported through Council investment (originally from the former County Council which had previously owned the site until its transfer to North Northamptonshire Council following Local Government Reorganisation) and National Lottery Heritage Fund grant. The project is due for completion in October 2021.

- 5.13 The request to increase the capital programme by £187k is to recognise external funding contributions for specific areas of development. This includes £129k from Public Health towards a children's outdoor play area and to cover design expenditure costs, £50k of S106 contributions from the Stanton Cross development to support the project and £8k from the Nenescape Partnership Scheme to fund a replacement staircase which will provide them with better access to the first floor of the building.
- 5.14 With regard to the schemes that follow these are for noting. The first two items in respect of the highways investment schemes (DfT Capital Maintenance and DfT Integrated Transport Block) could not be included within the changes to the 2021/22 programme at the time of budget setting as the grant allocations were not known. At the meeting of the Shadow Authority on 25th February 2021 delegated authority was given to the Executive Director of Finance, in consultation with the Portfolio Holder for Finance, to approve the inclusion of such funding in the Capital Programme, once the detail of the grant was available, to ensure that works could commence promptly from April 2021. This report is to notify Executive of the final sums included in the programme for 2021/22. The funding for the Heritage Action Zone of £150k which is and approved to be met from grant was included as part of a separate report to Executive and is noted here to confirm the change to the Programme.
- 5.15 **DfT Capital Maintenance Funding 2021/22 - £8.404m.** This funding from the Department for Transport to support the expenditure in this area consists of three main elements – the Pothole Fund £3.735m, the Highways Maintenance Block £3.735m and the Incentive Fund £0.934m - and it is used to support routine maintenance of the highways network to a safe standard in accordance with the Northamptonshire Asset Management Plan and Network Management Plan. As part of this, it helps deliver the annual Capital Maintenance Programme which consists of a range of maintenance schemes across the Council that are developed annually based on need. The allocation for 2021/22 is smaller than last year as the previous grant funding was supplemented with additional Challenge Fund monies from Government which will not apply this year.
- 5.16 **Integrated Transport Block 2021/22 - £1.551m.** This proposal delivers a number of comparatively small-scale measures which will contribute towards achieving the objectives in the Northamptonshire Transportation Plan. These are principally around extensions to the walking and cycling networks (including new crossings) and the maintenance of traffic signals. Road Safety measures, which would normally form part of the programme, are being delivered using residual 2020/21 funding already approved by the former County Council. In addition, the block allocation is also being used to fund the first two years' (2020/21 and 2021/22) contributions agreed by the former County Council for the A14 Cambridge – Huntingdon scheme, and to provide the North Northants share of the additional funding required to progress the A43 Northampton – Kettering Phase 3 (a joint project with West Northants Council) to outline business case and planning application.

- 5.17 The funding will support a number of projects which will be prioritised from a list of schemes as having the best fit with the Northamptonshire Transport Plan. The benefits include:
- 1) Maintaining the existing highways infrastructure assets
 - 2) Investing in and improving the highways infrastructure
 - 3) Improving access by cycle and foot, including safety improvements
 - 4) Improved safety and traffic flows by upgrading traffic signals. The priority for this is also subject to a separate bid to the Department for Transport for additional funding to upgrade traffic signals.
- 5.18 The funding for both the Integrated Transport Block and the Capital Maintenance Programme above help deliver the objectives of the Northamptonshire Transportation Plan (the authority's Local Transport Plan), which the Council has a statutory duty to deliver.
- 5.19 Funding has been made available for both schemes through Government Grant from the Department of Transport.
- 5.20 **Kettering High Street Heritage Action Zone - £150k** – A report was approved by the Executive at its meeting on 5 August 2021 which included the recommendation that Executive 'agree to receive an additional £150,000 of Historic England funding and to invest that funding to relay cobbles and improve the pavement environment in West Street.' This approval is noted here for completeness in respect of the audit trail and notification of all changes to the capital programme.

6. Implications (including financial implications)

6.1 Resources and Financial

The budget requirements are funded from contributions linked to the development (ie S106 contributions) or external grants and contributions. There is no requirement for the Council to undertake borrowing to support these schemes.

6.2 Legal

The council must utilise funding and deliver schemes in line with the restrictions and requirements as set out in the agreements linked to that funding.

6.3 Risk

The deliverability of the 2021/22 Capital Programme is monitored by each accountable project manager and senior officer. There is further review throughout the financial year reported through the Executive Committee.

If any overspends or emerging pressures are identified during the year then mitigating actions will be sought and management interventions undertaken.

There is a risk that delays and cost increases may arise as a result of COVID-19 restrictions and changes arising from EU Exit. Generally, this relates to the supply and price of materials with projects requiring increased lead in times. Whilst every attempt is made to cost these implications into the project, the risks remain.

There is a risk in relation to funding, particularly S106 where works may be required to take place in advance of S106 triggers/funding being payable. This occurs where a road or school is needed to provide infrastructure for the first residents/businesses utilising the site. Where this is the required, the Council will fund costs at risk in relation to the funding being received to reimburse its costs.

Details of pressures, risks and mitigating actions implemented will be provided as part of the finance monitoring reports as the year progresses.

6.4 Consultation

The 2021-22 Capital Strategy and Capital Programme were subject to consultation prior to approval by the North Northamptonshire Shadow Authority in February 2020.

Consultation on individual schemes is detailed as part of the scheme proposal.

6.5 Climate Impact

The climate impact would be considered and managed via the relevant planning process.

6.6 Community Impact

These proposals can be considered to have a positive impact on the community as the Capital Programme delivers the infrastructure to support and connect communities.

7. Background papers

7.1 None.

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EXECUTIVE 26th August 2021

Report Title	Chester House Estate Programme and Business Plan Update
Report Author	Kerry Purnell, Assistant Director Housing and Communities
Exec Director	David Watts, Executive Director of Adults, Communities and Well-being
Executive Member	Cllr Helen Howell, Executive Member for Sport, Leisure, Culture and Tourism

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

List of Appendices

Appendix A – Business Plan Presentation July 2021

Appendix B – Chester House refreshed Business Plan July 2021

1. Purpose of Report

- 1.1 The purpose of the report is to bring Executive Members up to date with the current progress of the Chester House Estate restoration programme and mobilisation of the refreshed business plan ahead of planned site opening to the public on 23rd October 2021.

2. Executive Summary

- 2.1 The main programme is well underway at the Chester House Estate with Phase 1 (Northamptonshire Archaeological Archiving Centre (ARC)) now fully operational with archives from around the county and country moving into the

centre. It is hoped the ARC will be assessable to the public including local schools, colleges, and universities later this summer.

- 2.2 With the ARC operational, for 2 weeks in June 2021 the site hosted a large archaeological dig for local volunteers and students. The wider volunteer programme for the estate and facility management has also begun. Phase 2 including the education centre, wedding and events barn, artisan shopping village and main car park is currently forecast for handover on 2nd August 2021. Phase 3, the main farmhouse, due to be a future bed and breakfast accommodation and restaurant and meeting facility, is on programme for handover on the 3rd October 2021.
- 2.3 Additional capital works projects including the River Nene Mooring and Natural England Stewardship Scheme have now successfully been completed. Other supporting projects including the two bridge replacements, Claudius Way car park extension, outdoor children's play area and site footpath are progressing well with Historic England and local planning authorities. We are currently on programme for these to be completed with the wider programme this October.
- 2.4 The Chester House Leadership team has been recruited, with the Visitor Operations Manager and Education Officer appointed and in place. The Catering and Retail Manager is due to join during the summer 2021.
- 2.5 The Chester House 5 year Business Plan is refreshed regularly, most recently in mid July 2021. The refreshed Plan is introduced and appended in this report at Appendix B.
- 2.6 Several external and additional funding sources have also been obtained and approval to spend these, totalling £186,580, is contained in the Capital Budget report before the Executive today, to support the successful phase 3 completion and future business set up. These include **£90,000** from Public Health for a children's outdoor play area; **£7,980** from Nenescape Partnership Scheme to replace a non-compliant staircase; **£50,000** from S106 Stanton Cross Development towards the 'development of the Chester House Estate project'; £38,600 from Public Health to cover design expenditure as part of the feasibility study for a Public Health Wellbeing Centre on site.

3. Recommendations

- 3.1 It is recommended that the Executive:
 - a) Notes the positive progress to date with the Chester House Estate Capital Works programme and future business development.
 - b) Endorses the refreshed Business Plan July 2021 attached at Appendix B and will receive regular updates on progress against that business plan.

3.2 Reason for Recommendation:

To mobilise the refreshed Chester House Estate restoration business plan ahead of planned site opening to the public on 23rd October 2021.

4. Report Background

- 4.1** The Chester House Estate is a nationally important 35-hectare Scheduled Monument, with a complex of listed farm buildings at its centre, owned by the Council (originally Northamptonshire County Council (NCC)) since 2002. It sits just south-east of Wellingborough, in the Nene Valley and opposite a site of special scientific interest (SSSI). The Council has a statutory responsibility to preserve and maintain the site's heritage. Support of £3.97m was secured from the National Lottery Heritage Fund (NLHF - formerly the Heritage Lottery Fund) in 2013. This enabled the Authority to embark on an ambitious project to develop the site.
- 4.2** The Council's commitment is to secure the long-term sustainability of the site by creating both a visitor destination and a commercial offer. The business case presented to NCC Cabinet in December 2019 was based on the development of the site on a 'mixed use' basis with certain buildings and activities providing core income generation that will support the site's operational costs, as well as delivering the heritage, education and community engagement offer necessary to meet the funding requirements of NLHF.
- 4.3** NCC Cabinet agreed in December 2019 to support a further capital investment of £1.374m following a comprehensive options appraisal. Cabinet also agreed to delegate authority to the Executive Director of Finance, in consultation with the NCC Deputy Leader (former portfolio holder for Chester Farm) to progress with the procurement of a new contractor to complete the construction.
- 4.4** The new tender process was delayed due to Covid in the Spring of 2020. This delay coincided with the appointment of a Business Development Manager and afforded him the opportunity to review and refresh the Business Plan again. This enabled us to ensure that the planned capital programme as set out in the Pre-Tender Estimate, provided the best opportunity possible to sweat the physical assets and deliver a sustainable business model for Chester House Estate.
- 4.5** NCC Cabinet and the two Shadow Executives for the new Unitary Authorities endorsed the revised Business Plan in November 2020 along with the proposal to uplift the capital budget by £850k for the bond funding, which will be realised upon completion of the capital programme and of £722k additional

DCMS Covid-19 Kickstart funding awarded by NLHF, to complete the capital works in 2021.

- 4.6** Following a successful tender period, in December 2020 Powells Ltd were awarded the main building restoration project contract at £4.07m. Works started on the 20th January 2021 and the project is currently on target to be complete and open to the public by the end of October 2021.

5. Overall Project Progress

- 5.1** The Northamptonshire Archaeological Archiving Centre, the 2nd largest in the UK, is now fully operational with archives from around the county and country being moved into the centre. It is hoped the ARC will be assessable to the public including local schools, colleges, and universities later in the summer. With the ARC operational, during June 2021 the site hosted a large archeological dig for local volunteers and students. Our first community-led archaeological dig involved many volunteers from the local community, university and college students, interest groups and local primary schools. This programme has so far been a real success and we are now in the process of planning future digs for later this year and into 2022. We are working with the University of Leicester and University College London to develop a research proposal with Historic England in the hope we can start to dig within the walls of the Roman town in 2022.
- 5.2** We are currently in talks with both the Museum of London Archaeology (MOLA) and HS2 regarding storage of their archives in the centre, that would have a large benefit to our future revenue income, which is reflected in income projections for the ARC in the early years of the Business Plan.
- 5.3** The Education Centre, due for completion this summer, will include 3 large classrooms, a volunteering hub, staff offices and museum. The museum, which will present the full 10,000-year history at the Chester House Estate, has now been fully designed by the team and the University of Leicester Archaeological and Heritage Department and is currently out to tender through our external interpretation project management team (Simon Leach Design). The Museum is on programme to be delivered by the October Half Term opening week. The Education Officer, who will lead on the development of the overall KS1-KS3 programme is now in post; Natasha Riley joins the Chester House Team from Bletchley Park and Northampton Museum. The education department has also now confirmed partnerships with the University of Leicester and Moulton College.
- 5.4** The Chester House volunteering programme has now started on site with over 200 volunteers signed up and working with our Facilities Management and Archive Programmes. The Estate has partnered with The Nenescape River Partnership who are now managing the administration including the GDPR,

recruitment and retention of volunteers on behalf of the Estate. Nenescape will be moving onto site this October into a small office at the rear of the site. As part of the partnership, Nenescape have already gifted the programme over £3,000 towards laptops and technology for the Archive Centre, covered the costs for a replacement staircase in the building they will occupy, and have paid for the contents of the Volunteering Hub including all chairs, tables and the future equipment needed.

- 5.5** The project has teamed up with The Creating Tomorrow Multi Academy Trust, who will deliver training opportunities for students aged 16-24 and work experience within the main visitor attraction including the café, events venue, and education department to develop their skills, experience, and confidence in the workplace. The Trust has agreed a 2-year lease for a large classroom in the Education Centre as a permanent base for their students and a 2-year lease for a retail unit for their students to manage, develop and run the Chester House Estate Farm Shop. The Trust has also purchased a Chester House Estate branded minibus to transport both their students and volunteers as part of the partnership.
- 5.6** Back in February 2021, the project successfully rebranded from 'NCC Chester Farm' to the 'Chester House Estate'. With the rebrand came an internal website, staff uniforms, site signage, new social media platforms and a launch documentary which has been viewed over 70,000 times on YouTube and social media. It is important that as a tourist and events destination Chester House has its own distinct brand, but its core funders and stakeholders are prominent in all publicity including NNC, WNC, NLHF and Historic England. Press engagement has also been very positive with the team hosting the Northants Telegraph, Northants Live, BBC Northamptonshire on site for tours.
- 5.7** A children's outdoor play area design has now been agreed with Historic England and will shortly be submitted for local authority planning approval. The play area is based on a mini roman town and will be free to enter. Located next to the café, it is hoped the play area will increase dwell time on site and have a positive impact on catering and retail spend per head. The play area will be complete October 2021.
- 5.8** In May 2021 the Natural England Stewardship capital works programme was completed. Originally due to be a 3-year scheme, the project was completed in the space of 6 months with over 3000m of re-fencing works, scrub clearance, new vehicle and pedestrian gates and general land restoration. The wider estate is now safe, well presented, and ready to open in the autumn.
- 5.9** Working with The Nenescape River Partnership and the Environmental Agency, the £500,000 river mooring was completed in March 2021. The mooring is now accessible to boat users. The estate has developed a

relationship with Canoe2 (based at Rushden Lakes) with users being able to hire from both locations and explore the Nene Valley.

- 5.10** The Greenway Link is a programme to develop a series of safer walking and cycling routes across the district. The overall aspiration is to create a linear or 'spinal' route through the Nene Valley, linking Peterborough and Northampton railway stations and connecting with villages and sites of importance including Chester House Estate. The link which is a footpath and cycleway will provide access to and from Chester House Estate to Rushden Lakes who receive 6 million + visitors per year, Stanwick Lakes and onto Wellingborough (population of 80,000). NNC will be responsible for the upkeep and maintenance of the footpath at Chester House Estate following the project. The footpath is currently progressing well and is due to be in place by the end of 2022.
- 5.11** A Visitor Operations Manager has joined the team at Chester House who will oversee the development of weddings, conferencing, and special events. It is hoped wedding bookings will go live this summer for 2022, with the wedding and events venue being completed and handed over in August 2021. A 12-month events plan has now been developed to include Outdoor Theatre, Cinema, Food and Craft markets and Historical Re-enactments.
- 5.12** The Artisan Shopping Courtyard has two shop units remaining to be let, with a local cider shop (Saxby's), Farm Shop, Book Shop and Gift Shop currently reserved. The Artisan Shopping Courtyard is due to open to the public this autumn.
- 5.13** Both kitchen spaces on site in the Threshing Barn and main Farm House, have now been fully designed and costed. The Catering Manager has been appointed and is due to start post in July or August. An outdoor catering vehicle with a wood fired pizza oven, ice cream freezer and drinks fridge has been purchased and delivered.
- 5.14** We have installed an electronic point of sale till system site-wide that also integrates with online ticket sales directly from the website. The till system, specifically designed for visitor attractions, allows for gift aid payments, donations, ticket sales, stock management and key financial reporting so that we can maintain robust oversight of performance against business plan and financial targets.
- 5.15** The Estate has run 6-month internship placements for 8 students that started in January 2021. These internship placements have allowed students to gain relevant skills and experience and build their confidence in such areas as social media, marketing, wedding development, catering development, education, and interpretation. This will continue throughout 2021 and beyond.

5.16 A visual representation of business mobilisation can be found at Appendix A.

6. Business Plan

6.1 Our Vision for the Chester House Estate is:

- **Connecting** the people of Northamptonshire to their 10,000 year story
- Having the **community** at the heart of all we do
- Delivering a pioneering and diverse education programme, **accessible** for all ages
- Offering a free to enter estate, for **everyone**
- Being financially **sustainable** with an innovative commercial offering
- Establishing, promoting and growing **local** businesses, produce and tourism
- Caring for and **preserving** our natural and historical landscape
- Improving the **wellbeing** of local residents
- Preserving the publicly accessible **archaeological** archives

6.2 We will do this through developing:

- A recognisable brand
- A comprehensive volunteering programme with all areas of the organisation
- Key education programmes in heritage, archaeology, business, tourism and land management
- Work experience placements and paid job opportunities
- Tourism partnerships with local destinations and Destination Management Organisations (DMO's)
- Commercial partnerships
- Locally sourced produce
- Monthly and weekly events and programming
- Wider estate accessibility plan including moorings, bridges, water taxi and the Greenway Link
- Interpretation programme highlighting 10,000 years of Northamptonshire history
- A free to enter green space and recreational activities including outdoor play.

6.3 The Business Plan is refreshed regularly and most recently in mid-July 2021. The Shadow Executives last endorsed the Business Plan in November 2020, so ahead of site completion and opening in October 2021, the latest Plan is presented to NNC Executive for information and endorsement.

- 6.4** The revised 5 year Profit and Loss forecast (P&L) resulting from the refresh of the business plan is in the Chester House Estate Business Plan at Appendix B. As in the business plan of November 2020 the site is expected to start making a profit in year 2 (2022-3), but under the new plan the margins are greater, projected at circa £140,000 surplus rather than £70,000.
- 6.5** The projections in the Business Plan are conservative to ensure they can be fully achieved within the first financial year. An example of this is the Estate's main income line, catering. It is currently budgeted at £2.00 spend per visitor; the industry average for a visitor attraction's catering offer is £6.50 spend per head. £0.50 per head has also been budgeted within the Estate's retail offering, when £2.20 is industry standard. Visitor numbers have also been forecast on the lower side, to ensure targets will be achieved, factoring in the uncertainties Covid-19 can bring. It is forecast 133,000 visitors will visit Chester House Estate within the first full trading year, this is compared to similar attractions of Sacrewell Heritage Park, Peterborough (250,000 visitors per year), The Cotswold Farm Park, The Cotswolds (450,000 visitors per year) and Wimpole Park NT (650,000 visitors per year). Some of these are pay to enter whereas Chester House is a free to enter site, which means it will attract more first time and repeat footfall.
- 6.6** Income and footfall projections will be updated at least monthly once the site is open and the Business Plan will remain a live document.
- 6.7** The Executive will note that the projected loss for 2021-22 remains, due to the site not opening until half-way through the financial year. These losses are accounted for in revenue budget monitoring. The intention is to direct future surpluses made by the Estate into a smoothing reserve which will enable Chester House to repay the Council for the year one loss; and then continue to develop reserves which will enable future investment into the business and site as it develops to ensure it remains commercially sustainable.
- 6.8** The Executive will also note that the NNC revenue contribution to the Chester House business reduces after year five as the intention is that by then the business will be fully sustainable. A core revenue contribution will remain in place to pay for the core education and heritage functions which are delivered on behalf of WNC as well as NNC. The exact amount of core funding required is yet to be determined but it will be less than the current revenue budget for Chester House.
- 6.9** The high-level Business Plan financial and footfall forecasts are shown below. These figures are extracted from the more detailed 5 year P&L in Appendix B.

7. Implications (including financial implications)

7.1 Resources and Financial Forecast

7.1.1 As of 1st August 2021 the projection for the current financial year through to capital programme completion is a forecast spend of **£4,186, 645** with a remaining contingency within the approved capital budget of **£202,189**.

7.1.2 The capital programme is therefore projected to complete on time and within budget.

7.1.3 The Business Plan is set out in Appendix A and B and covers the 6 year period 2021/22 - 2026/27.

7.2 Legal

7.2.1 No implications identified.

7.3 Risk

7.3.1 There is a risk footfall actual will not meet projections. However, they are conservative e.g compared to similar attractions of Sacrewell Heritage Park, Peterborough (250,000 visitors per year), The Cotswold Farm Park, The Cotswolds (450,000 visitors per year) and Wimpole Park NT (650,000 visitors per year)

7.4 Consultation

7.4.1 There is regular dialogue with the National Lottery Heritage Fund (NLHF) as the main partner funding body, who sits on the Project Board. The initial funding period for the project expired in July 2019. NCC applied for an extension to July 2021 and was granted one until October 2021. The NLHF funding contribution includes outputs agreed with them laid out in the Business Plan, around the development of brand (website, socials, marketing and PR, staff uniforms), staff recruitment, salaried roles including the ARC Curator and Education Officer, the outreach vehicle, till systems, donation systems, internal fixtures and fittings for the ARC and Education Centre and volunteering fees. The activity/business set up must run alongside the restoration project to deliver a successful business, education facility and ARC once the site is complete in October 2021. NLHF are evaluating us on this. An Evaluation and Monitoring Officer has been contracted to monitor the progress of the Business Manager throughout 2021 and into 2022 until 6 months after site opening.

7.4.2 The Leader of the Council and the Portfolio Holder for Leisure, Culture, Tourism and Libraries have been consulted.

7.5 Consideration by Scrutiny

- 7.5.1 NNC Scrutiny Committee held a session dedicated to Chester Farm following the Cabinet report in December 2019.
- 7.5.2 This report will be considered by the relevant Executive Advisory Panel.

7.6 Climate Impact

- 7.6.1 The whole scheme has been through the Planning Process. This includes consultation with statutory partners including Natural England, Historic England Environment Agency and Highways Agency. The whole flood and drainage scheme for the site was designed to have minimal environmental impact by the use of a klargester, for example. There are some solar panels on some of the buildings though the extent of this was constrained by the nature of the historic buildings.
- 7.6.2 There will be future opportunities to consider retrofit of new and greener technology that was not able to be considered during initial designs which date up to six years ago.

7.7 Community Impact

- 7.7.1 Our vision and varied businesses which make up the Chester House Estate all contribute to outcomes which add social, community and economic value, whether they be education, heritage, volunteering, employment or health and wellbeing opportunities.

8. Background Papers

- 8.1.1 [Report to North Northamptonshire Shadow Executive, 26 November 2020](#)
(Item 9 refers)



THE

CHESTER HOUSE

ESTATE

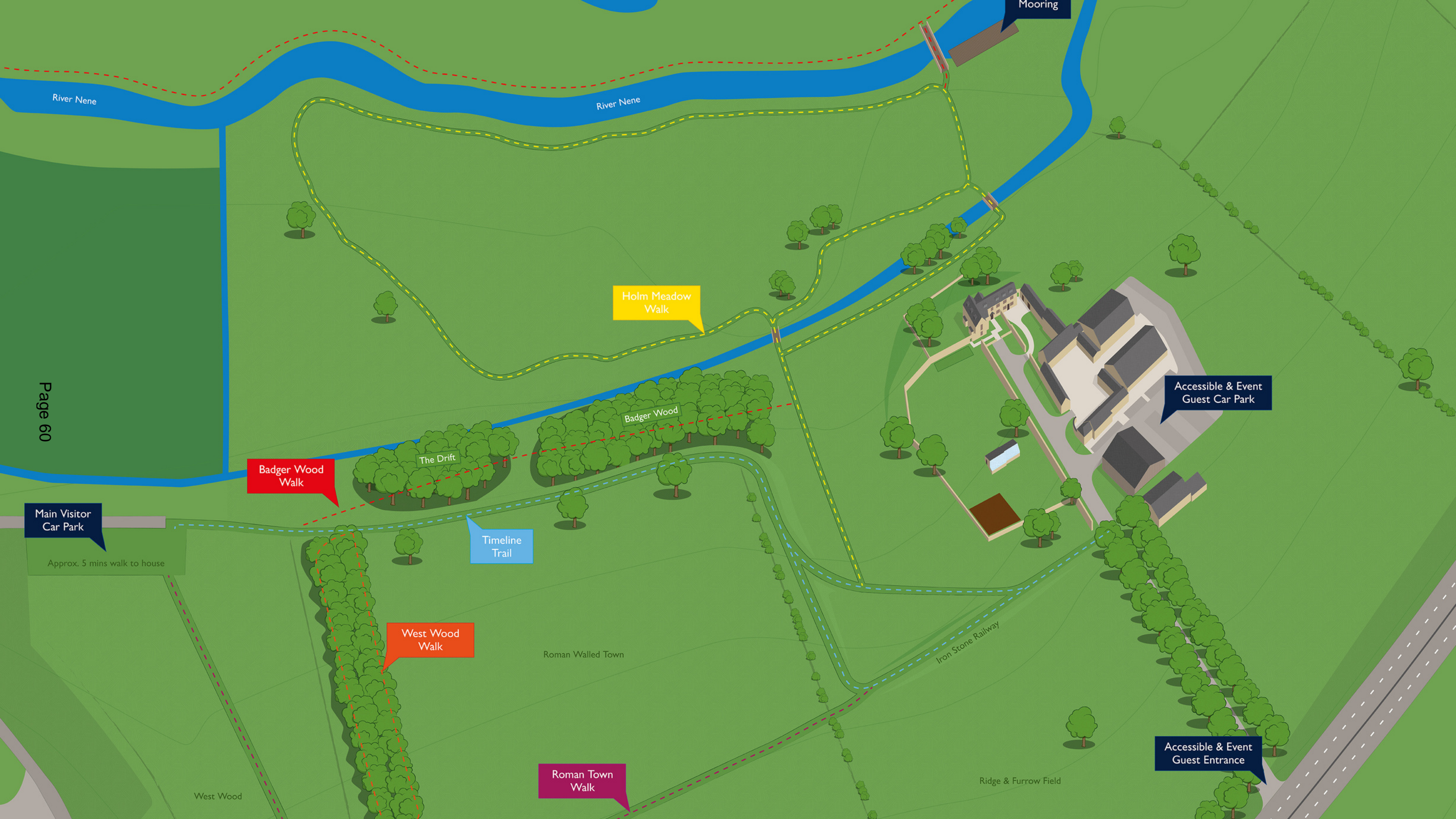
BUSINESS UPDATE - JULY 2021

OUR VISION

- **Connecting** the people of Northamptonshire to their 10,000 year story
- Having the **community** at the heart of all we do
- Delivering a pioneering and diverse education programme, **accessible** for all ages
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- Caring for and **preserving** our natural and historical landscape
- Improving the **wellbeing** of local residents
- Preserving the publicly accessible **archaeological** archives



- 1 The Farmhouse Kitchen
- 2 The Farmhouse Bed & Breakfast
- 3 The Workers Cottages & Toilets
- 4 Nene View Kitchen Garden
- 5 Outdoor Childrens Play
- 6 The History Garden
- 7 The Threshing Barn
- 8 The Education Centre
- 9 Coming Soon
- 10 The Farm Yard - Shopping
- 11 Visitor Centre & First Aid Point
- 12 Toilets
- 13 The Archaeological Resource Centre
- 14 The Greenhouse Restoration Project
- 15 Archaeological Dig Zone
- 16 The Old Tennis Court Lawn



Main Visitor Car Park

Approx. 5 mins walk to house

Badger Wood Walk

Timeline Trail

West Wood Walk

Roman Town Walk

Holm Meadow Walk

Badger Wood

The Drift

Iron Stone Railway

Ridge & Furrow Field

West Wood

Mooring

Accessible & Event Guest Car Park

Accessible & Event Guest Entrance

FINANCIAL FORECAST

July 2021 Business Plan (Last Formally Approved Dec 2020)

	YEAR 1 - 21/22	YEAR 2 - 22/23	YEAR 3 - 23/24	YEAR 4 - 24/25	YEAR 5 - 25/26	YEAR 6 - 26/27
NNC/WNC Contributions	298244	298244	283331	269165	255706	0
Footfall Projection	66600	133200	140000	160000	190000	225000
Business Plan Income	336486	627087	640012	731947	864750	1019550
Business Plan Expenditure	749330	744974	780426	852366	902649	983950
Profit/Loss	-114600	180357	142917	148746	217807	35600

BRAND, WEBSITE, EPOS AND SOCIAL MEDIA



THE
FARMHOUSE
CAFÉ



THE
THRESHING
BARN



THE
FARM
YARD



THE
FARMHOUSE
BED & BREAKFAST

In February 2021 'NCC Chester Farm' was relaunched to 'The Chester House Estate' with a new vision, business plan, brand logo, standalone website and social medias.

New Website Here -<https://chesterhouseestate.org/>

The project team have also now reengaged with the local press and have developed a positive working relationship with frequent updates featuring in The Northants Telegraph and Northants Live. The PR management has been outsourced to heritage attraction specialists Rural Roots PR.

Chester House has teamed up with Merlin EPOS, a visitor attraction based till system for retail, catering, bookings, and online integration. This system is now installed on site and via the website.

First glimpse behind the scenes of Chester House Estate, Northamptonshire's £14.5 million heritage tourist attraction

The Heritage Lottery funded site hopes to become the next day out destination with something for everyone

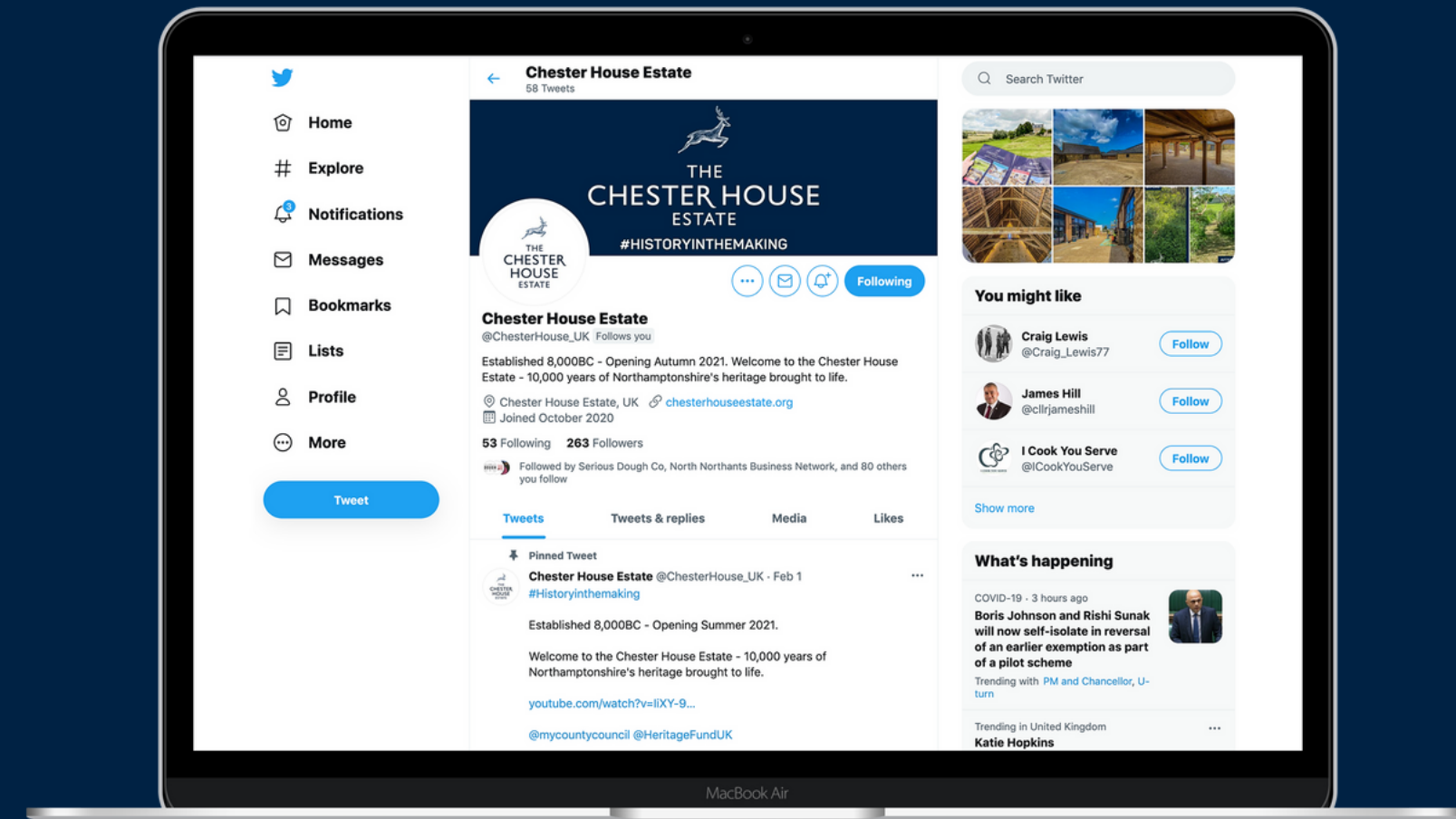
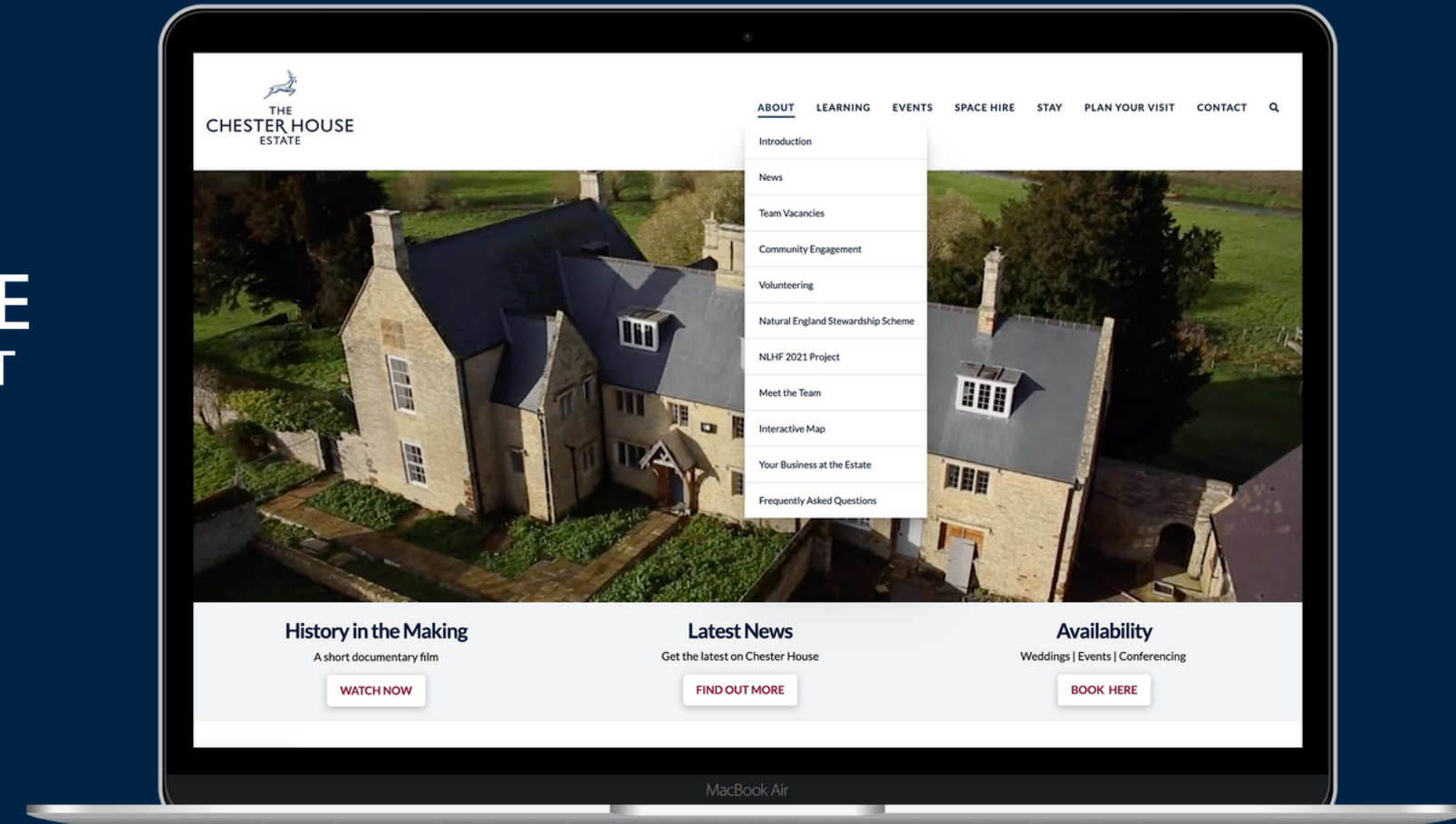
By Alison Bagley
Thursday, 4th February 2021, 7:00 am



Northamptonshire's archaeological treasures ready for £4 million resource centre move to Chester House Estate

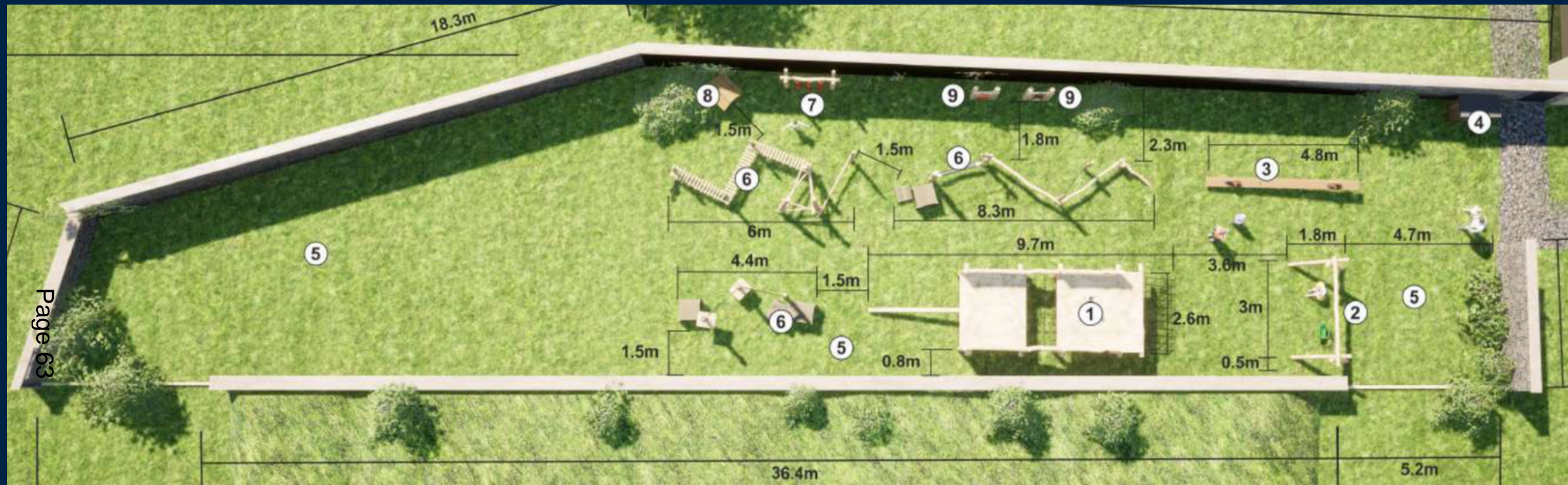
The archives will be moved to the ARC at Chester House Estate near Irchester

By Alison Bagley
Tuesday, 18th May 2021, 10:59 am
Updated Tuesday, 18th May 2021, 11:00 am



Historic England Approved Outdoor Play Area

To increase the overall dwell time for families at the Chester House Estate an outdoor play area has been designed with Historic England. The Outdoor Play area is located next to the Farm House Kitchen and Garden to support an increased SPH from parents waiting within the area with food and beverage. The outdoor play area is on programme to be delivered in time for the October Half Term 2021.



- 1 - Claudius Infinity Jump
- 2 - Double Swing
- 3 - Seesaw
- 4 - Storage
- 5 - Natural grass to enter area
- 6 - Trim Trail
- 7 - Interactive Item
- 8 - Bug Hotel
- 9 - Head in hold panels

Page 63



WIDER ESTATE

We were pleased to be running a Higher Tier Stewardship Scheme. Our programme started back in December 2020 and has now been completed! Our programme included introducing and replacing over 3000m of fencing, clearing large and dense areas of scrub and creating footpaths with both pedestrian and vehicle gates ready for the estate to open later this year.

Gary Akehurst, Chester House Estate Facilities Supervisor who oversaw the delivery of the scheme explained that he is "delighted to have finally completed a challenging but rewarding stewardship scheme, we would like to thank Natural England for their support and guidance throughout. We look forward to opening the gates later this year and continuing the wildlife conservation work with our facility volunteers".



Page 64

Working with The Nenescape River Partnership Scheme and The Environmental Agency, we have recently completed works on a £400,000 River Nene mooring project. This mooring is now open and fully accessible to the public. As part of the business set up, we have now partnered up with Canoe2 to offer canoe and kayak hire from Rushden lakes.

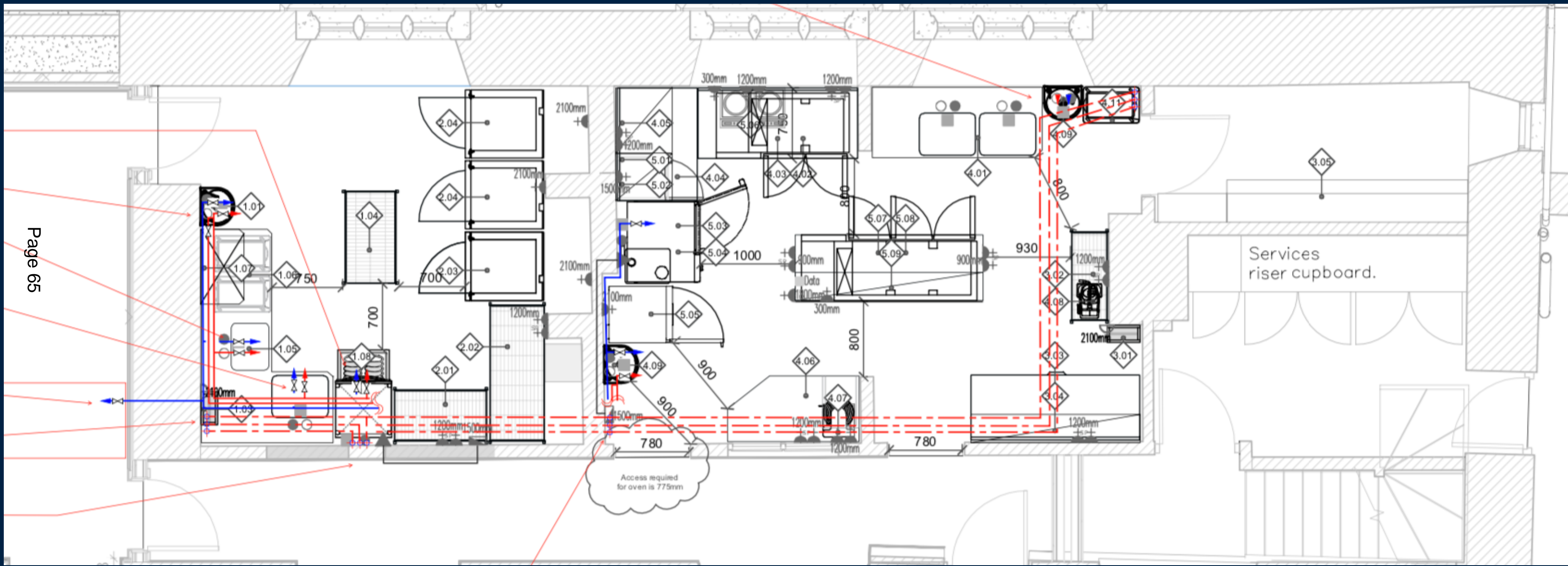
The two foot bridges over the Nene are currently going through the planning process following approvals for design with Historic England. These are both due to be completed by Spring 2022.

Working with newly recruited volunteers, we have created many different walks across the wider estate including the Roman Town (15mins), Badger Walk (20mins), Timeline Trail (15mins) and Holm Meadow Walk (30-40mins). We are also currently working with the Greenway Link programme to introduce a footpath running from Rushden Lakes, through Chester House Estate to the Wellingborough Embankment. This is due to be completed throughout 2022.



Historic England Approvals - Kitchen

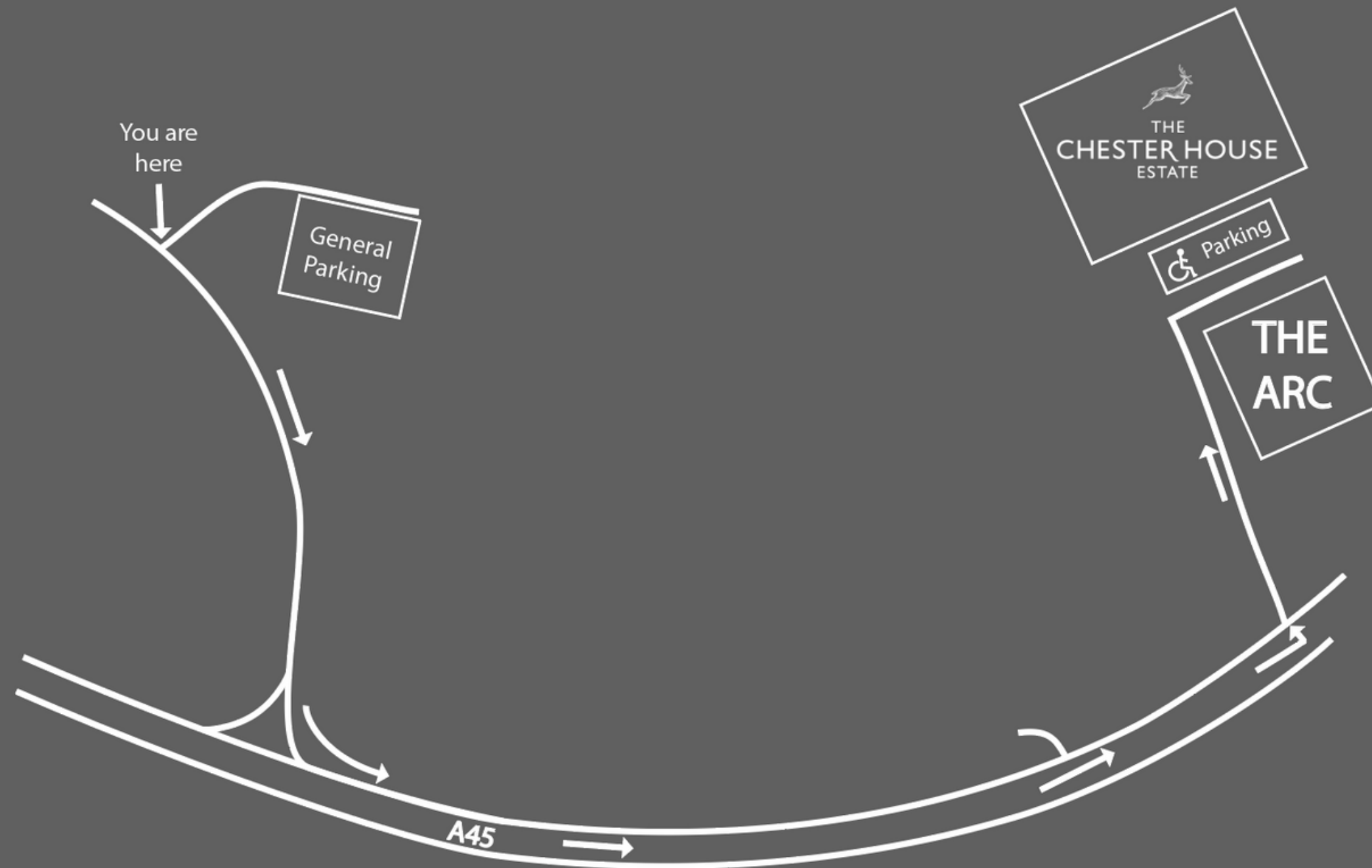
Historic England and the local Conservation Officer has now passed fit the extension of the commercial kitchen into the former interpretation space within the grade II* Listed Farm House. This kitchen will allow site to cater for large events and have a larger menu than originally planned. Within the previous 2019 Business Plan there was no commercial cooker or kitchen on site with all items being purchased off site.



Historic England Approvals - Access

Historic England and the local Conservation Officer have also now signed off SMC for a hardstanding footpath running through the site from the main car park and a matted car park extension at Claudious Way allowing car-parking for up to 500 cars. Both of these projects will be carried out by volunteers over Summer 2021.

The car park directly within the buildings (Lime Street Avenue Entrance) is our 'Guest' Car Park with parking facilities for visitors for conferences, weddings, onsite tenants, staff and disabled/accessible parking.



TEAM UPDATE



Page 67

The Chester House Estate Leadership Team is now in place with further recruitment due over the Summer, including -

Jack Pishhorn - Business Manager. Background - Site Manager at Sacrewell Farm (Peterborough) and BBC Countryfile's Adam Henson's Cotswold Farm Park.

Thomas Jolley - Operations Manager. Background - Operations Manager at P&O Cruises.

Natasha Riley - Education Officer. Background - Education Officer at Bletchley Park and Northampton Museum.

Ben Donnelly-Symes - Archive Curator. Background - Public Sector Archives

Mandy Dooley - Catering and Retail Manager. Background - Catering Manager, Cafe/Pub Owner.

THE ARC

The Northamptonshire Archaeological Resource Centre (ARC) has now been completed. The state-of-the-art facility will act as the publicly accessible archaeological archive store for the county. Our collections currently consist of over 20,000 boxes of archaeological material from around 3,000 sites across Northamptonshire with space for another 15,000 boxes from future excavations.

The archives cover the whole breadth of human occupation within Northamptonshire, from prehistory up to the late 19th century. The archives will be stored in humidity and temperature-controlled rooms where objects are kept in their ideal environmental conditions. This ensures that they will be usable for future generations. We will have a research room on-site that can be booked by any who wish to study our collections.

As part of our project setting up the ARC, we will be undertaking a substantial project to re-box and catalogue our collections to maximise their accessibility and will be looking for volunteers to help with this.

Over the past 8 weeks, over 10,000 archives from Bolton House in Northamptonshire have now been moved over along with a store in Bedford. It is aimed that by the Winter that all the archives owned by both NNC and WNC will have moved to the ARC.



LEARNING AND COMMUNITY

The Chester House Estate will lead the delivery of the following educational programmes:

- The 10,000 Years – Outdoor Interpretation Offering
- Archaeological and Community Digs
- KS1, KS2, KS3 History
- KS1, KS2, KS3 Geography
- KS4, KS5 Farm and Estate Business Diversification
- KS4, KS5 Media, Marketing and PR
- K24, KS5 Placements and Internships
- University and College Partnerships' (Joint learning)
- Adult, Children and Family Workshops

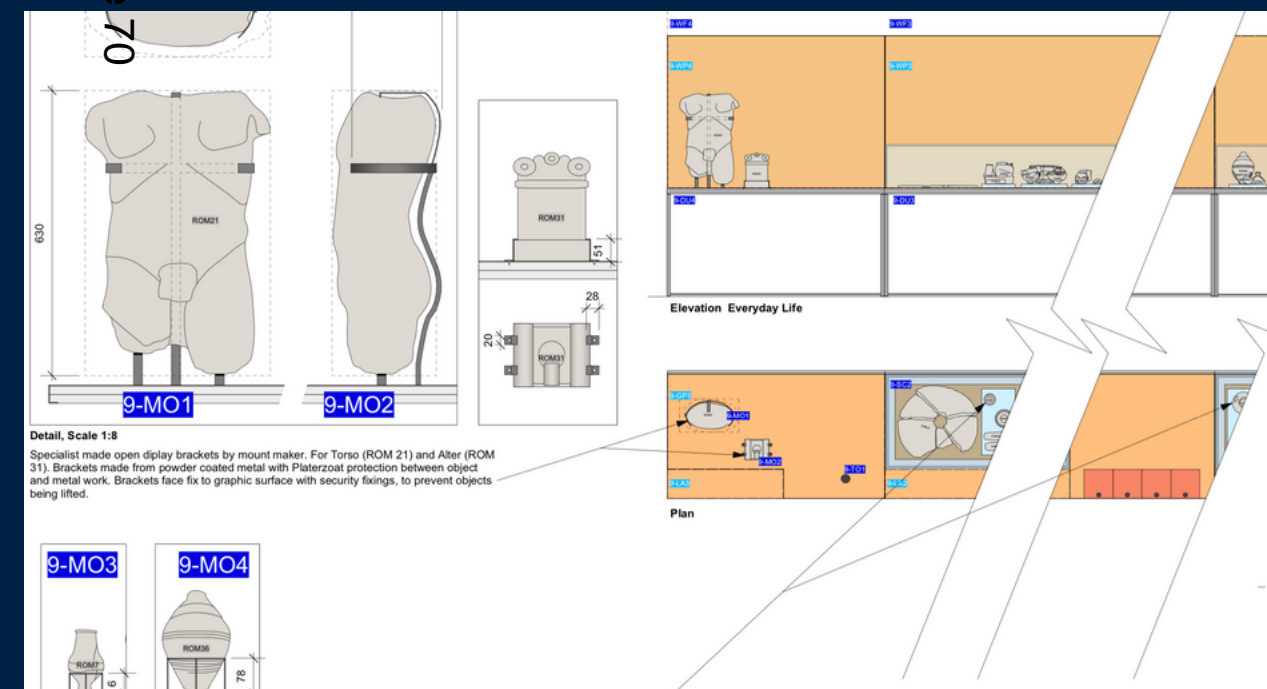
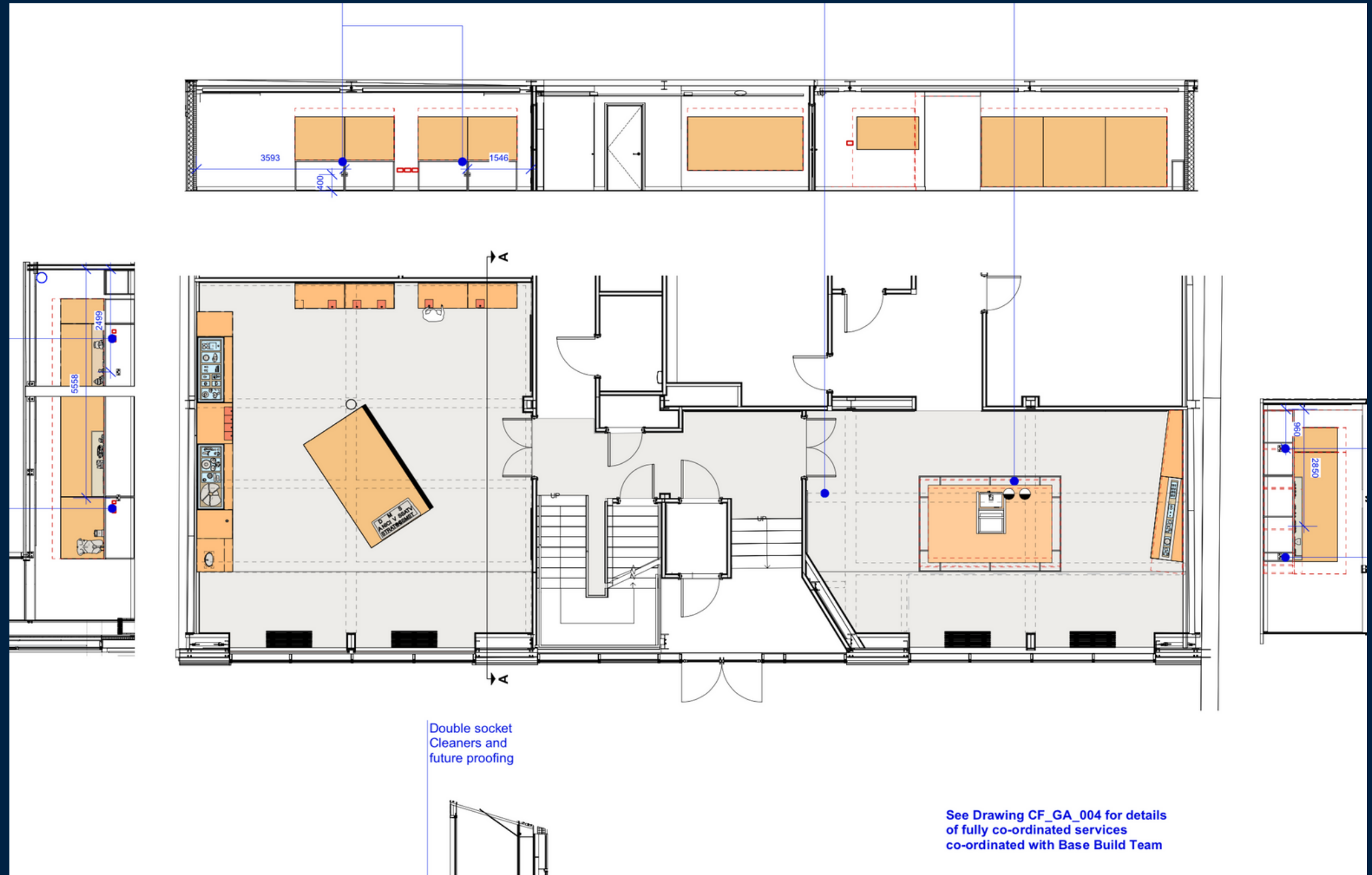
Page 69

Our confirmed education and community partners:

- The University of Leicester (Heritage)
- University College London (Heritage)
- Moulton College (Land Management)
- The Creating Tomorrow Trust (Work Experience)
- The Nenescape Partnership (Volunteering and Community)



OUR 10,000 YEAR STORY



As well as being the site of a Roman walled town, there is evidence from the Mesolithic, Iron Age and Medieval periods, together with a complex of traditional farm buildings dating back to the 17th Century. At present much of this heritage is buried; our challenge is to bring it to life and tell its stories. This exciting project will include a timeline walk in the Roman walled town and a large indoor museum within our education and community building. These spaces will be free to enter. Our interpretation project will be completed and open to the public in time for the October half term 2021.

PROMOTING NORTHAMPTONSHIRE PRODUCE



6 retail spaces will make up our Artisan Shopping Courtyard promoting locally sourced food, drink and craft. Our Artisan Shopping Courtyard will open from October 2021.

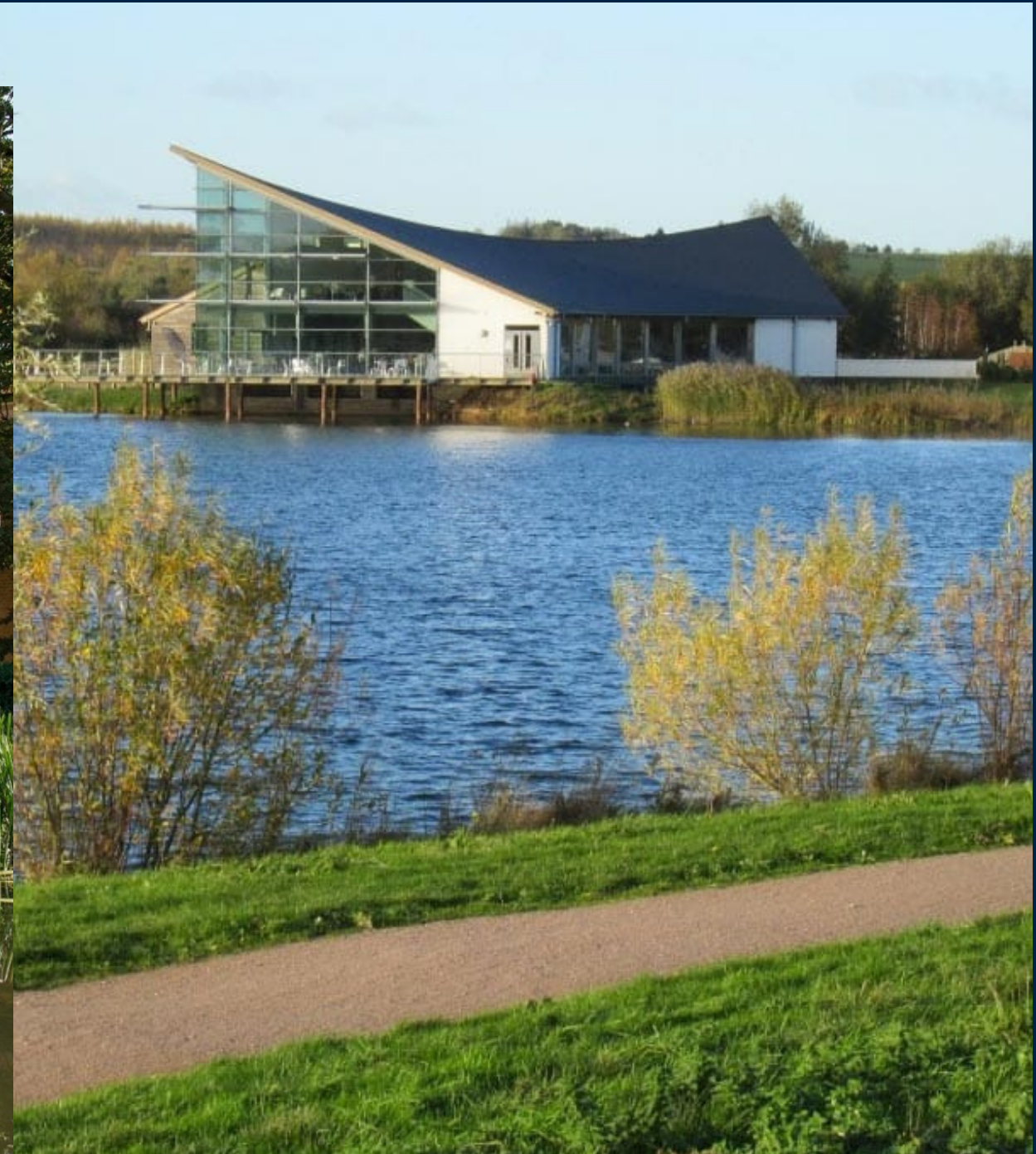
So far we have Irchester's Saxbys Cider, a farm shop run by the Creating Tomorrow Trust and The Chester House Gift Shop.

PROMOTING NORTHAMPTONSHIRE TOURISM

We are working with the two local DMO's Northamptonshire Surprise and Destination Nene Valley to promote and grow local tourism. We are also working closely with the NNC/WNC Country Parks, Rushden Lakes, Stanwick Lakes, Wicksteed Park and Knuston Hall to develop joint events, marketing and resource sharing.



Page 72



VOLUNTEERING



Page 73

At the Chester House Estate volunteering will play a huge part in all we do from our educational offering, commercial business set up, to our summer archaeological digs. Recruitment for volunteers started back in 2020 with our 2021 programme due to commence soon.

As part of the project, a volunteering hub will be constructed. This will include a social space for our volunteers and an area to sign up for volunteering opportunities, not just at the Chester House Estate but within the Nene Valley area.

Our current 2021 volunteering programme includes roles in the following departments:

- NE Stewardship Scheme
- Archeological Archiving
- Summer Archaeological Digs
- Education
- Museum
- Cafe and Retail
- Events
- Gardening
- Fundraising
- Bookings and Administration

Since teaming up with Nenescape who help develop and run our volunteering programme's we now have a team of over 250 volunteers assisting the ARC and wider estate facilities.



CATERING



By October 2021, our restaurant located within our Farm House will open. The cafe menu will have at its heart the wonderfully abundant local produce transformed by the kitchens into fabulous breakfasts, lunches, and afternoon teas with chef's specials each day influenced by the seasons. A catering offer will be available in our Artisan Courtyard with our wood fired pizzas in the horse box trailer (see picture)



THE CHESTER HOUSE ESTATE

STRATEGIC BUSINESS PLAN

Jack Pishhorn – Chester House Estate Business Manager

Jack.Pishhorn@Northnorthants.gov.uk



Executive Summary

The Chester House Estate is a nationally significant heritage site, being one of the few places in the country which can demonstrate over 10,000 years of human activity.

The unique selling point of Chester House Estate is summed up in the words:

10,000 years of Northamptonshire's heritage brought to life.

North Northamptonshire Council, West Northamptonshire Council and The National Lottery Heritage Fund has its vision to:

- **Connecting** the people of Northamptonshire to their 10,000 year story.
- Have the **community** at the heart of all we do.
- Delivering a pioneering and diverse education programme, **accessible** for all ages.
- Offering a free to enter estate, for **everyone**.
- Being financially **sustainable** with an innovative commercial offering.
- Establishing, promoting and growing **local** businesses, produce and tourism.
- Caring for and **preserving** our natural and historical landscape.
- Improving the **wellbeing** of local residents.
- Preserving the publicly accessible **archaeological** archives.

The operation of the site will be supported by an innovative approach to income generation. The aim is to develop the whole as a multi-use site making maximum use of spaces for different purposes and audiences and thereby generating optimum levels of income. The offer comprises:

- Free to enter visitor destination for heritage, green space, events and archaeology.
- Archaeological Resource Centre for the whole of Northamptonshire.
- Interpretation centre.
- Year- round events programme for heritage, arts, culture and leisure.
- Education and learning programme working with local partners
- Volunteer and community engagement.
- Artisan shopping – supporting northamptonshire produce.
- Bed and breakfast accommodation.
- Catering for farmhouse café and events.
- Outdoor childrens play.
- Wedding venue hire.
- Conferencing and events venue hire.

Northamptonshire County Council purchased the site in 2004 and secured grant funding through working with the National Lottery Heritage Fund (formerly the Heritage Lottery Fund) to develop a sustainable visitor destination with access for the public to learn about the history and heritage, as well as becoming the location to house countywide archaeological finds. The enabling project, once completed in 2021, will enable both unitary councils to manage an asset that is no longer a financial liability.

This document is a refreshed business plan for the site, undertaken during a period following the collapse into Administration of the contractor responsible for carrying out the original scheme and a delay in the re-tender of the capital works due to the Covid-19 pandemic.

The summary position from the new Business Plan is as follows:

	YEAR 1 - 21/22	YEAR 2 - 22/23	YEAR 3 - 23/24	YEAR 4 - 24/25	YEAR 5 - 25/26	YEAR 6 - 26/27
Council Contributions (North and West)	298244.00	298244.00	283331.00	269165.00	255706.00	0.00
Footfall Projection	66600.00	133200.00	140000.00	160000.00	190000.00	225000.00
Business Plan Income	336486.00	627087.00	640012.00	731947.00	864750.00	1019550.00
Business Plan Expenditure	749330.00	744974.00	780426.00	852366.00	902649.00	983950.00
Profit/Loss	-114600.00	180357.00	142917.00	148746.00	217807.00	35600.00

The business plan, as described in more detail on the following pages, shows how this sustainable business will be achieved by the completion of the 6 year business plan.

- **Introduction: Chester House Estate**

Chester House Estate, the site and its buildings, comprises a nationally and locally significant heritage asset and Scheduled Monument across 34 hectares, lying in the Nene Valley and adjacent to the town of Wellingborough. The farm buildings and garden walls are Grade II and Grade II* Listed and the site is located within a Nature Improvement Area and adjacent to a Site of Special Scientific Interest (SSSI).

The site is owned by North Northamptonshire Council and West Northamptonshire Council which has a responsibility to look after the heritage and to make the site accessible as a resource that is open to everyone.

The uniqueness of the site is in the survival of evidence of human activity in this area over a period of some 10,000 years and the survival of buried archaeological and physical remains of settlement for over 2,000 years. Of particular research interest are the buried remains of a complete Roman small walled town, one of only three such towns surviving in Northamptonshire and the only one for which extensive remains survive.

The opportunity to preserve and provide access to this historical layering formed the core of the project funded by the Council and NLHF Fund. The opportunities this range of evidence provide for education, engagement and participation underpin the public access elements of the Chester House Estate business plan as it goes forward into the future.

However, there has to be the means to maintain the heritage, requiring support for the operational costs of running the site. In addition, the Council wishes to encourage people to use the site in ways that both provide income and ensure that the money already invested offers a good return to the taxpayers of Northamptonshire and indeed the wider Lottery-playing public. The asset needs to play its role in meeting core objectives including community wellbeing and sense of place.

- **Future Governance**

Governance of the Chester House Estate project and its operation as a business will be overseen within the standard County Council governance and monitoring structures. Key decisions or changes in direction will need to be made by Cabinet. Overarching governance will be provided by the Council's Place Shaping Board. This comprises the Chief Executive and all senior Directors, key Finance, Legal and project support staff. This meets every other week and will expect to receive progress reports against key performance indicators monthly.

A Project Group will oversee the completion of the construction and then the delivery of the operational phase of the site. The remit of the Project Group is to ensure that it delivers this business plan. The Group comprises the SRO, representatives from NNC Finance, the National Lottery Heritage Fund and councillors from both the North and West councils.

- **Staff**

The staffing structure is based on the whole site being managed as part of the Archives and Heritage Service, led by the Chester House Estate Business Manager. They will be responsible for the business plan, taking responsibility for all aspects of the site's management including employees, revenue budgets, buildings and facilities, land holdings, contracts and suppliers, and associated visitor, events programming

and educational services. They will lead the Chester House Leadership Team which will include the Catering Manager, Operations Manager, ARC Curator and Education and Heritage Officer.

The Operations Manager will lead on stakeholder engagement, branding, Marketing and PR of all core business areas and selling and running the site as a day visit destination and venue hire for a wedding, party or corporate event/conference. The Operations Manager will also deputise in the Business Managers absence.

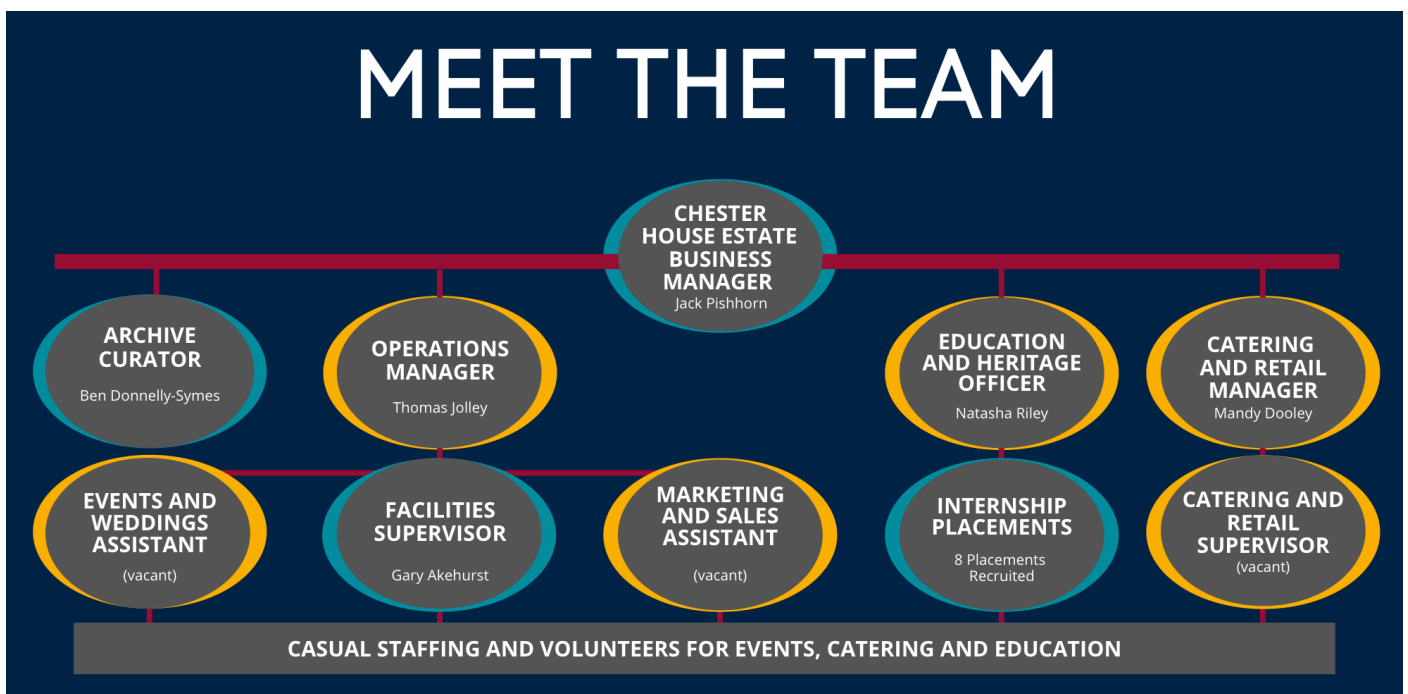
The ARC Curator will be responsible for the transfer of the existing collections to the ARC; the management of those collections and future deposits, working closely with archaeological planning colleagues; and ensuring collections are appropriately preserved, charged for where appropriate, and made accessible to the public. The Finds Liaison Officer will support this work one day a week.

The Education and Heritage Officer is responsible for creating a programme of formal and informal activity that can be marketed and provided to schools, colleges, universities and interest groups.

A Facilities Supervisor will take the lead in the management and maintenance of Chester House Estate including the land and buildings.

The Catering Manager is responsible for the daily operation of the catering facilities at Chester Farm including purchasing, rotas, cleaning, record keeping, food quality and customer service. A catering supervisor will support this role 3 days per week. A small area of retail space within the catering area will also be delivered by this role.

The Catering Team and Events and Education Team will work on a casual basis throughout the season to support busy periods, weekend, large group bookings and events.



- **The refreshed Chester House Estate Business Plan: aims**

It is vital that the West and North Northamptonshire councils delivers a viable future for Chester House Estate. The business vision for Chester House Estate which underpins this business plan is that the site should be self-sustaining within two years of operation.

To achieve self-sufficiency the site will operate as:

- A multi-use site where the innovative programme of montly events, mix of activities and uses of the buildings makes this a destination of choice.
- A heritage tourist attraction where members of the public can gain an insight into the historical importance of the site, can attend open days and other events including those that are child friendly, and buy refreshments within the Chester House Estate Café.
- An educational and learning facility where pupils can undertake learning associated with the national curriculum and others can go for informal lectures, walks and talks and skills training.
- A facility where research can be undertaken on the archaeological finds discovered across Northamptonshire stored in the purpose-built facility on site.
- A place where volunteers are part of the delivery and community engagement/participation is core to all the projects undertaken.
- A venue for conferences, meetings, weddings, arts, theatre, performance and other cultural and leisure activities.
- A commercial asset which achieves rental income from tenanted space and short-term leases of facilities.

- **The Visitors**

The reasons why people will visit the newly restored and conserved buildings, and the interpreted landscape:

- Unique site with 10,000 years of history & heritage to be discovered
- Provides core of offer for all learning, education, volunteer and community engagement activities.
- Complete Roman small town buried under the ground.
- University training dig generates income for site and develops the research importance of site; also gives dynamic change to story offered to visitors leading to repeat visits.
- Accessible restored historic buildings
- Provides location for activities and events that can generate income, plus commercial opportunities in a desirable location e.g. café in beautiful historic house.
- Exciting education and learning offer
- Income generation from formal and informal learning provision.
- Programme of heritage, culture, arts and leisure events.
- Income generation from development of site as a destination offering multi-faceted offer.
- Chance to have a hands-on experience of heritage.
- Access to archaeology on site and in ARC gives special offer for many of the target audiences for which a charge can be made.
- Opportunity to volunteer and participate in the heritage and other activities.

- Volunteers support delivery of key projects saving large costs to the site e.g. cataloguing of finds, stewarding events, tour guiding etc.
- Chance to explore the archaeology of any Northants parish.
- ARC is new and unprecedented offer for county, generating income from deposition charges, plus visits and short courses.
- Lovely green space in built-up area.
- Repeat visits seeing value of site as open space, plus income from family holiday activities etc.

- **The Business Operations**

The site will fully open to the public from October 2021 and it is anticipated that there will be between 133,000-200,000 visits to the site per annum (Costain Report 2015). This figure determines/impacts on a number of other secondary income sources. The more that can be done to increase visitor footfall, the better the income will be. The Archaeological Resource Centre will be open from May 2021 for the archive move, the centre will open to the public from Summer 2021.

Archaeological Resource Centre

This will bring in an income stream as the estate is able to charge the commercial archaeological contracting units that are working on behalf of developers for the deposition of artefacts. The archaeological archives and the Resource Centre are also key to volunteer and education programmes.

Food and Beverage

A café located in the main farm house over both floors and is capable of seating up to 50-70 visitors at a time with overspill into the garden, with a service point and kitchen capable of delivering snacks and lunches. The restaurant will be run within the Chester House Estate team with the potential to attract up to 72% of the customer base. The catering will also cover all special events including weddings, room hires and parties. A take-away catering service will be available within the shopping courtyard. (Radford Chancellor Catering, 2015)

Chester Farm Retail Offering

Located within the farm house café there will be a small area for Chester House Estate retail including local produce, guide books, Chester House Estate branded gifts and small childrens toys. Much of the stock held will be working with the suppliers on a 'sale or return' basis resulting in the overall stock value being low and constant opportunity to re-fresh the retail range. The retail space will be operated via the catering team operations to reduce operating costs for the department.

Retail Let Units

There are four historic buildings with easy access to parking, located within the farm courtyard. They provide four medium-sized retail spaces plus toilet and washroom facilities. It is intended that these buildings should be let commercially. The business plan figures are based on these spaces being fully let from an early date. There is also a fifth much smaller unit to be commercially let for a traditional crafts centre (e.g blacksmith, woodcarver). It is in the hope that retail will drive an increase in footfall through the gate resulting in increased spend per heads with events and catering. Note: earlier iterations of this business plan had stated that these spaces would be used as the education and office and interpretation space.

Conference/Event Indoor Venue

Created from a converted 17th century threshing barn and surrounding buildings, the complex is capable of seating up to 100 guests in lecture room configuration or 60-70 guests at tables and also includes a kitchen

area, reception and toilets. Its use can be extended by access to a number of ancillary spaces for use as breakout spaces etc. The uses to which the space can be put are many and varied. These include conferences, corporate dinners, weddings, birthday parties, wakes, indoor theatre performances, seasonal events, community events and other leisure and cultural activities. It is intended that this facility should be run commercially with charges on the basis of the length of time the facilities are used. One element of the marketing offer will be the ability to have exclusive evening access to the courtyard in which the barn is situated, made possible because of the multi-functional approach to the use of the historic barn spaces. There is parking adjacent to the buildings, so users of this venue will not be expected to use the visitor car park at Claudius Way.

Bed and Breakfast Let

There is a two-storey, two-bedroom property that is part of the main house but separated from it internally. This will be let as a full-time bed and breakfast for weddings guests, event attendees and the general public. The breakfast will either be served via our Café or within the house space. This bed and breakfast unit let will be managed internally and booked via the Chester House Estate website with prices dependent to seasonality and demand. To manage the space and for security purposes, the Facilities Manager will remain on site within a residential log cabin. Note: earlier iterations of this business plan had stated that this spaces would be used as a residential letting.

Multi-functional use of Buildings

In order to generate maximum amounts of income, another feature of the new business plan is to ensure that spaces are used for a variety of functions/purposes. Thus, although a room or building might be used for interpretation, it will also be important that it can be used for other purposes. For example, an interpretation space might be used for a meeting break out-space for example, or part of the space(s) being used for a bigger event. A wedding event might be take over a number of rooms or part of the middle courtyard. A party might take over the whole of the main house.

Education and Learning Programmes

The education offer will be based from the modern build, known as building 12. This was previously designated for office use but it is now thought that this will be more suited to the education provision. It will provide a large and flexible space overall that can cater for pupils with a variety of needs. The space will also be designed to provide space for staff, so there is also a reception point for queries about use of the buildings for commercial purposes.

The offer will encompass formal and informal learning. There will be a range of education opportunities for schools, higher and further education establishments on a commercial basis. This will include KS1, 2 & 3 history, archeology and georgraphy. The site will also include KS4 business studies, media, farm diversification, animal management and conservation studies. The programmes will be offered from winter term 2021. The informal learning programme will include lectures, walks and talks, child-friendly activities, open days and large-scale events.

Car Parking

After futhur consideration of how to attract footfall, visitors to the site will not be required to pay a parking charge with Chester House Estate being a 'Free to enter' site. Visitors will primarily use the Claudious Way car park. The Hard Standing 'Lime Street Avenue' entrance will be open for special event days, overflow on busy days and for guests, staff and tenants.

Boat Landing Stage and Mooring

A mooring will be built along the Chester House Estate section of the river Nene banks. This will provide for canal boats and canoes to moor at the site and therefore for people to access the site from the water. Although a charge will not be made for the mooring per se, it is anticipated that this will attract a different sort of visitor and increase visitor numbers overall.

Coach Group Tours

Research and marketing will be undertaken into the options around attracting coach tours to the site. This might incorporate, for example, a tour of the landscape, a visit to the Archaeological Resource Centre and a buffet lunch, offered in partnership with another location nearby to which the party would then move on.

Children's Play Area

Play areas are a simple and proven attraction for young families at any destination and enable sites to get repeat business. It is intended to install a small play area near the café initially. Ongoing review of the use of this provision will enable a decision as to whether further development of this approach might help to increase visitor footfall.

Marketing, PR and Sales

For outreach sales work such as attending weddings shows and large scale events and for education outreach we will invest in a branded vehicle, this vehicle will also come in use for repair and maintenance work on the farm. It is intended to build our own stand alone website which can then be linked to our NCC Chester House Estate page. Our website, branding, social media and PR work will all be managed by our Marketing and Sales Manager. Initially we will purchase a visitor attraction based till system that can run our catering, retail, bed and breakfast and event ticket sales business through. The new EPOS system will also allow for easy financial and statistical reporting as well as collect vital visitor contact data following GDPR rules.

Outdoor Marquee Venue Hire – Orchard Gardens

Within the walled garden is an ideal space for a larger marquee wedding (120-150 people) with toilet and catering facilities being close by in the Farm House. This space also allows the farm to host multiple events at Chester House Estate (the other being in the Threshing Barn) during the peak season.

Nene Scape Green Way Link

The East Northamptonshire Greenway (the Greenway) is a programme to develop a series of safer walking and cycling routes across the district. The overall aspiration is to create a linear or 'spinal' route through the Nene Valley; linking Peterborough and Northampton railway stations and connecting with villages and sites of importance including Chester House Estate. The link which is a footpath and cycleway will provide access to and from Chester House Estate to Rushden Lakes who receive 6 million + visitors per year, Stanwick Lakes and onto Wellingborough (population of 80,000). NCC will be responsible for the upkeep and maintenance of the footpath at Chester House Estate following the project.

- **Activities, Education and Engagement**

Chester House Estate as a Destination

There will be a clear marketing strategy around developing the site as a destination, bringing together the features and buildings described above. Thus the site may become known for its successful production of monthly and seasonal events including open air theatre, Father Christmas visits, Easter Egg Hunts, Pumpkin

Carving and Fireworks. The site will also hold heritage fairs, fortnightly food markets and be seen as child-friendly place with lots for all the family to do.

Child-Friendly Approach

Family groups are a vital part of the audience and the engagement with such an audience initially will be through family-focussed activities and targeted events. For example, child-focussed trails across the site and open days that are focussed on a family audience.

Joint working with Leicester University

A partnership is in place with the University of Leicester's School of Archaeology and Ancient History to advance and develop research of the site and provide an associated education programme. The university is intending to use the site as its key training site for its undergraduate archaeology students, as a training site for teachers and as a location for major schools history fairs.

Archaeological Digs

In order to keep the historical site interesting to repeat visitors, it is imperative that more is learned about the site through further archaeological digs. Any future digs will be at zero cost to the County Council and in partnership with the University of Leicester. That the University wishes to use the site for its training digs is very significant, enabling a developing role in research into the future.

Interpretation

The interpretation of the site is crucial to generating an audience and helping to encourage repeat visitors. The focus of the interpretation is on explaining the archaeological and historical importance of the site, especially given much of the evidence is buried under the ground. The first phase will be to install fixed interpretation within one of two large modern buildings. During the second phase the development will focus on the use of three dimensional images and augmented reality to bring the site more fully to life, as more and more is discovered about the site. Sitting within the ground floor of our education facility, will allow for the site to operate as normal during events and space hires and have a larger impact for the visitor with the interpretation will largely be in one space. Note: The interpretation was due to be spread out across the site. This will now allow for a larger restaurant and future opportunities to use the spaces for additional income such as increased conference spacing and additional pop-up retail. The initial interpretation project is valued at £250,000. This will be reviewed in the light of the refreshed business plan.

Volunteers

The volunteering community is an essential part of the Chester House Estate business plan. By maintaining a large group of volunteers willing to undertake some of the basic maintenance requirements for the site, take part in archaeological digs and acting as guides for the public there is a reduced need for revenue to support these activities. Currently there are approximately 150 members of public who have registered interest with the Council. It will be important to make best use of volunteer skills and ensure they have the appropriate training and support to deliver, for example, exciting guided tours and child-friendly activities. The Chester House Estate project will include a 'Volunteering Hub' where members of the public can visit to learn more about the ongoing volunteer lead projects at Chester House Estate and across NNC sites. This space will also be used for volunteer break and social space.

Grazing Licence

The annual grazing licence will bring in a modest income and reduce, though not remove, ground maintenance costs. It is also a very effective way of looking after Scheduled Monuments, so is an approach supported by Historic England.

Grants

The site benefits from a small grant from Natural England as a result of entering into a Higher Tier Environmental Stewardship agreement. This money contributes towards the landscape maintenance of the site.

- **Financial Viability**

The work done has been robust. There has been benchmarking with similar venues and commercial advice taken about current market conditions.

The table below breaks down the forecast income, grants and expenditure in more detail.

Note that this is work in progress underpinned by a number of assumptions and market testing. The assumptions will be revised and refined as the project develops. All are captured in the detailed tables.

The below forecast does not include any capital spend at Chester House Estate including the building restorations and interpretation project.

Reports Used to inform this Business Plan:

Report from Bray Fox Smith (2019)

Property and Marketing Report 2018 (Propsearch)

Draft Financial Plan November 2016 (Capita)

Chester Farm Catering Feasibility Highlight Report 2015 (Radford Chancellor)

Chester Farm Business Plan Review 2015 (Costain Heritage)

Chester Farm Catering Feasibility Report (2015)

	YEAR 1 - 21/22	YEAR 2 - 22/23	YEAR 3 - 23/24	YEAR 4 - 24/25	YEAR 5 - 25/26	YEAR 6 - 26/27
Footfall Projection						
Free to Enter Footfall to Building Complex	66600	133200	140000	160000	190000	225000
Income Projection						
Council Countributions (North and West)	298244	298244	283331	269165	255706	0
Artisan Retail Units	13800	13800	18000	18000	25000	30000
Archeaological Archiving Centre	10000	80000	20000	20000	30000	30000
Community Donations	7500	10000	10000	15000	15000	18500
Site Tours	3000	8000	8000	8000	8000	8500
Workshops	6000	15048	15048	18500	18500	22000
Educational Programme	6500	17875	23100	30697	35700	42500
Retail Sales	33300	66000	70000	80000	95000	112500
Weddings	28000	45000	60000	80000	100000	115000
Special Events	20000	28850	56700	56700	62000	75000
Space Hire and Conferencing	15500	22000	25000	25000	27000	32000
Food and Beverage Income (Café and Horsebox)	133200	266400	280000	320000	380000	450000
Weddings, Conferencing and Events Catering	17000	24000	24000	28000	33000	45000
Bed and Breakfast Accomodation	17000	24950	24950	29500	33000	36000
NE Stewardship Scheme	23186	2664	2664	0	0	0
Grazing Tenancy	1250	1250	1300	1300	1300	1300
NE Land Management / RPA	1250	1250	1250	1250	1250	1250
Tota Income Projection	634730	925331	923343	1001112	1120456	1019550
Expenditure Projection						
Fixed Salaries	218764	284260	284260	298500	298500	315000
Casual Staffing	35649	75640	87867	87867	90000	95000
Volunteer Fees / Millage	5378	1500	2000	2000	2500	2500
Site Operational Costs	53384	95500	95500	120000	125000	136000
Marketing and PR	16200	28200	28200	28200	28200	3000
Events and Programming	12000	14425	28350	28350	31000	37500

Conferencing	2000	6000	6000	7200	7200	7200
Archeaological Archiving Centre	11489	21725	21725	21725	21725	24000
Community and Education	24169	14524	14524	14524	14524	20000
Retail	16650	33000	35000	40000	47500	56250
Food and Beverage	81900	145200	152000	174000	206500	247500
Business Mobilisation inc Interpretation	271747	25000	25000	30000	30000	40000
Total Expenditure Projection	749330	744974	780426	852366	902649	983950
Profit/Loss	-114600	180357	142917	148746	217807	35600

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EXECUTIVE 26th August 2021

Report Title	Adoption of the Part 2 Local Plan for Corby
Report Author	Rob Harbour (Assistant Director – Growth and Regeneration) rob.harbour@northnorthants.gov.uk
Executive Member	Executive Member for Growth and Regeneration, Councillor Steven North
Consultees	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

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

List of Appendices

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

1. Purpose of Report

- 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 Executive recommendation that Full Council adopts the Plan, as modified by the Inspectors Report and the Council's Additional Modifications.

2. Executive Summary

- 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

- 3.1 The Executive is asked to recommend to Council:
 - a) that the Part 2 Local Plan for Corby (set out in Appendix A to the report) 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.

Reasons 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

- 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 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

- 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)

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 As this is a Council function, it is not subject to 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

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

Document Version Control

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

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Consultees

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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****

Contents

Foreword	7
1.0 Introduction.....	8
Background	8
What is the Part 2 Local Plan for Corby?	8
Evidence	9
Viability.....	9
Sustainability Appraisal	9
Habitats Regulations Assessment	9
Equality Impact Questionnaire	10
Policies Map.....	10
National Planning Context	10
North Northamptonshire Joint Core Strategy	10
Strategic Cooperation.....	11
Corporate Plan	12
Neighbourhood Planning	12
Different Stages of Neighbourhood Planning.....	12
2.0 Spatial Portrait.....	13
Spatial context.....	13
The network of settlements.....	13
The countryside.....	14
Population and demographics	14
Housing	14
Economy	15
Infrastructure	15
Issues to be addressed in the Plan.....	15
3.0 Vision and Outcomes.....	17
Local Outcomes for Corby	18
4.0 Securing Infrastructure and Services	21
Open Space, Sport and Recreation	22
Health and Wellbeing	23
Secondary School Opportunity Site	25
Electronic Communications	26
Bad Neighbour Uses	27
5.0 Natural Assets	28
Green Infrastructure Corridors.....	29
Local Green Spaces.....	30
6.0 Delivering Economic Prosperity	32
Employment Land Provision	32
Employment Uses in Established Industrial Estates	34
Non-Employment Uses in Established Industrial Estates.....	35

7.0 Delivering Housing.....	37
Housing Land Allocations	38
Site Specific Allocations	39
Builders Yard, Rockingham Road.....	40
Maple House, Canada Square	40
Land at Station Road.....	41
Land off Elizabeth Street	42
Pluto, Gainsborough Road	43
Cheltenham Road	45
Custom and Self Build	46
Single Plot Exception Sites for Custom and Self Build.....	47
Gypsies and Travellers.....	48
Specialist and Older People’s Accommodation.....	49
Residential Gardens	50
8.0 Villages and Rural Areas	52
Settlement Boundaries	52
Restraint Villages	53
9.0 Town Centres and Town Centre Uses	54
Network and Hierarchy of Centres.....	54
Change of Use of Shops Outside the Defined Centres	56
Primary Shopping Areas.....	57
Corby Town Centre Regeneration Strategy	57
Corby Town Centre Redevelopment Opportunities.....	60
Site Specific Allocations	61
Parkland Gateway	61
Everest Lane	62
Former Co-Op, Alexandra Road.....	63
Oasis Retail Park.....	65
10.0 Monitoring.....	66
Appendix 1: Housing Site Schedule (at 1 st April 2019).....	73
Appendix 2: List of Designated Sites	74
Appendix 3: Glossary of Terms and Abbreviations	77
Appendix 4: Green Infrastructure Network.....	84
Appendix 5: Policies Map	85
Appendix 5.1: Corby Borough.....	85
Appendix 5.2: Urban Area	86
Appendix 5.3: Town Centre	87
Appendix 5.4: Cottingham and Middleton	88
Appendix 5.5: East Carlton	89
Appendix 5.6: Gretton.....	90
Appendix 5.7: Little Stanion	91
Appendix 5.8: Rockingham.....	92

Appendix 5.9: Stanion	93
Appendix 5.10: Weldon	94
Appendix 6: Superseded Policies	95

Index to Policies

Policy 1 – Open Space, Sport and Recreation	23
Policy 2 – Health and Wellbeing	25
Policy 3 – Secondary School Opportunity Site	26
Policy 4 – Electronic Communications	27
Policy 5 – “Bad Neighbour” Uses	27
Policy 6 – Green Infrastructure Corridors	30
Policy 7 – Local Green Space	31
Policy 8 – Employment Land Provision	33
Policy 9 – Employment Uses in Established Industrial Estates	35
Policy 10 – Non-Employment Uses (non-E(g), B2 or B8) in Established Industrial Estates	36
Policy 11 – Delivering Housing	39
Policy H1 – Builders Yard, Rockingham Road	40
Policy H2 – Maple House, Canada Square	41
Policy H3 – Land at Station Road	42
Policy H4 – Land off Elizabeth Street	43
Policy H5 – Pluto, Gainsborough Road	44
Policy H6 – Cheltenham Road	45
Policy 12 – Custom and Self-Build	47
Policy 13 – Single Plot Exception Sites for Custom and Self-Build	47
Policy 14 – Gypsies and Travellers	49
Policy 15 – Specialist Housing and Older People’s Accommodation	50
Policy 16 – Residential Gardens	51
Policy 17 – Settlement Boundaries	53
Policy 18 – Restraint Villages	53
Policy 19 – Network and Hierarchy of Centres	55
Policy 20 – Change of Use of Shops Outside the Defined Centres	56
Policy 21 – Primary Shopping Areas	57
Policy 22 – Regeneration Strategy for Corby Town Centre	58
Policy 23 – Spatial Framework for Corby Town Centre	59
Policy 24 – Corby Town Centre Redevelopment Opportunities	61
Policy TC1 – Parkland Gateway	62
Policy TC2 – Everest Lane	63
Policy TC3 – Former Co-op, Alexandra Road	64
Policy TC4 – Oasis Retail Park	65

List of Tables

Table 1 – Neighbourhood Planning in Corby Borough on 1 July 2021	12
--	----

Table 2 – Local Outcomes for Corby	18
Table 3 – Standards for Open Space Provision	22
Table 4 – A breakdown of the different types of national and local nature conservation designations.....	28
Table 5 – Housing Requirements 2011-2031.....	37
Table 6 – Housing Distribution 2011-2031	37
Table 7 – Housing Land Supply 2011-2031	38
Table 8 – Summary table of sites allocated for residential development, or for mixed use development including residential	39
Table 9 – Corby Gypsy and Traveller Need 2018-2033	48
Table 10 – Additional need for Gypsy and Travellers that met the planning definition by year periods.....	48
Table 11 – Monitoring Framework	66

List of Figures

Figure 1. Corby Context Diagram	9
Figure 2. Corby in the South East Midlands Context.....	13
Figure 3. Builders Yard, Rockingham Road.....	40
Figure 4. Maple House, Canada Square.....	41
Figure 5. Land at Station Road.....	42
Figure 6. Land off Elizabeth Street	43
Figure 7. Pluto, Gainsborough Road.....	44
Figure 8. Cheltenham Road.....	45
Figure 9. Spatial Framework Plan for Corby Town Centre.....	59
Figure 10. Parkland Gateway	61
Figure 11. Everest Lane	63
Figure 12. Former Co-Op, Alexandra Road	64
Figure 13. Oasis Retail Park.....	65

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. 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.

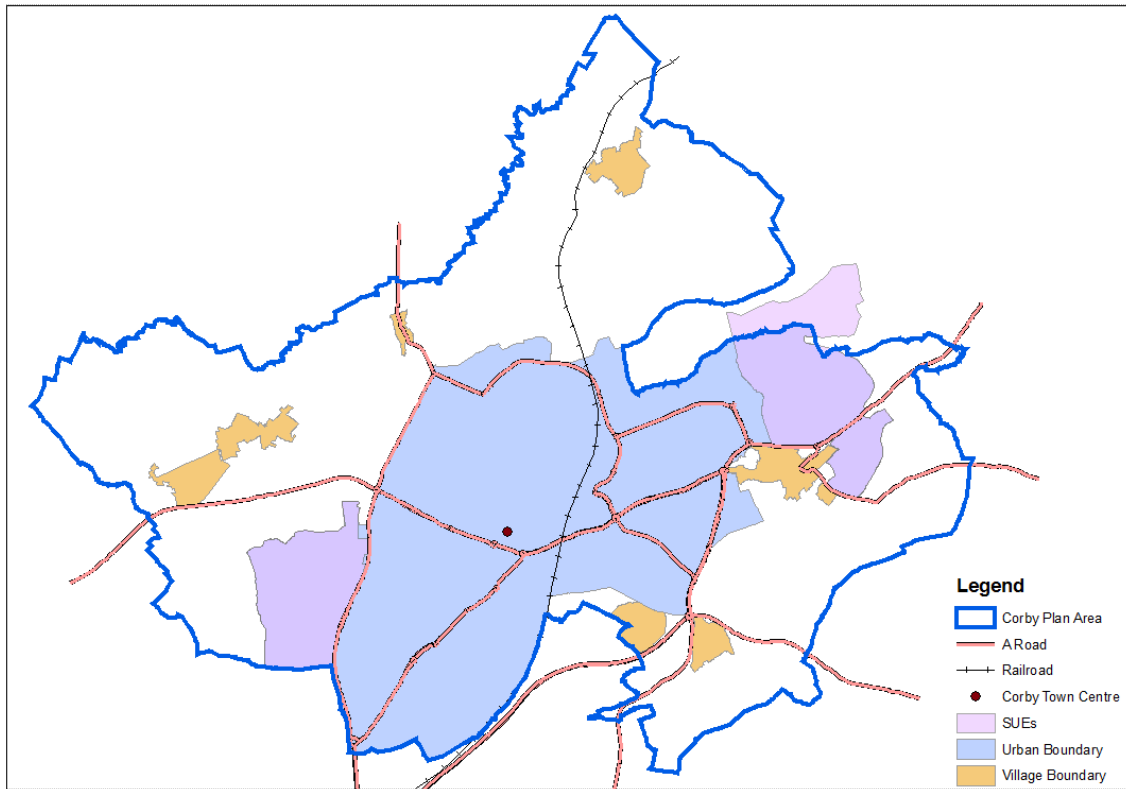


Figure 1. Corby Context Diagram

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). 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
- 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
- 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 2019¹.

¹ [Prospectus for Change](#), June 2019

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 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.

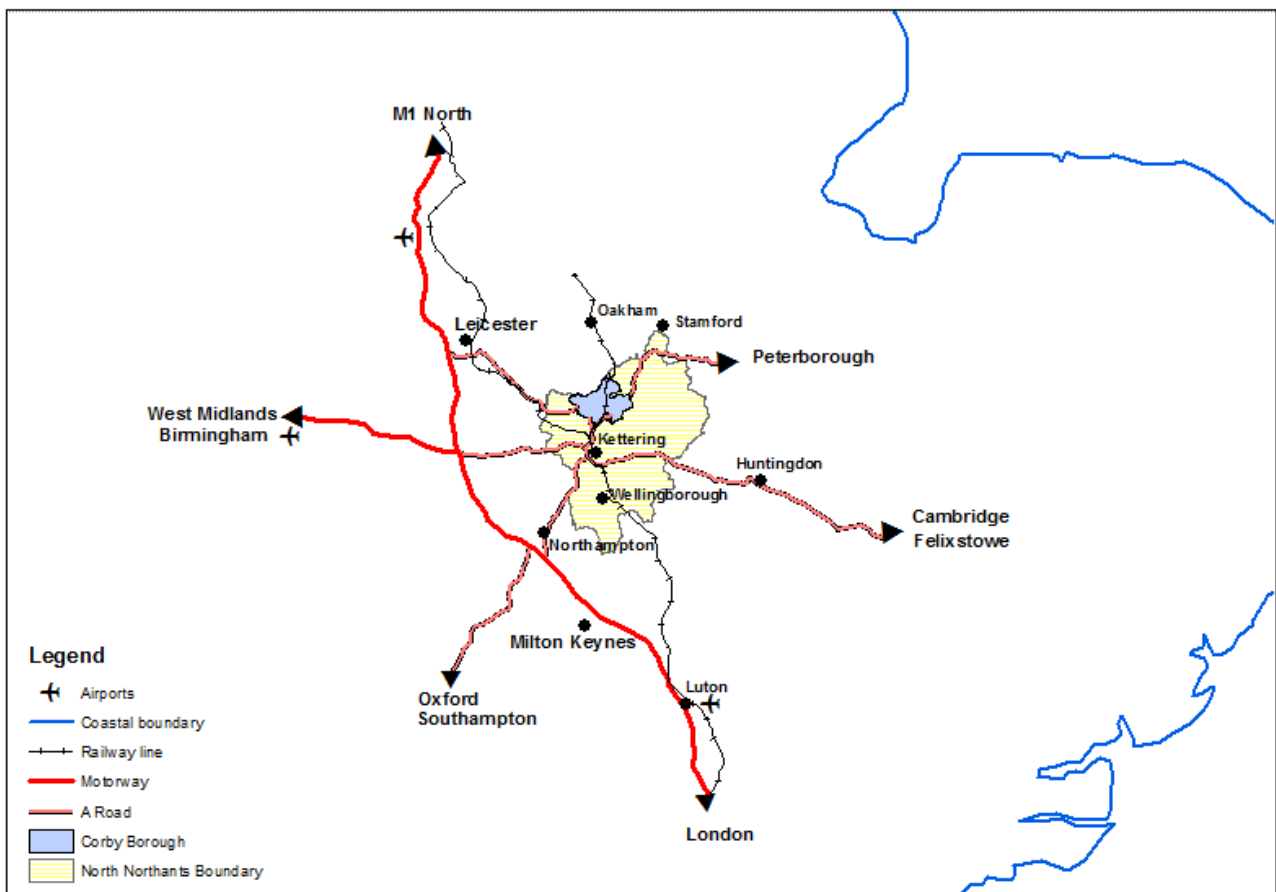


Figure 2. Corby in the South East Midlands Context

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 Awards².

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

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 Strategy³.

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 70,800⁴, 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 period⁵.

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 4th worst local authority in England in relation to social mobility. Low levels of education can limit social mobility and job prospects.⁶

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.

³ [A Heritage Strategy for Corby Borough](#), September 2018

⁴ www.nomisweb.co.uk

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

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

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 small⁷. 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.

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 constrained⁸. 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

⁷ [Corby Employment Land Review](#), May 2018

⁸ [South East Midlands Energy Strategy](#), December 2018

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.

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 Area⁹, 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
7. More walkable places and an excellent choice of ways to travel
8. Vibrant, well connected towns and a productive countryside

⁹ [Nene Valley Nature Improvement Area](#)

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"> 1. To support the JCS in protecting the character and identity of the settlements and protect them from unnecessary expansion into open countryside. 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. 3. To support, when appropriate, the development of the neighbourhood plans being produced by local communities. 	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"> 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. 5. To support the JCS in protecting and enhancing the network of green infrastructure corridors and identify their scope for expansion. 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. 7. To regenerate parts of Rockingham Forest located within the Borough to increase carbon storage. 	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"> 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. 9. To support the JCS in ensuring that development protects or enhances the Borough's identified heritage assets and their settings. 10. To reinforce the JCS in protecting areas of biodiversity and providing a net gain in biodiversity on new developments. 11. To support the JCS in improving the quality of open space, encouraging provision in areas of deficiency and within any new developments. 	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 Local Communities and Businesses	<ol style="list-style-type: none"> 12. To collaborate with service providers in the delivery of new infrastructure and facilities. 13. To support the JCS through the allocation of new or improved community amenities within the Borough's defined centres. 14. To support the JCS in improving pedestrian and cycle connectivity between Corby and the surrounding villages. 	1, 2, 3, 4, 6, 8, 9, 11, H1, H2, H3, H4, H5, H6, 12, 13, 14, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4

<p>A Sustainable Balance between Jobs and Workers and a More Diverse Economy</p>	<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>	<p>8, 9, 10, 19, 22, 23, 24, TC1, TC2, TC3, TC4</p>
<p>Transformed Connectivity</p>	<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>	<p>11, H4, 23</p>
<p>More Walkable Places and an Excellent Choice of Ways to Travel</p>	<p>22. To support the JCS by working with partners to improve public 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>	<p>1, 2, 6, 11, H1, H2, H3, H4, H5, 20, 22, 23, 24, TC1, TC2, TC3, TC4</p>
<p>Vibrant, Well Connected Towns and a Productive Countryside</p>	<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>	<p>4, 17, 18, 19, 20, 22, 23, 24, TC1, TC2, TC3, TC4</p>
<p>Stronger, More Self-Reliant Towns with Thriving Centres</p>	<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 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>	<p>11, H3, H4, 14, 19, 21, 22, 23, 24, TC1, TC2, TC3, TC4</p>
<p>Enhanced Quality of Life for All Residents</p>	<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>1, 2, 6, 9, 10, 11, H1, H2, H3, H4, H5, H6, 12, 13, 14, 16, 19, 21, 22, 23,</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.	24, TC1, TC2, TC3, TC4
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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 2017.¹⁰

4.4 The North Northamptonshire Investment Framework¹¹ 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 Plan¹² 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 Document¹³ and Northamptonshire County Council Planning Obligations Framework and Guidance¹⁴ that provide clarity on what is expected of new developments.

¹⁰ [North Northamptonshire Infrastructure Delivery Plan](#), September 2017

¹¹ [North Northamptonshire Investment Framework](#), June 2019

¹² [Northamptonshire Arc](#), October 2011

¹³ [Planning Obligations Supplementary Planning Document](#), April 2017

¹⁴ [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 Plan¹⁵, the Open Spaces Study¹⁶ and Indoor and Built Facilities Strategy¹⁷ 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 ¹⁸
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 for Play and other provision – 1,000m	50% Green Flag Standard

¹⁵ [Playing Pitch Strategy and Action Plan](#), November 2017

¹⁶ [Open Spaces Study](#), November 2017

¹⁷ [Indoor and Built Facilities Strategy](#), November 2017

¹⁸ 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/>

Allotments	0.12 hectares per 1,000 people	No standard set	40% Green Flag Standard
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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 Plan¹⁹ 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 2015-20²⁰.

4.18 The North Northamptonshire Health Study²¹ 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 Developers²². 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 1,000m² 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 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.

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

²⁰ [Corporate Plan 2015-2020](#)

²¹ [North Northamptonshire Health Study](#), January 2018

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

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 requirements²³. 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:

- 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;

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

- 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 electronic 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 electronic 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 designations²⁴

National	2 Sites of Special Scientific Interest
	15 Ancient Woodland Sites
Local	2 Local Nature Reserves
	36 Local Wildlife Sites ²⁵
	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 Biodiversity Action Plan²⁶ sets out the approach to biodiversity at county level, including the identification of important habitats and species. The Biodiversity Supplementary Planning Document for Northamptonshire²⁷ 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.

²⁴ 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.

²⁵ 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.

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

²⁷ [Biodiversity Supplementary Planning Document for Northamptonshire](#), August 2015

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 Corby²⁸, 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 Weldon²⁹, the Welland Valley Route Feasibility Study for a cycle route between Market Harborough and Peterborough³⁰ and the Kettering Green Infrastructure Delivery Plan³¹.

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.

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.

²⁸ Prepared as part of the RNRP Environmental Character and Green Infrastructure Suite (2006)

<http://www.rnrpenvironmentalcharacter.org.uk/>

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

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

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

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 Plan³², 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:

- 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.

³² [North Northamptonshire Green Infrastructure Delivery Plan](#), May 2014

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 Plan³³. This reflects the objectives of the Council's Economic Development Strategy³⁴ 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 2020³⁵, 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 Review³⁶ 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 397,839m² of net additional employment floorspace over the plan period³⁷. Against this, outstanding planning permissions and strategic allocations together currently provide capacity for 868,050m² of employment floorspace, roughly twice the estimated need. Despite this over-supply the Employment Land Review recommends that a further 11.4 hectares of employment land be allocated in this Plan, which would provide an estimated additional 38,400m² of floorspace. As an area pursuing strong economic growth additional land provides for flexibility,

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

³⁴ [Economic Development Strategy 2015-2020](#), June 2016

³⁵ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

³⁶ [Employment Land Review](#), May 2018

³⁷ [Employment Land Review Update](#), May 2019

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 Area³⁸ 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 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.

³⁸ 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

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 1,000m² 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 ³⁹	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
North Northamptonshire		1,750 (2,000)	35,000 (40,000)

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 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

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

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
Total housing supply 2011-2031		10,574
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	
Difference between supply and requirement	415	
JCS strategic opportunity 2011-2031		14,200
Borough wide shortfall based on delivery since 2011		36
Adjusted total requirement		14,236
Difference between supply and requirement		-3,662

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 Paper⁴⁰ 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.

⁴⁰ [Site Selection Methodology Background Paper](#), June 2019

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 ⁴¹
TC1	Parkland Gateway	100	No
TC2	Everest Lane	70	No
TC3	Former Co-Op, Alexandra Road	150	No
Total		663	

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

⁴¹ Subject to conditions

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.

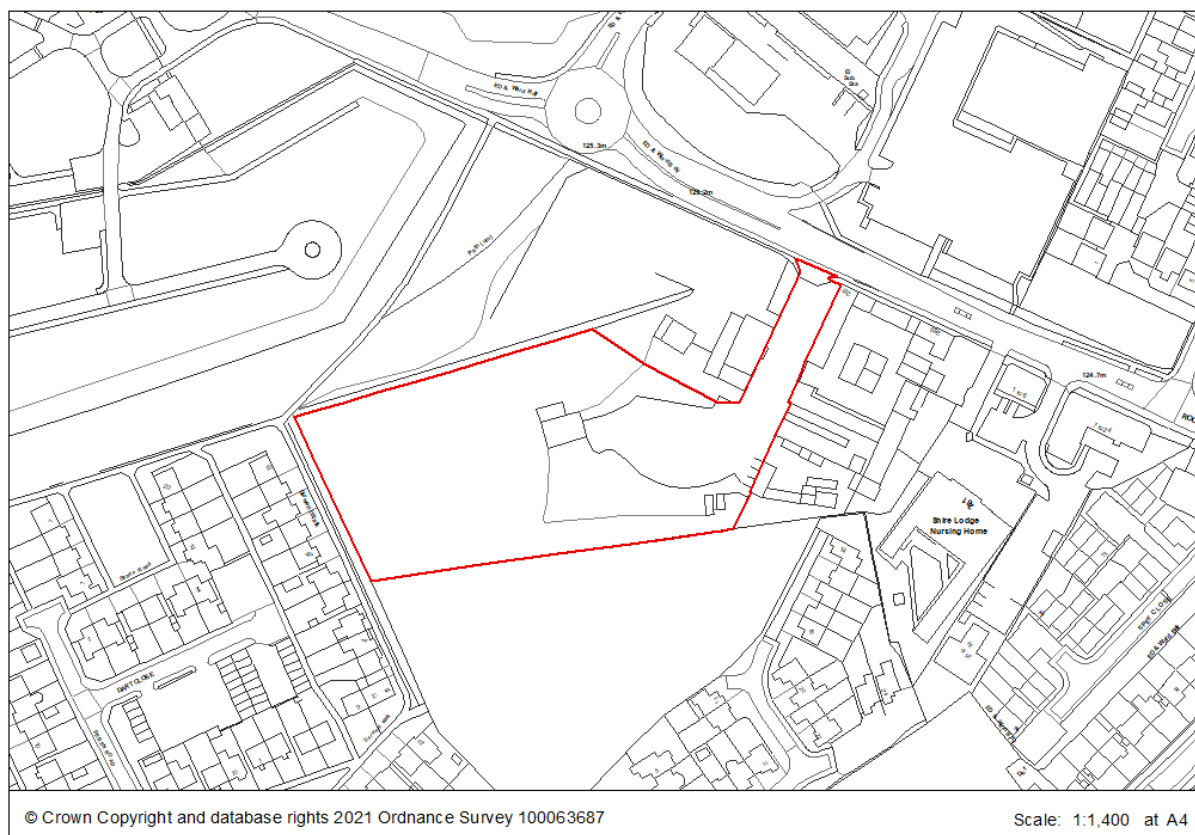


Figure 3. Builders Yard, Rockingham Road

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:

- 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;
- The main vehicular access off Rockingham Road must reach the southern boundary of the site where this meets the existing open space;
- Active frontages onto Derwent Walk are encouraged;
- Existing landscaping should be retained where possible;
- 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
- 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.

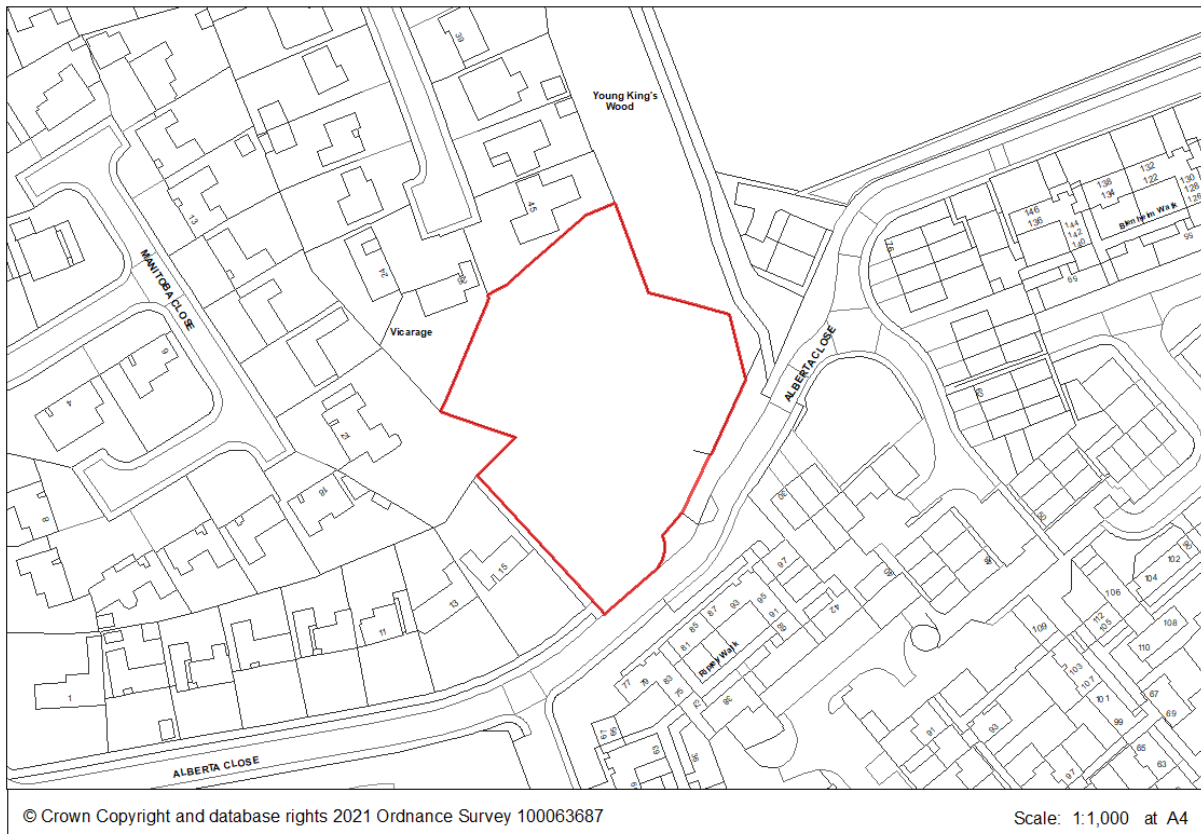


Figure 4. Maple House, Canada Square

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.

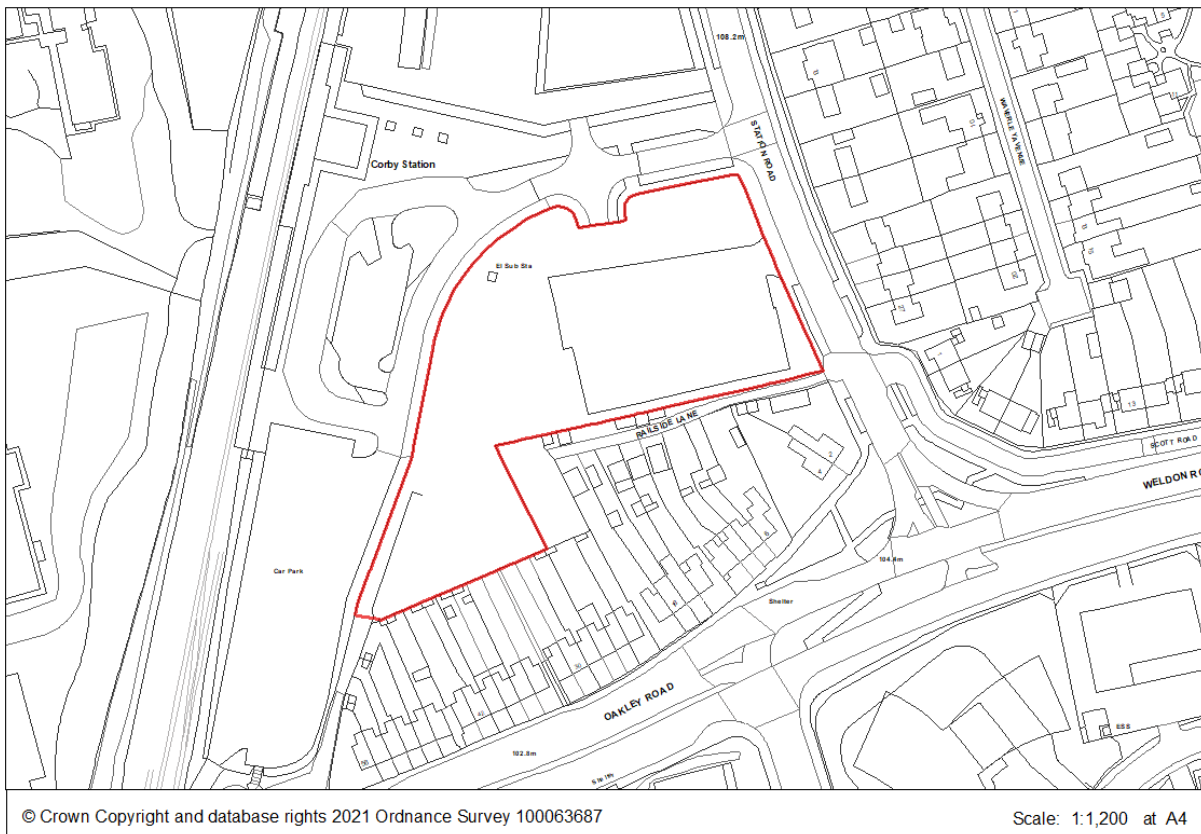


Figure 5. Land at Station Road

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

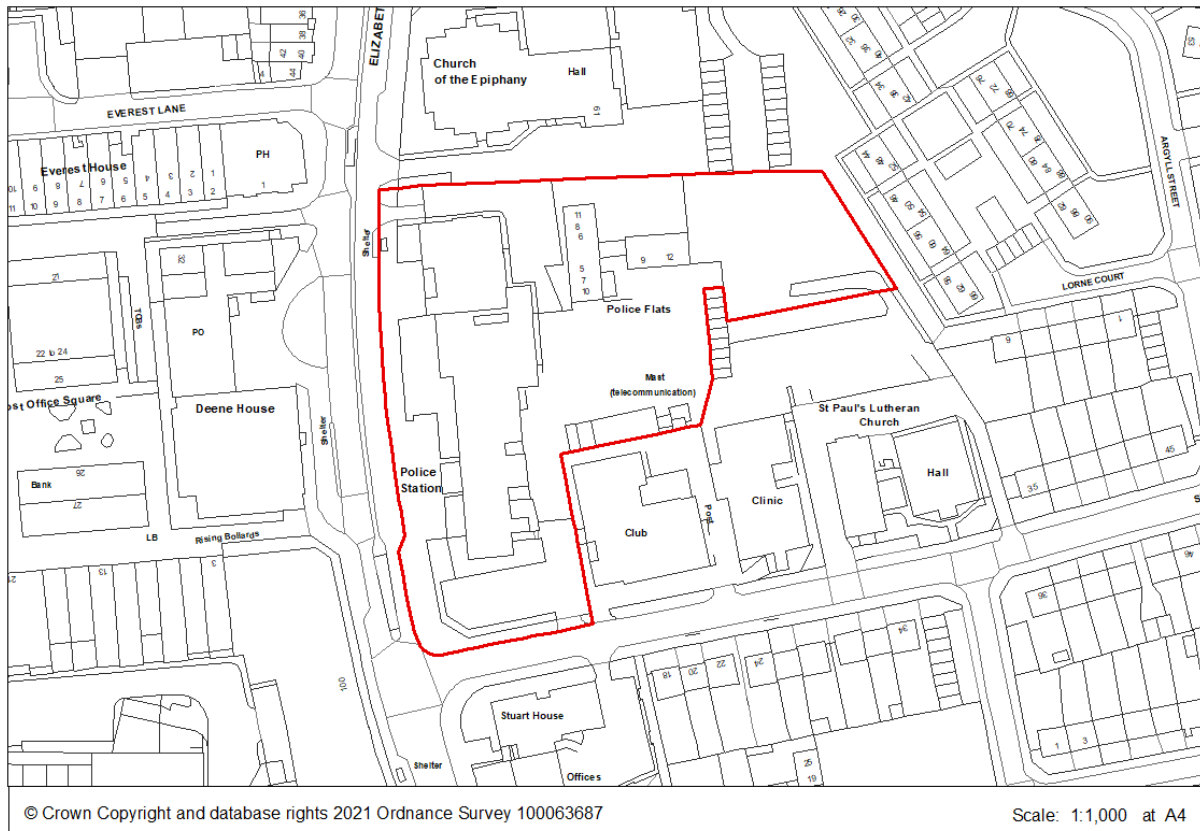


Figure 6. Land off Elizabeth Street

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) A development brief would be encouraged to ensure comprehensive and integrated development of the site;
- b) 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;
- c) 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;
- d) 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;
- e) Consideration must be given to the potential traffic impacts of the proposed development along with any potential junction improvements on Elizabeth Street;
- f) Noise attenuation measures to take account of Elizabeth Street; and
- g) 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.

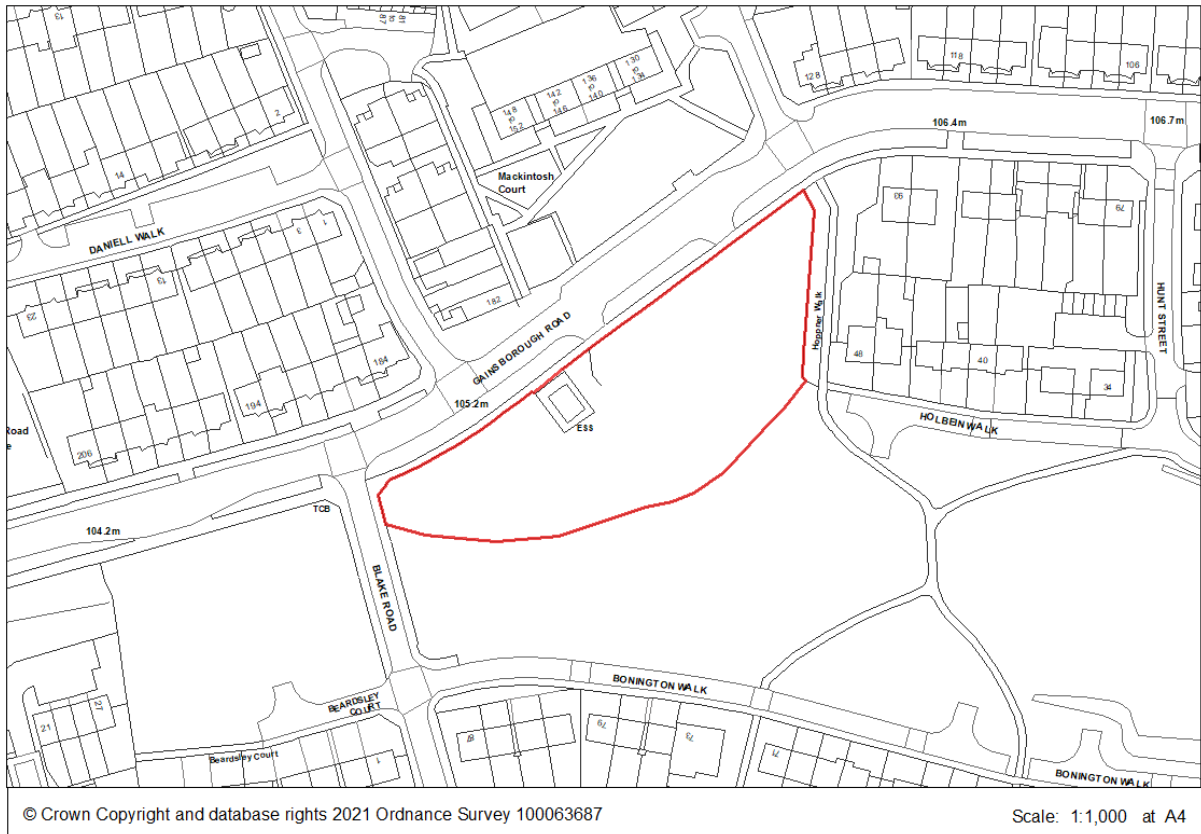


Figure 7. Pluto, Gainsborough Road

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.

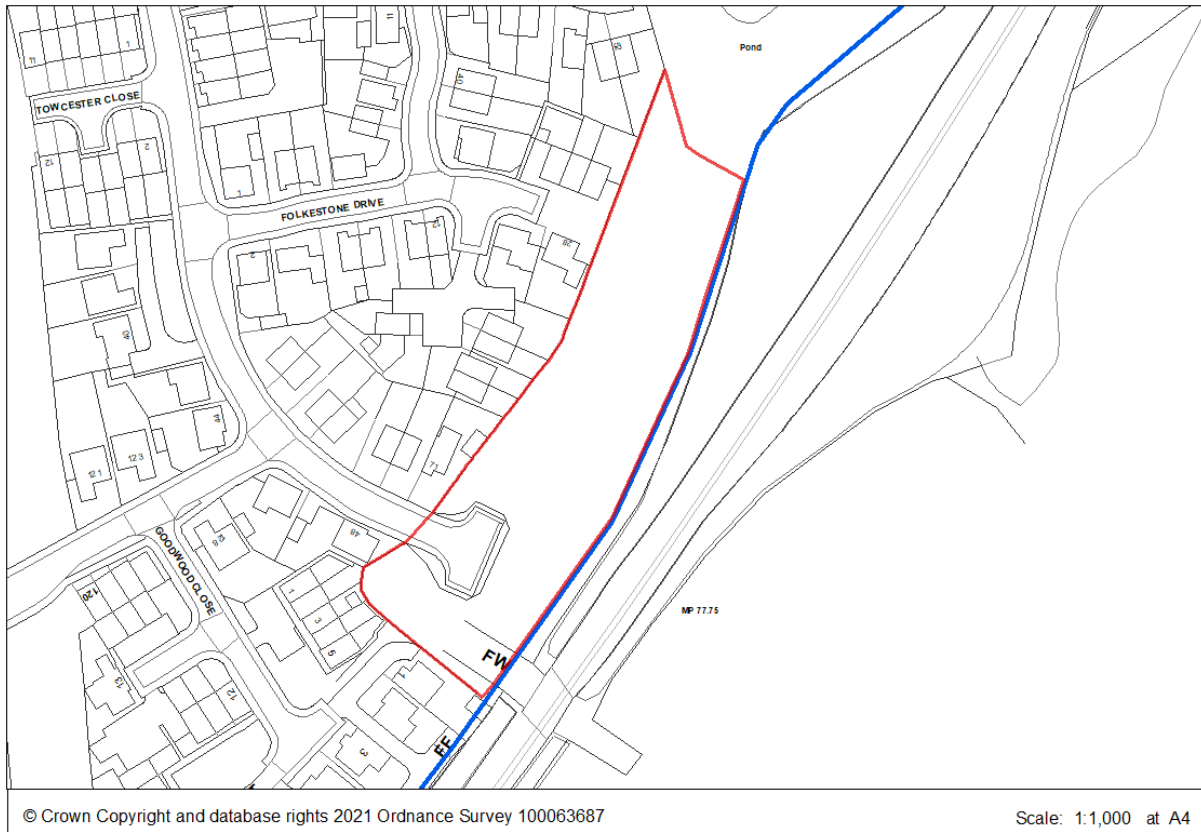


Figure 8. Cheltenham Road

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 register⁴².

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 Framework⁴³ 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 developments⁴⁴ 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 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

⁴² 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.

⁴³ [Demand Assessment Framework](#), December 2018

⁴⁴ Strategic sites have been defined as 500+ dwellings

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 Northamptonshire⁴⁵. 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
TOTAL	11	15	26

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.

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,

⁴⁵ [North Northamptonshire Gypsy and Traveller Accommodation Assessment](#), March 2019
48 | North Northamptonshire Council – Part 2 Local Plan for Corby including modifications

potential area(s) would significantly delay adoption of the Plan contrary to the Councils 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 Assessment⁴⁶ and the Study of Housing and Support Needs of Older People across Northamptonshire⁴⁷ 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 2018-2023⁴⁸ 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 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.

⁴⁶ [North Northamptonshire Strategic Housing Market Assessment](#), 2015

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

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

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 report⁴⁹ 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.

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

⁴⁹ [Housing our Ageing Population](#), 2009

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 Strategy⁵⁰ and the Settlement Hierarchy Background Paper informing the spatial strategy of the JCS⁵¹. 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.

⁵⁰ [Rural Strategy](#), April 2009

⁵¹ [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 Paper⁵² 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 application⁵³. Once built, these centres will be treated as defined centres within the network and hierarchy of town centres in the

⁵² [Assessment of Retail Network and Hierarchy](#), June 2016

⁵³ 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

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 2,500m² 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 evidence⁵⁴ 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 paper⁵⁵ that a threshold of 400m² is appropriate for Corby Town Centre and a threshold of 130m² 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 uses⁵⁶. 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)
- Weldon Village Centre

⁵⁴ [North Northamptonshire Retail Capacity 2014 Update](#), October 2014

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

⁵⁶ Defined in the NPPF and the glossary of this plan

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 – 400m² (gross floorspace)
- For District/Local Centre – 130m² (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:

- 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;
- 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 Strategy⁵⁷ and subsequent Master Plan⁵⁸ 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

⁵⁷ [The Regeneration Framework](#), 2003

⁵⁸ [Corby Town Centre Master Plan](#), March 2006

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 2031⁵⁹. 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.

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

⁵⁹ [Corby Town Centre Parking Study](#), May 2019

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 Streets⁶⁰ and the principles of ‘Healthy Streets’⁶¹.

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.

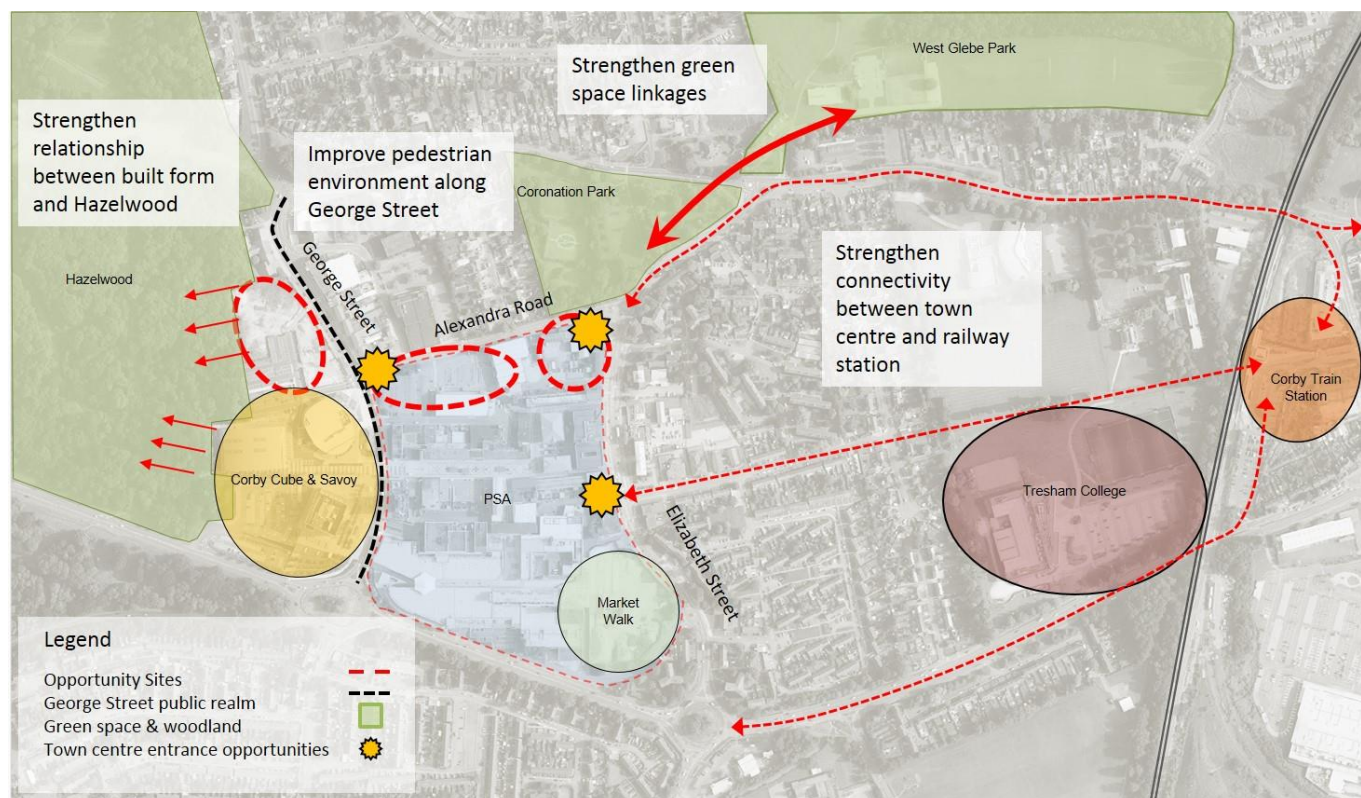


Figure 9. Spatial Framework Plan for Corby Town Centre

⁶⁰ [Manual for Streets](#), 2007

⁶¹ <https://healthystreets.com/>

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 12,500m² comparison floorspace within Corby town centres by 2031, which directly correlates with the recommendations of the North Northamptonshire Retail Capacity Study⁶². 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 4,700m² 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.

⁶² [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.

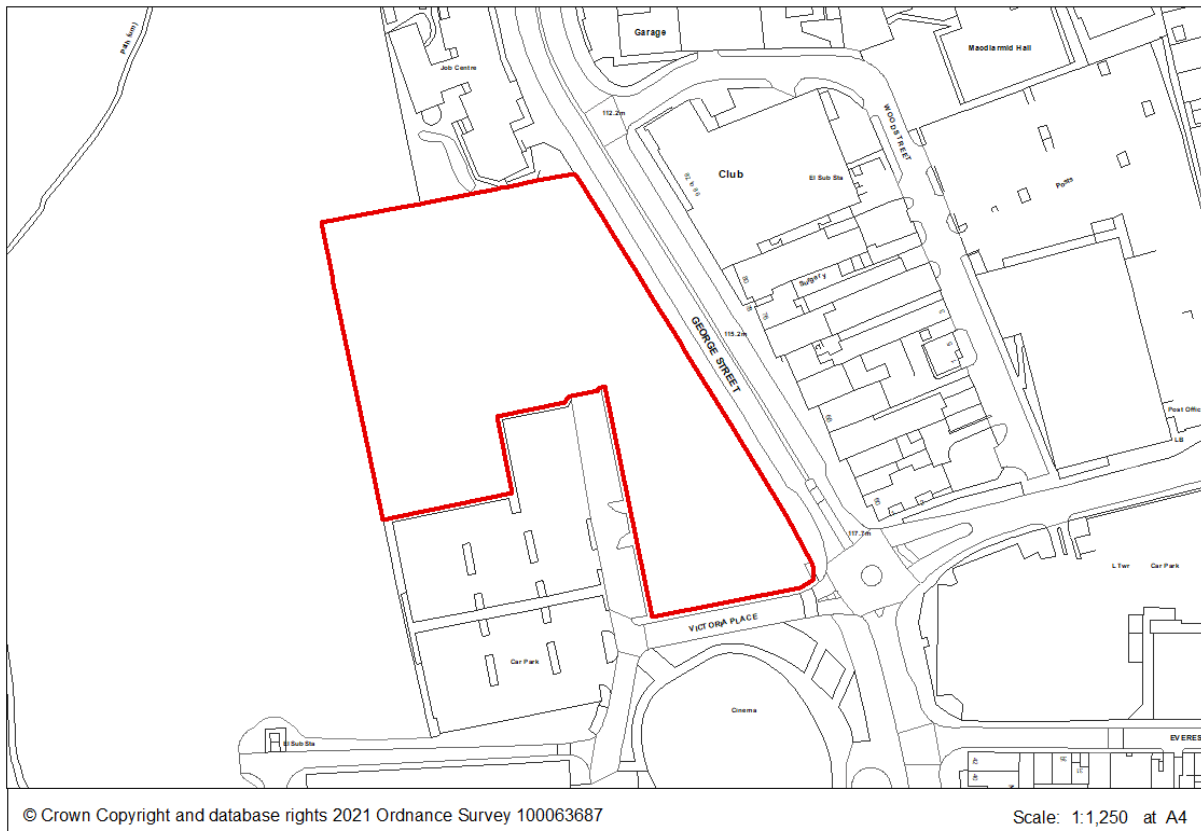


Figure 10. Parkland Gateway

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.

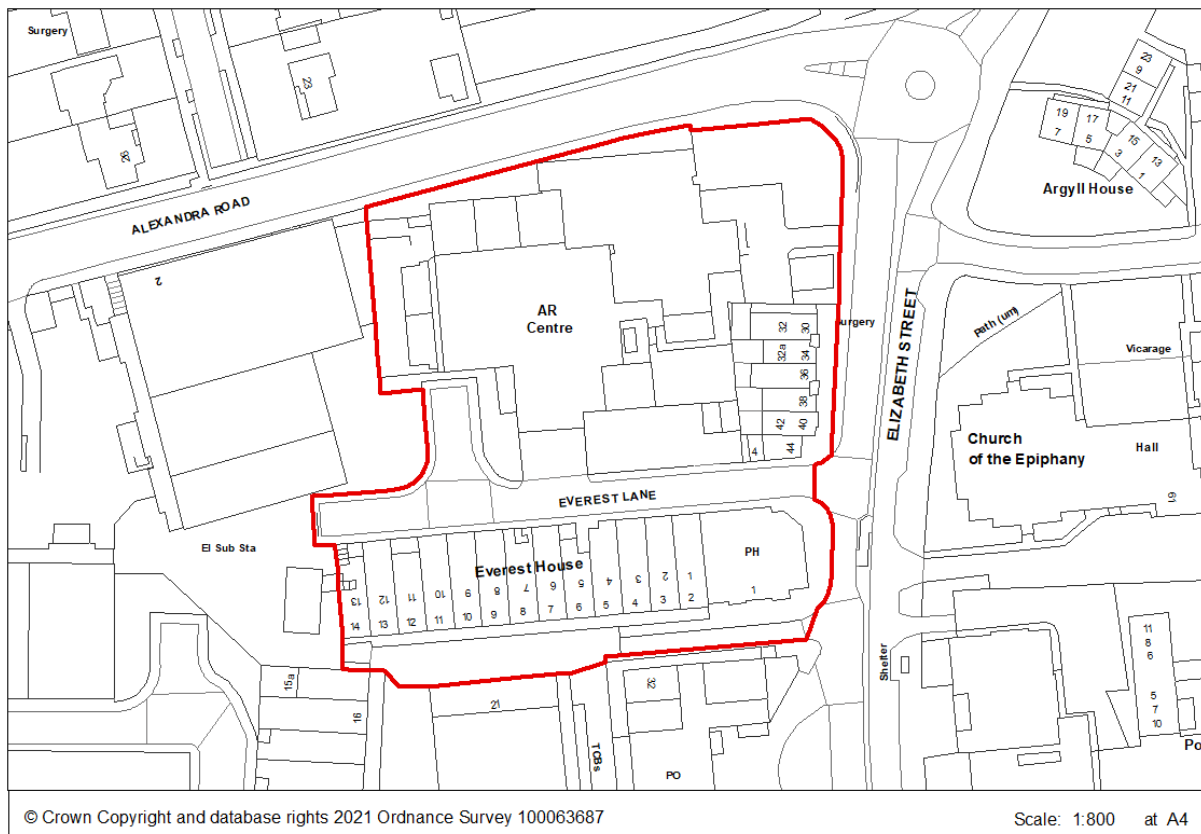


Figure 11. Everest Lane

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:

- 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, including the requirement to support and enhance existing community facilities;
- b) Proposals should consider incorporating a higher density residential scheme to 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. 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;
- d) High quality architectural design that continues the regeneration and complements other modern buildings within the town centre will be encouraged;
- e) 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;
- f) Connectivity within and beyond the site is of key importance, particularly links to the town centre and other town centre redevelopment opportunity sites; and
- g) 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.

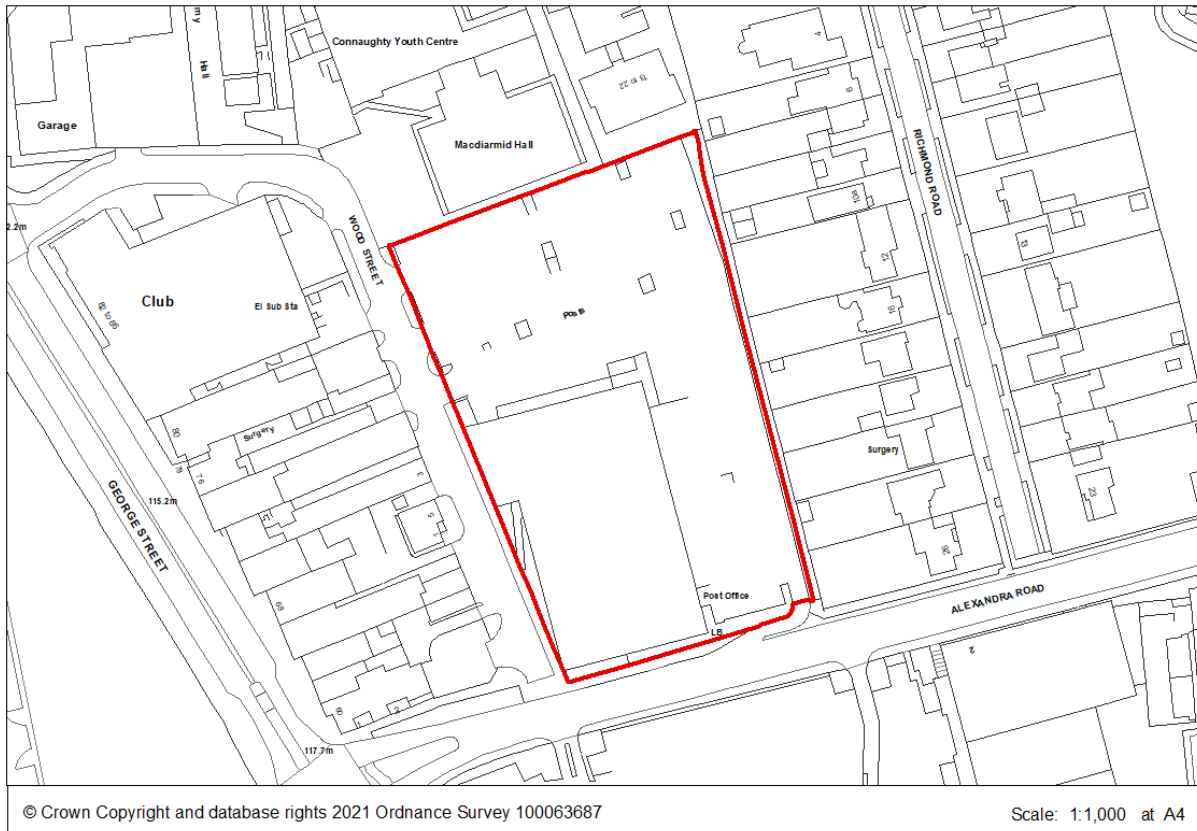


Figure 12. Former Co-Op, Alexandra Road

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.

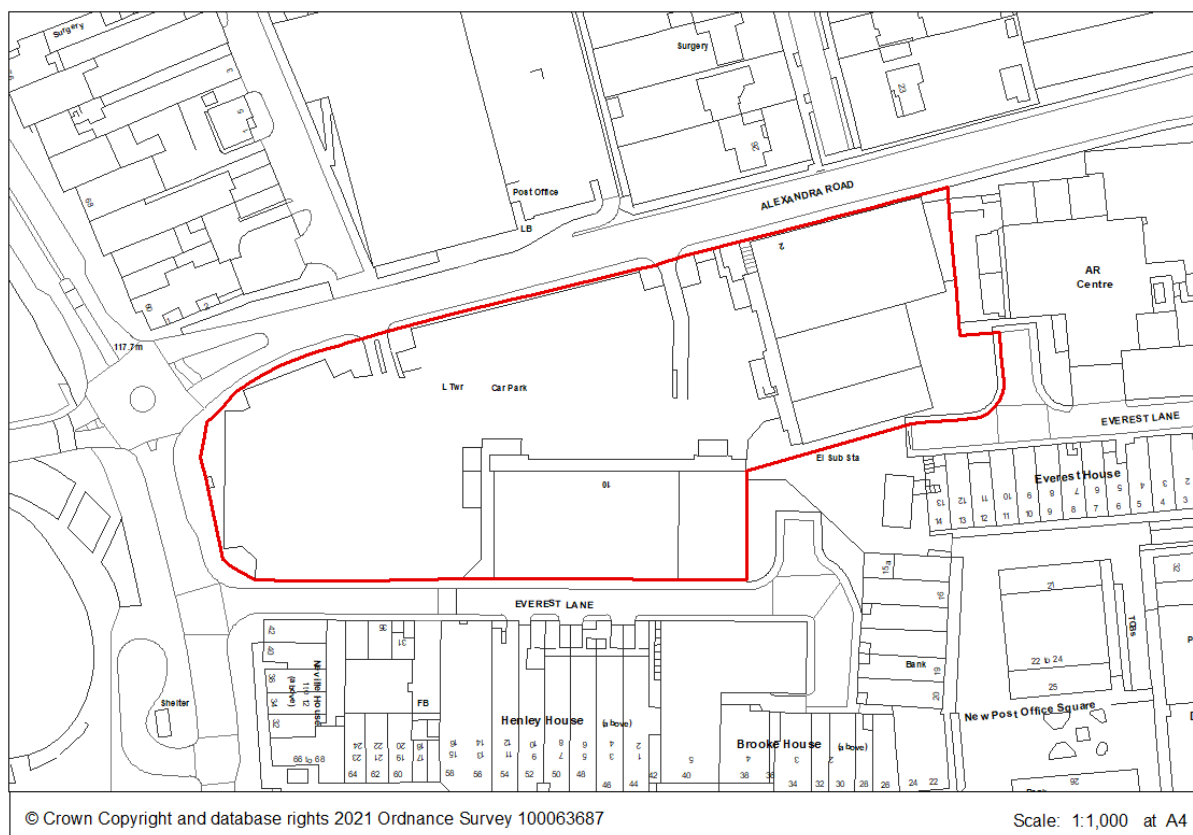


Figure 13. Oasis Retail Park

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 provision and air quality	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 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 ² 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	The amount of additional employment use floor space provided	No specific target	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs

Industrial Estates	<p>within established industrial estates</p> <p>Projects enhancing the physical environment and infrastructure of established industrial estates</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
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 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	Development permitted on the	Redevelopment of site for around 100 dwellings in	Ensure that new housing provided meets the needs of the

Land off Elizabeth Street	Land off Elizabeth Street site	accordance with all the relevant policy criteria by 2031	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 residential gardens in built-up areas	No approvals for 'tandem' developments	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 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	No specific target	Protect and enhance the vitality and viability of town centres and market towns

	Primary Shopping Areas		
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 ² 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	<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 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	<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>

<p>Policy TC4 Oasis Retail Park</p>	<p>Development permitted on the Oasis Retail Park site</p>	<p>Redevelopment of site for mixed use in accordance with all the relevant policy criteria</p>	<p>Protect and enhance the 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>
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Appendix 1: Housing Site Schedule (at 1st 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
Pluto, 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		
Totals	3,644	439	412	696	663	467	620	633	596	526	626	626	626	10,574		
Cumulative Totals	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			
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 below cumulative target)	-36	-57	-105	131	334	341	501	674	810	876	1,042	1,208	1,374			
Manage (Annual requirement taking account of past/projected completions)	427	426	428	401	372	360	323	271	206	126	-41	-374	-1,374			
Sum of homes built on sites of 1ha or less	383	18	58	165	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	12.61	35.87	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	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
Great Oakley Meadow	
Local Wildlife Sites⁶³	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	
Harry's Wood Quarry	
Bangrave Wood	

⁶³ These sites are then verified on an annual basis by the Northamptonshire Biodiversity Panel

	Corby Old Quarry Gullet
	Corby Old Quarry Ponds
	Weldon Churchyard
	Weldon Little Wood
	Weldon Marsh
	Weldon Mound
Potential Wildlife Sites	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
Local Geological Sites / Regionally Important Geological Sites	Priors Hall (West)
	Weldon Bypass
	Weldon Stone
	Weldon Woodland Site
	East Carlton Country Park
	Park Lodge Quarry, Gretton
Pocket Parks	Gretton Pocket Park
	Weldon Pocket Park
	Cottingham Pocket Park
	Stanion Pocket Park
Local Green Spaces	Middleton Community Orchard

UK BAP Priority Habitats⁶⁴	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
Conservation Areas	Cottingham and Middleton
	East Carlton
	Great Oakley
	Gretton
	Lloyds, Corby
	Old Village, Corby
	Rockingham
	Stanion
	Weldon
Scheduled Ancient Monuments	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
Registered Parks and Gardens	Kirby Hall
	Rockingham Castle
Archaeological Sites	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

⁶⁴ GIS data available at <https://data.gov.uk/dataset/4b6ddb7-6c0f-4407-946e-d6499f19fcde/priority-habitat-inventory-england>

Appendix 3: Glossary of Terms and Abbreviations

<p>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.</p>		
	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.

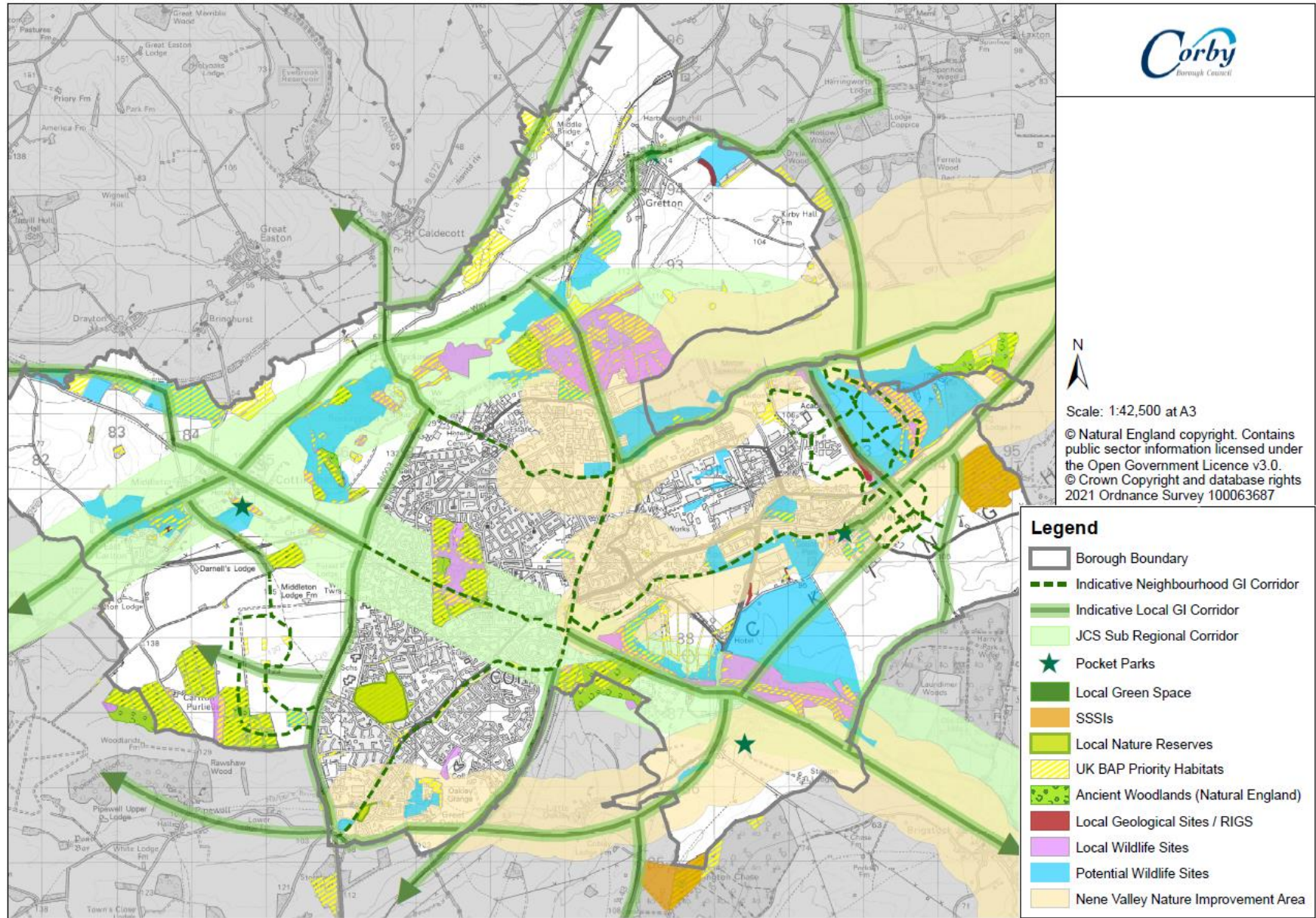
JCS	Joint Core Strategy	The North Northamptonshire Joint Core Strategy. This covers the period 2011 - 2031 and was adopted in July 2016. It replaced the adopted Core Spatial Strategy.
JPDU	Joint Planning and Delivery Unit	The North Northamptonshire Joint Planning and Delivery Unit is a local partnership 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).
LNR	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.

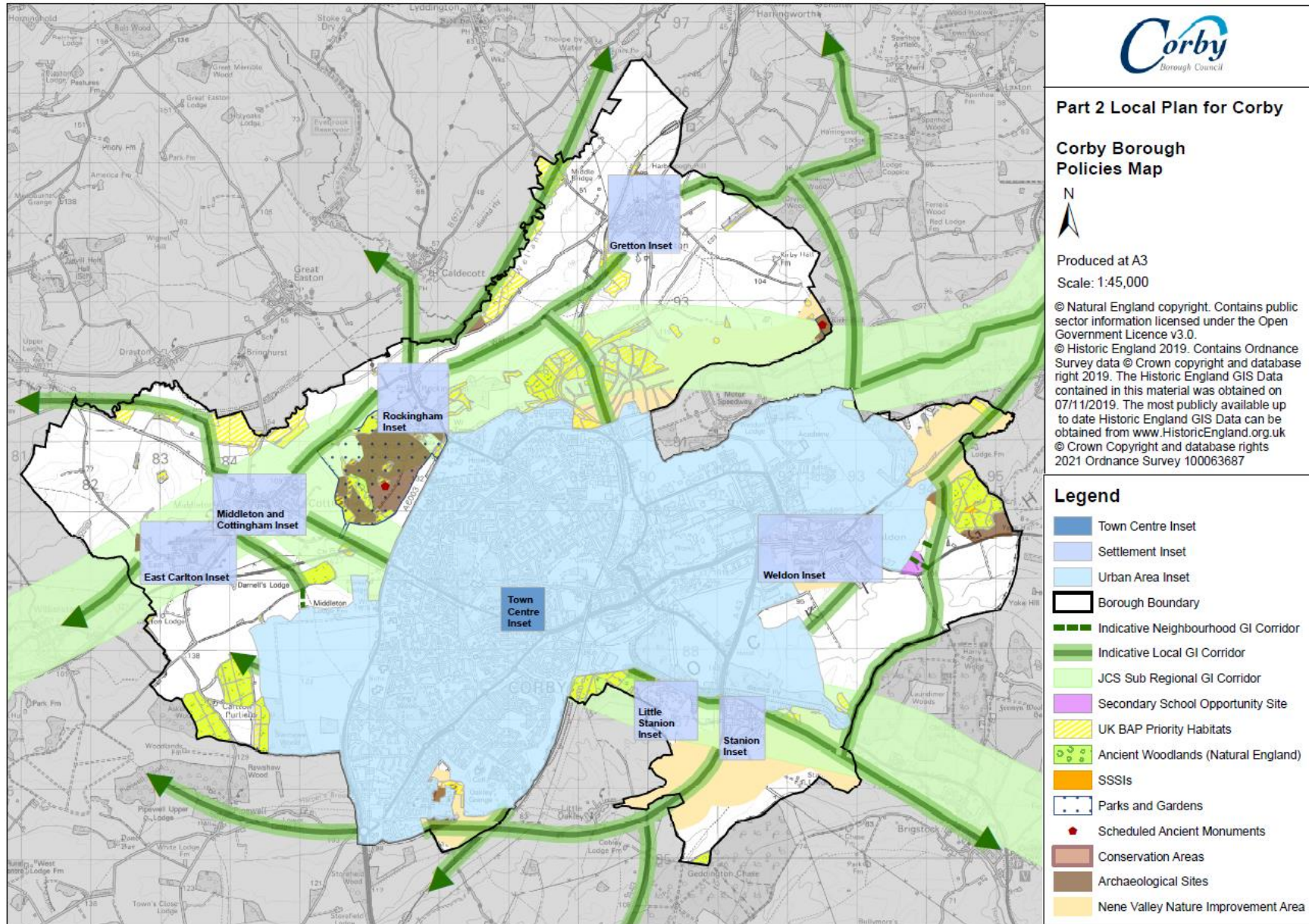
	Strategic Sites	Defined as sites capable of accommodating 500+ dwellings or 5ha+ of employment land. See also Non-strategic sites.
	Submission	Once the Part 2 Local Plan has been the subject of final consultation, it must be submitted to Government so that it can be tested for soundness. See Examination.
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.

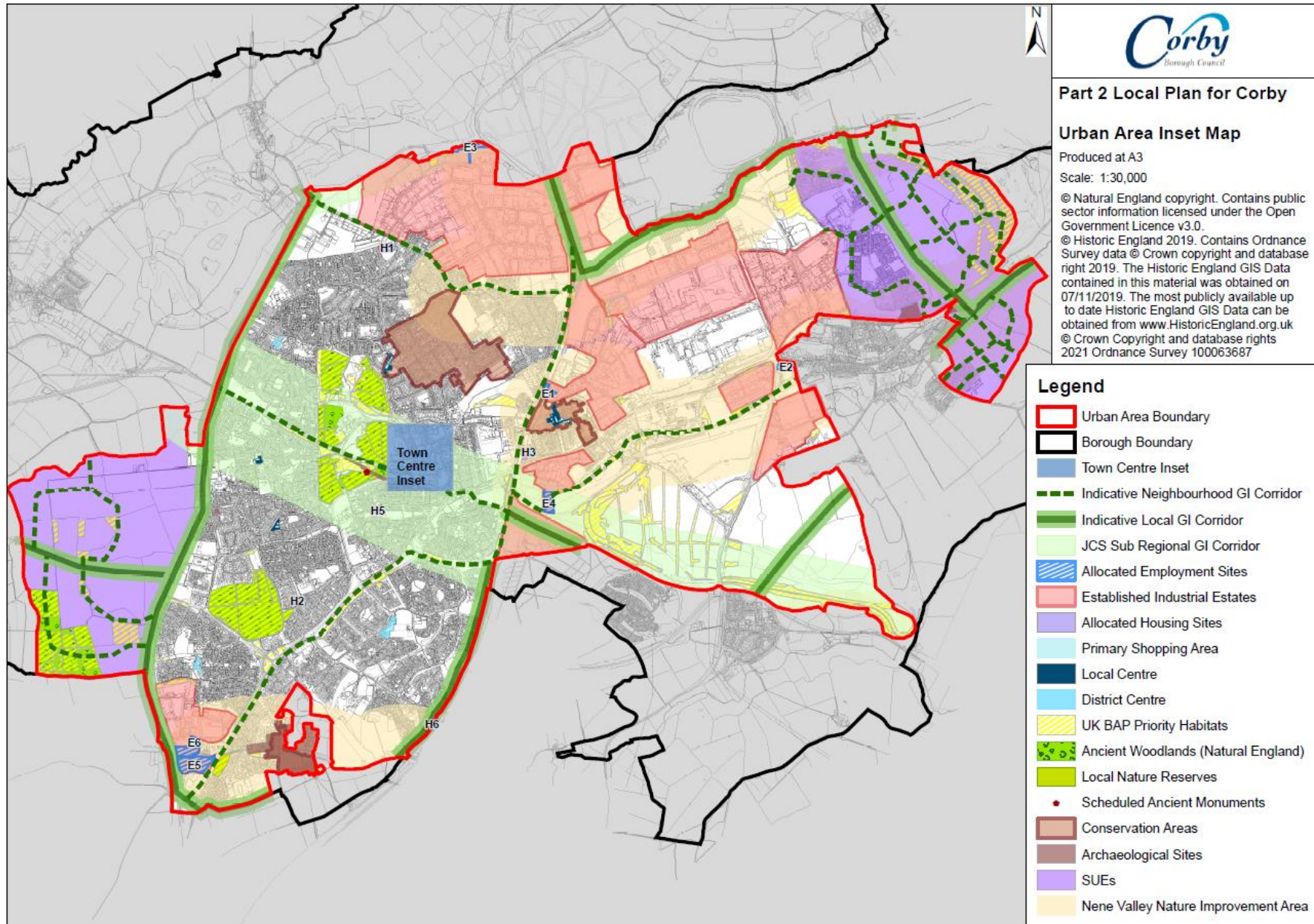
Appendix 4: Green Infrastructure Network

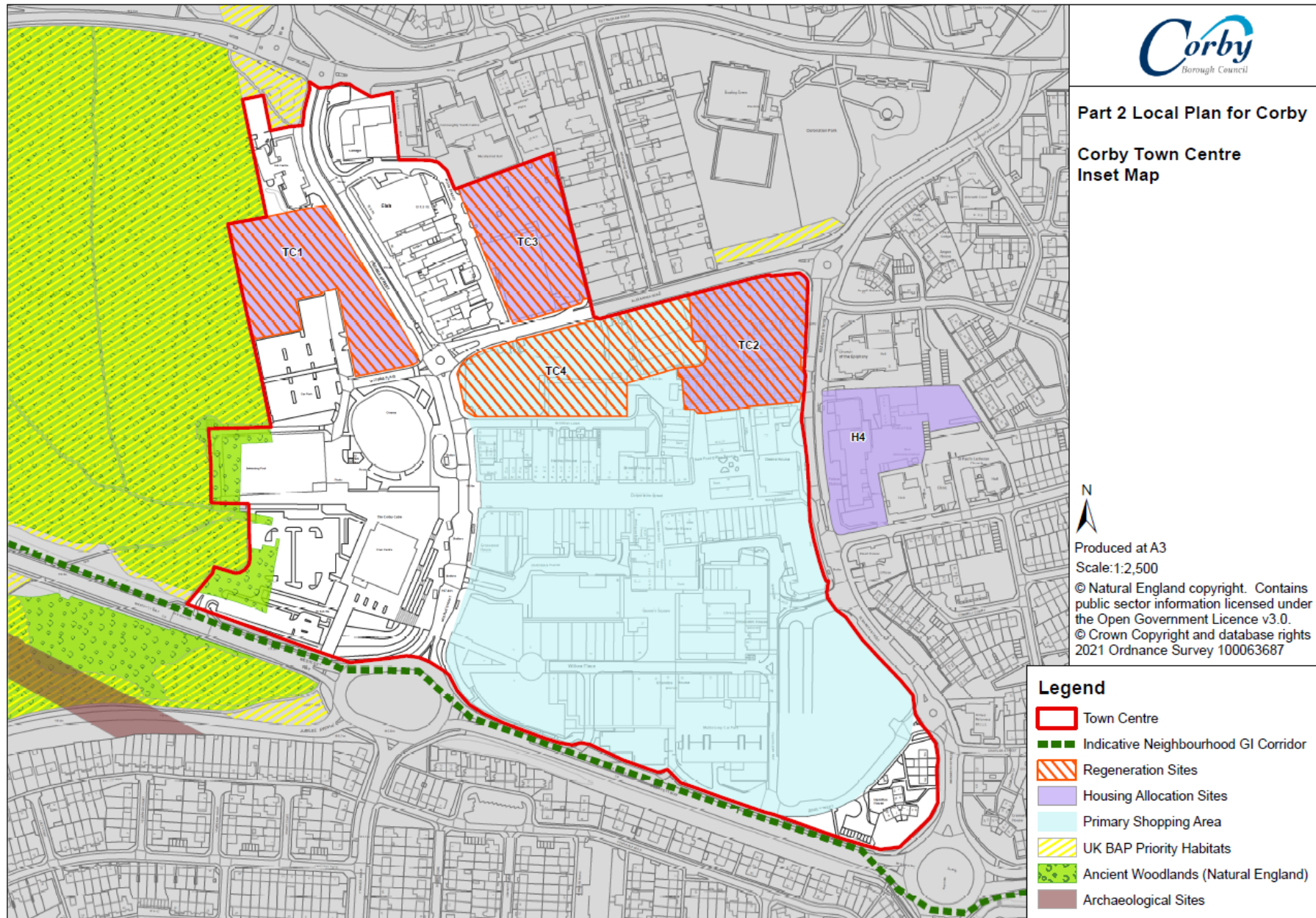


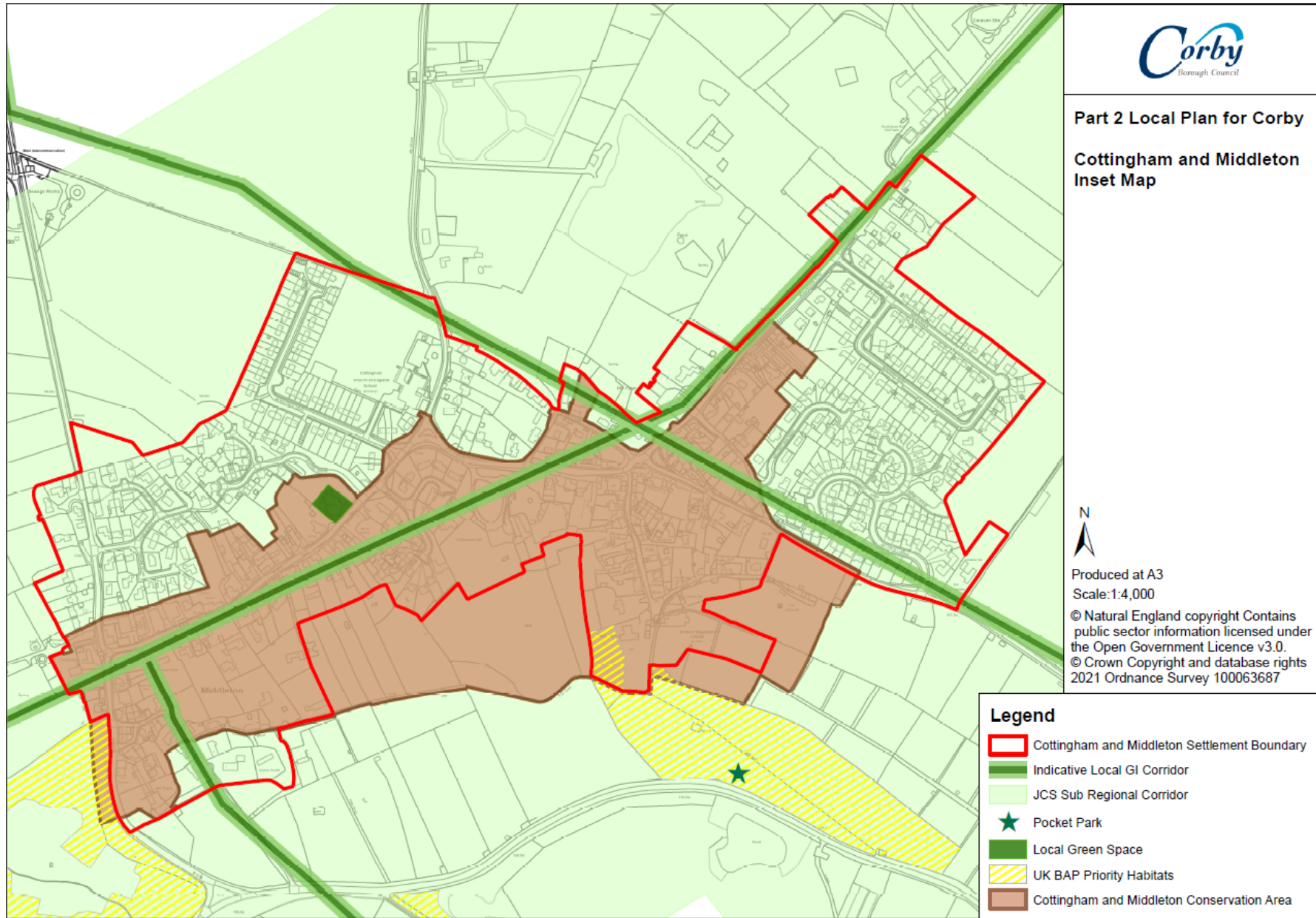
Appendix 5: Policies Map

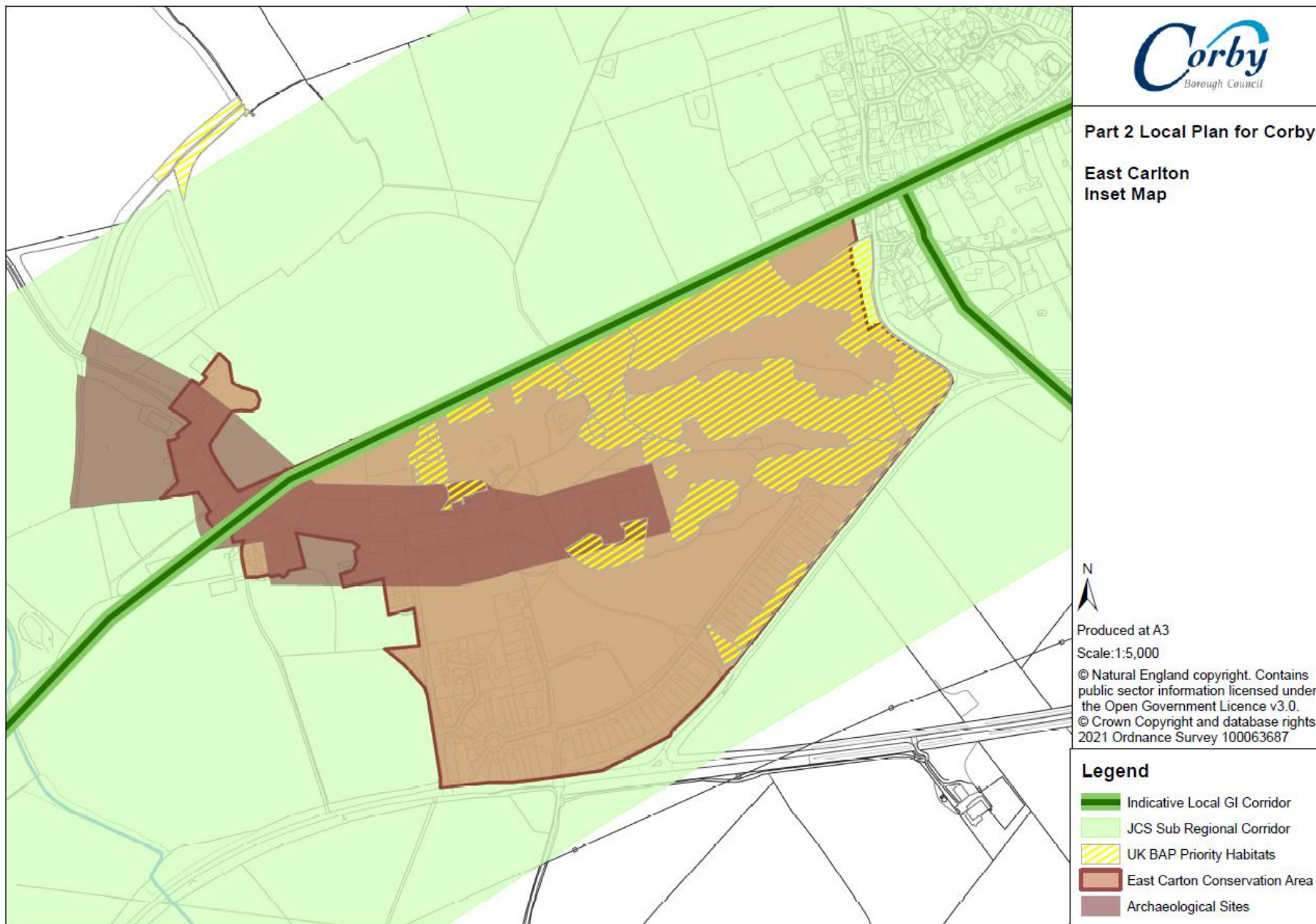
Appendix 5.1: Corby Borough

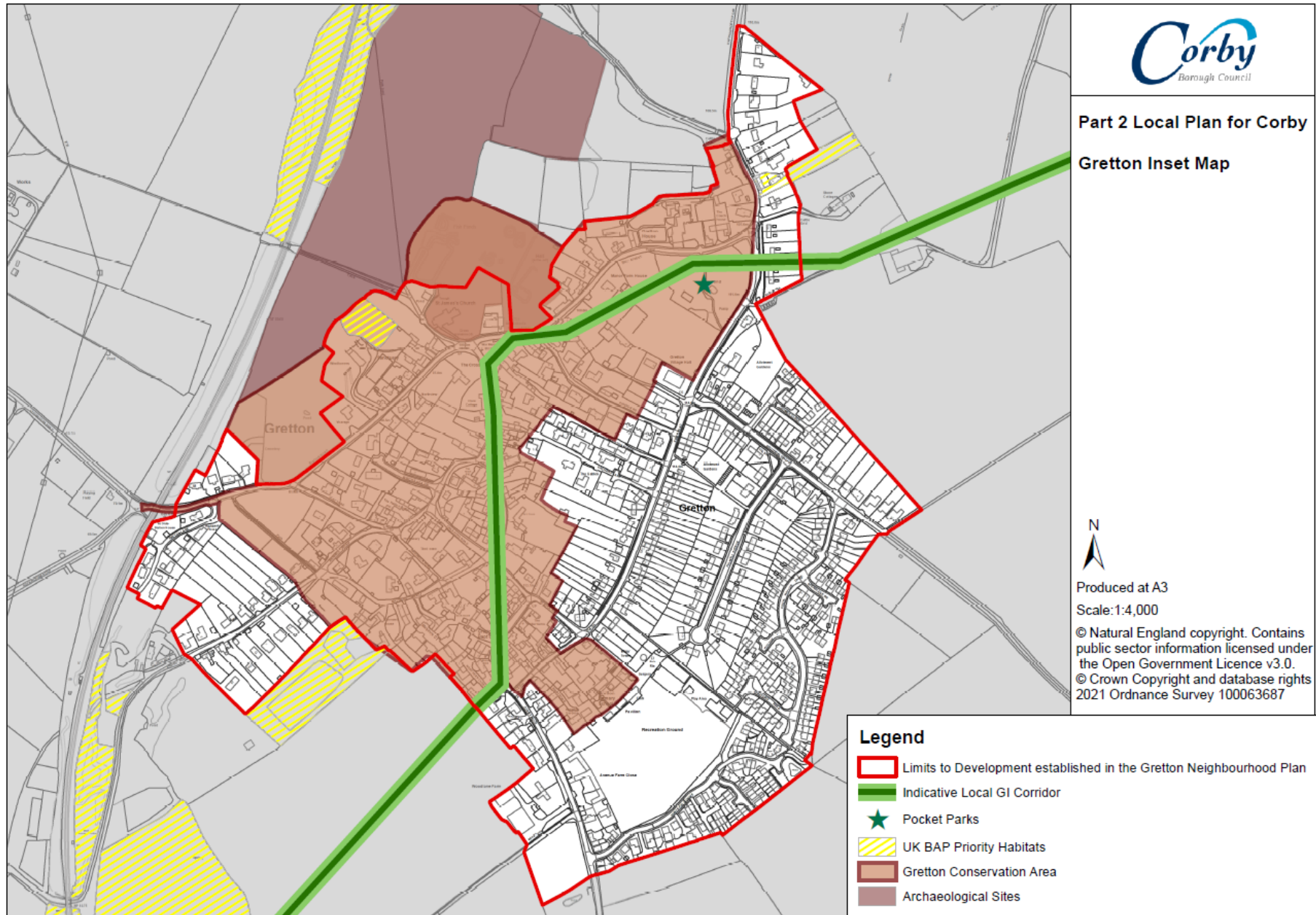


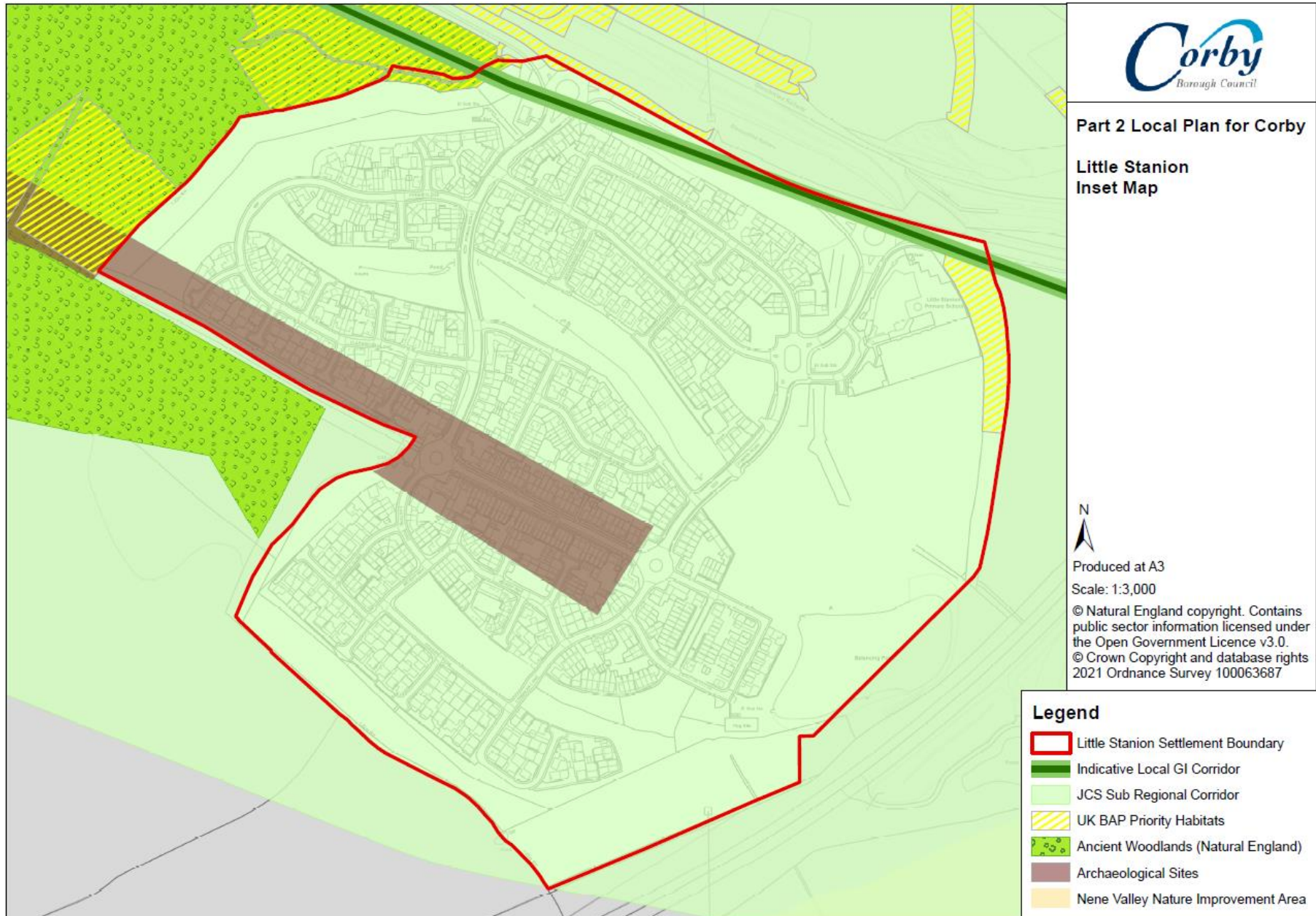


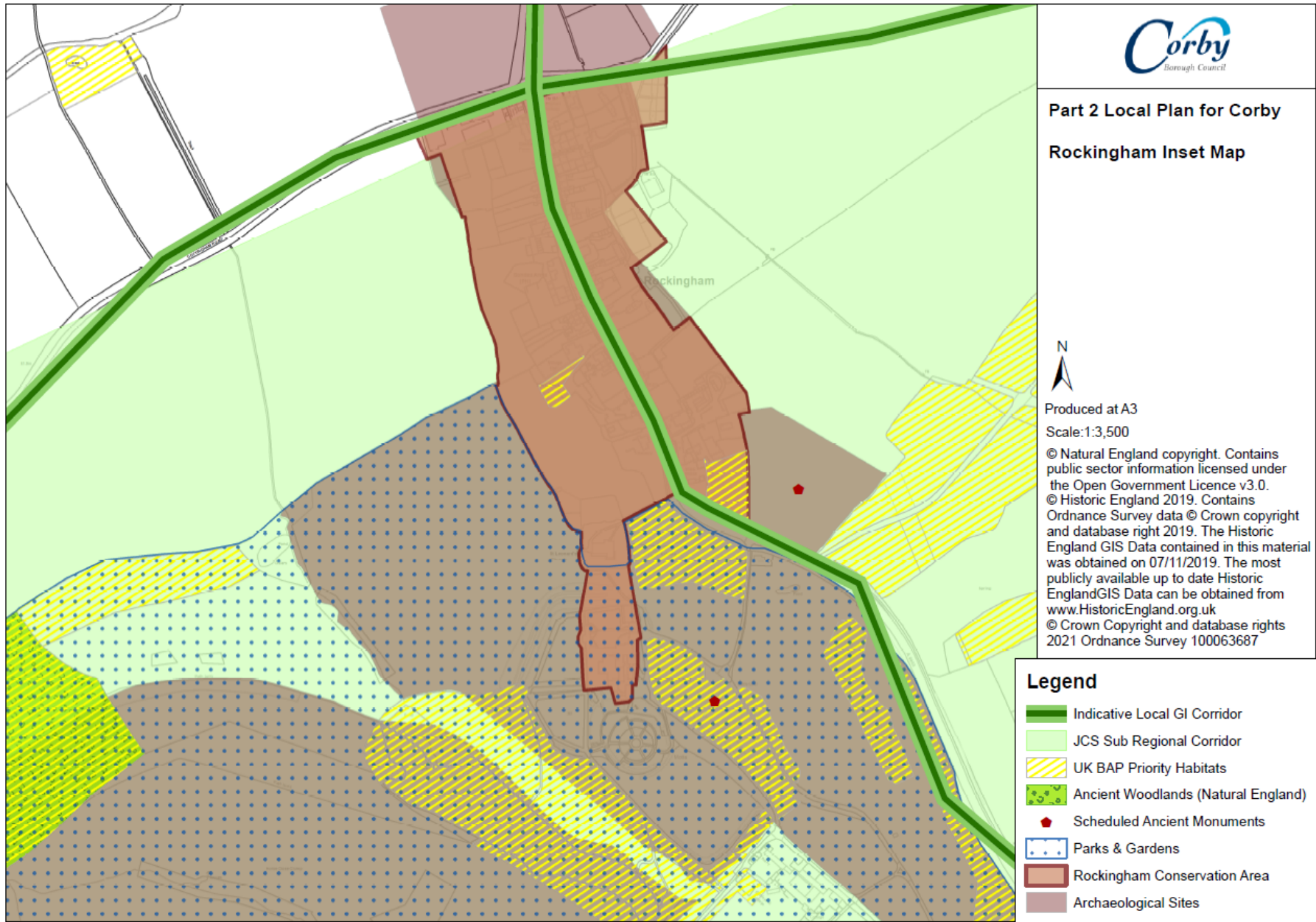


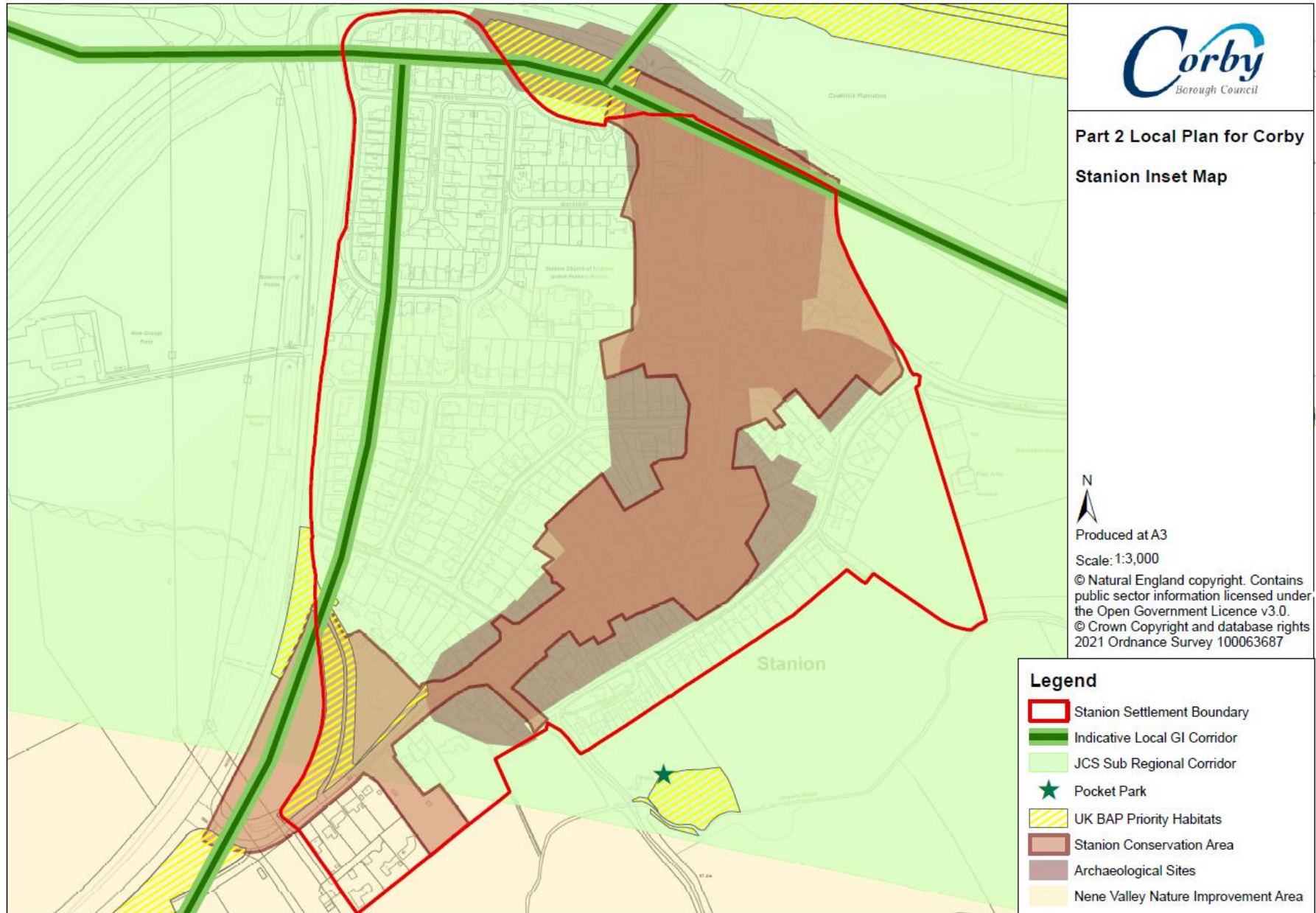








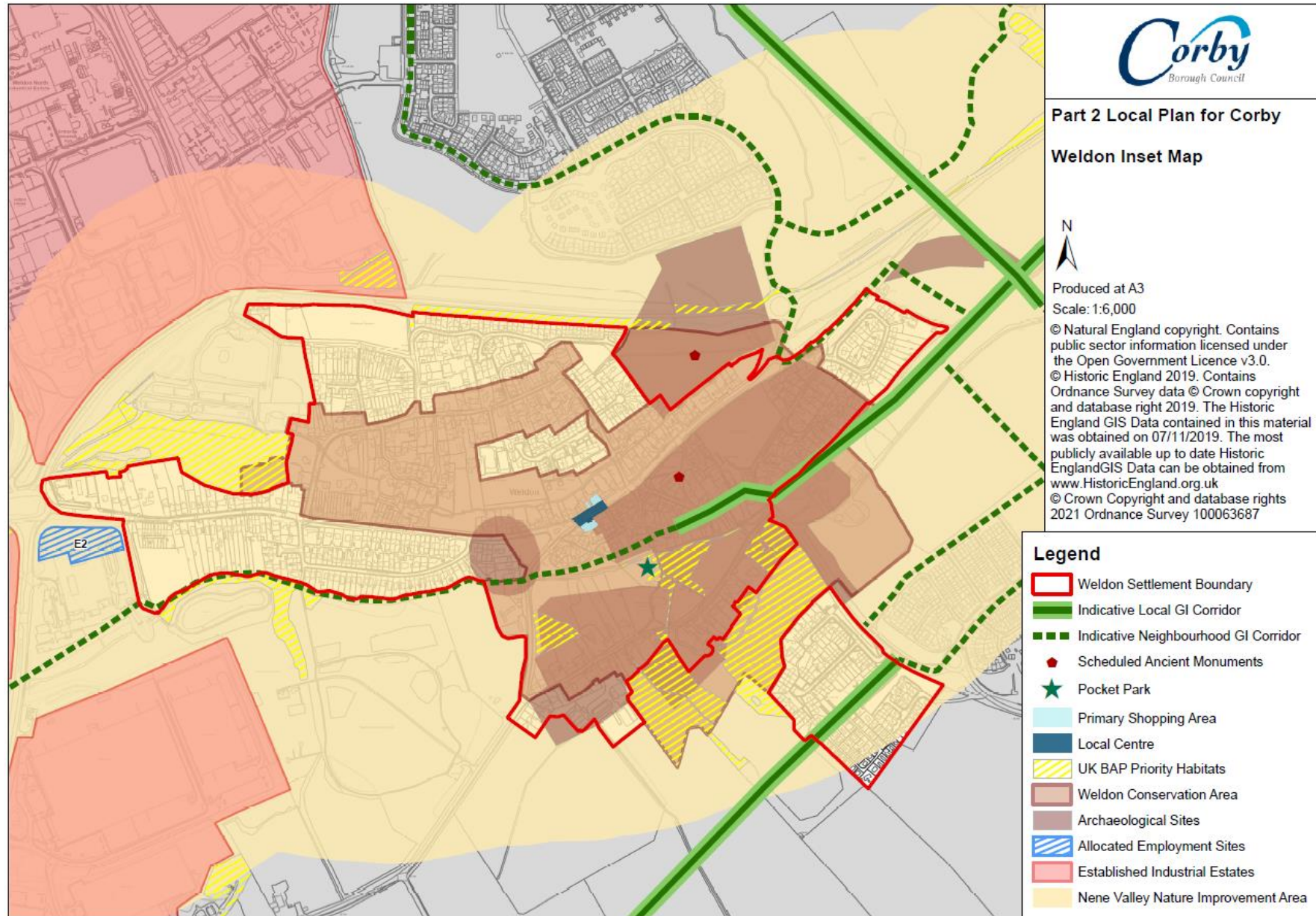




Part 2 Local Plan for Corby
Stanion Inset Map

N
 Produced at A3
 Scale: 1:3,000
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- Legend**
- Stanion Settlement Boundary
 - Indicative Local GI Corridor
 - JCS Sub Regional Corridor
 - ★ Pocket Park
 - UK BAP Priority Habitats
 - Stanion Conservation Area
 - Archaeological Sites
 - Nene Valley Nature Improvement Area



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



Report to Corby Borough Council

by Helen Hockenhill BA(Hons) B. PI MRTPI

an Inspector appointed by the Secretary of State

Date: 18 June 2021

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

Contents

Abbreviations used in this report	page 4
Non-Technical Summary	page 5
Introduction	page 6
Context and Scope of the Plan	page 7
Assessment of Duty to Co-operate	page 7
Assessment of Soundness	
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.	page 8
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.	page 13
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.	page 15
Issue 4 - Whether the approach to employment provision is justified, effective and consistent with national policy and the JCS.	page 17
Issue 5 – Whether the approach to district and town centres is justified, effective and consistent with national policy and the JCS.	page 19
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.	page 22
Issue 7 - Would effective arrangements be in place for the monitoring of the P2LP.	page 25
Public Sector Equality Duty	page 25

Assessment of Other Aspects of Legal Compliance	page 26
Overall Conclusion and Recommendation	page 26
Schedule of Main Modifications	Appendix

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 ~~strikethrough~~ 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>Policy 1 - Open Space, Sport and Recreation</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 only be permitted in the following exceptional circumstances:</p> <ul style="list-style-type: none"> a) The facility is surplus to requirements; or 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 c) The development is for alternative sport and recreation provision, the need for which clearly outweighs the loss. <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>Policy 2 – Health and Wellbeing</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"> a) Contributing to high quality, attractive, walkable, <u>cycle friendly</u> 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 <u>the provision and enhancing of community services and facilities</u> <p>Amend Explanatory Text to read:</p> <p>4.18 The North Northamptonshire Health Study¹ 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. 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.</p>

¹ [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 Developers². 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 1,000m² 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:

² Air Quality and Emissions Mitigation Guidance for Developers, June 2019

	Policy 3 and Explanatory Text	<p>Policy 3 – Secondary School Opportunity Site</p> <p>The area shown on the Policies Map will be developed for <u>deliver</u> a new secondary school, subject to a demonstration of <u>specific outstanding</u> able need and <u>agreement between the applicant and the Council</u> the <u>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"> • 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; • <u>Create conditions to encourage sustainable transport methods such as walking, cycling and public transport;</u> • 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 <u>with the ability to be adequately and safely served by bus;</u> • 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.
MM4	Policy 4	Amend first sentence to delete ‘only’.
MM5	Policy 6 and Explanatory Text	<p>Amend Policy 6 to read:</p> <p>Policy 6 - Green Infrastructure Corridors</p> <p>All dDevelopment must be designed to protect and enhance the existing 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 existing green infrastructure corridors;</p> <p>b) ensuring that new development maintains and wherever possible provides appropriate connections to the existing 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) using developer contributions to facilitate improvements to their quality <u>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 Plan³, 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>Policy 7 - Local Green Space</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>

³ 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 only 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"> • 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 or reuse of an existing building on the site • The development is essential for public safety 												
MM7	Introduction to Delivering economic prosperity Chapter	<p>Insert the following paragraph:</p> <p>6.5 <u>The policies in this chapter should be applied in the context of updated legislation that came into force in September 2020⁴, 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>Policy 8 – Employment Land Provision</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 border="1"> <thead> <tr> <th>Ref</th> <th>Site</th> <th>Size (hectares)</th> <th>Employment Uses</th> </tr> </thead> <tbody> <tr> <td>E1</td> <td>Land off Courier Road</td> <td>0.7</td> <td><u>Use Classes E(q)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(q)B4, B2, B8</u></td> </tr> </tbody> </table>	Ref	Site	Size (hectares)	Employment Uses	E1	Land off Courier Road	0.7	<u>Use Classes E(q)B4, B2</u>	E2	Land at Corby Innovation Hub	0.9	<u>Use Classes E(q)B4, B2, B8</u>
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⁴ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

		<table border="1"> <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. <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 they may have market potential <u>or in the longer term and should not normally be released for non-employment uses.</u> This long-term land reserve comprises:</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site</th> <th>Size (hectares)</th> <th>Employment Uses</th> </tr> </thead> <tbody> <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> </tbody> </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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MM9	Policy 9 and Explanatory Text	<p>Amend Policy 9 to read:</p> <p>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>																				

		<p>Amend Explanatory Text to read:</p> <p>6.4218 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-B <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>Policy 10 - Non-Employment Uses (non-BE(g), B2 or B8) in Established Industrial Estates</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"> 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 B 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. <p>Amend Explanatory Text to read:</p> <p>6.4516 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 (non-B 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.</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>Table 7 – Housing Land Supply 2011-2031</p> <table border="1" data-bbox="528 1315 1565 1385"> <tr> <td data-bbox="528 1315 1431 1353">Completions (net) 2011-2019</td> <td data-bbox="1431 1315 1565 1353">3,643</td> </tr> <tr> <td data-bbox="528 1353 1431 1385">Sites of 10 or more dwellings with planning permission</td> <td data-bbox="1431 1353 1565 1385">5,211</td> </tr> </table>	Completions (net) 2011-2019	3,643	Sites of 10 or more dwellings with planning permission	5,211
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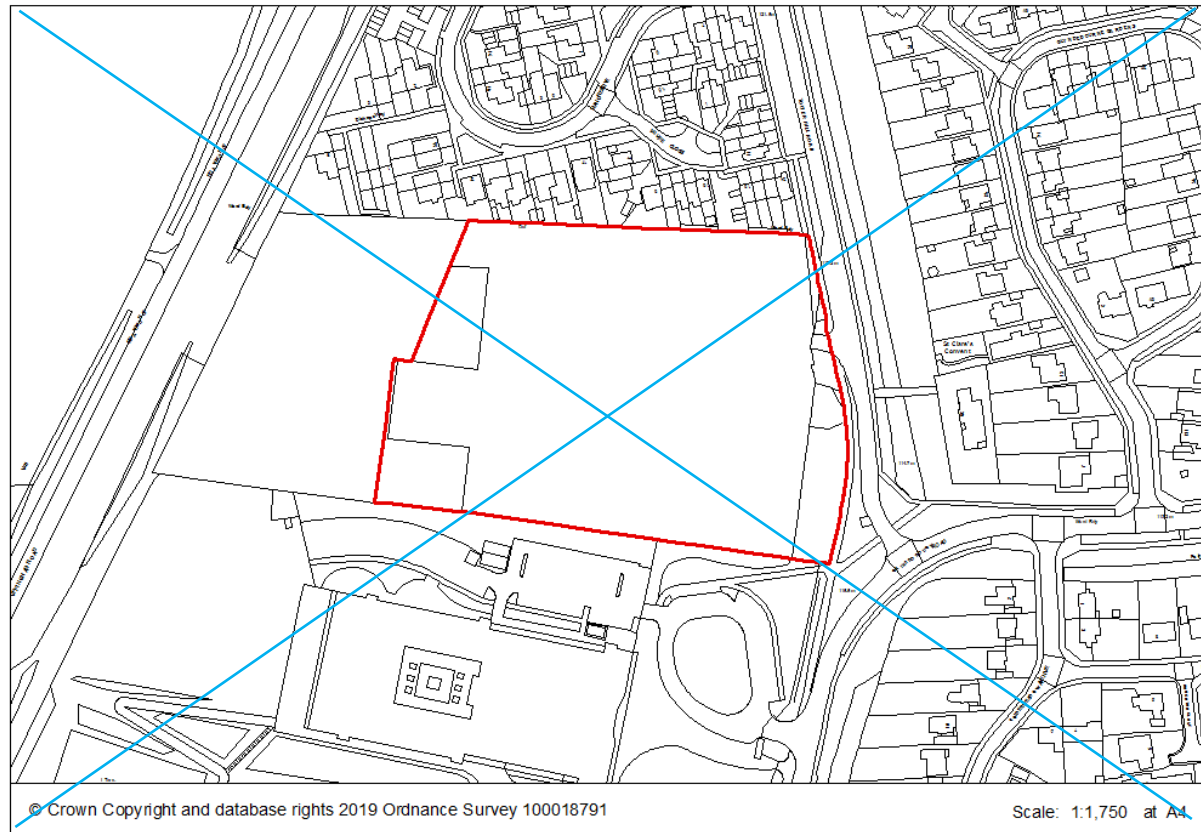
Site of less than 10 dwellings with planning permission		82
Lapse rate		-3
Strategic Allocations in the JCS		-2,251
Additional Sources of Supply		-700
Windfall Sites		160
Total housing supply 2011-2031		-12,044
JCS requirement 2011-2031	9,200	
Borough wide shortfall based on delivery since 2011	37	
JCS requirement + shortfall to date	9,237	
+ 20% buffer	1,847	
Adjusted total requirement	11,084	
Difference between supply and requirement	-960	
JCS strategic opportunity 2011-2031		14,200
Borough wide shortfall based on delivery since 2011		37
Adjusted total requirement		14,237
Difference between supply and requirement		-2,193

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
Total housing supply 2011-2031		10,574
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	
Difference between supply and requirement	415	
JCS strategic opportunity 2011-2031		14,200

		<table border="1"> <tr> <td><u>Borough wide shortfall based on delivery since 2011</u></td> <td><u>36</u></td> </tr> <tr> <td><u>Adjusted total requirement</u></td> <td><u>14,236</u></td> </tr> <tr> <td><u>Difference between supply and requirement</u></td> <td><u>-3,662</u></td> </tr> </table>	<u>Borough wide shortfall based on delivery since 2011</u>	<u>36</u>	<u>Adjusted total requirement</u>	<u>14,236</u>	<u>Difference between supply and requirement</u>	<u>-3,662</u>																										
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MM13	Paragraph 7.8	7.8 Table 7 and the housing trajectory show that a total of 12,044 <u>10,574</u> dwellings are expected to be delivered over the plan period. This is 2,844 <u>1,374</u> dwellings or 30 <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	<p>Insert additional text at end of paragraph:</p> <p><u>Sites will be expected to make provision for affordable housing in accordance with Policy 30 (Housing Mix and Tenure) of the JCS.</u></p>																																
MM15	Table 8	<p>Table 8 – Summary table of sites allocated for residential development, or for mixed use development including residential</p> <table border="1"> <thead> <tr> <th>Policy Ref</th> <th>Location</th> <th>Indicative Number of Units</th> <th>Planning permission</th> </tr> </thead> <tbody> <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>H3</td> <td>Former Our Lady Pope John School, Tower Hill Road</td> <td>88</td> <td>Yes</td> </tr> <tr> <td>H4H3</td> <td>Land at Station Road</td> <td>150</td> <td>Yes</td> </tr> <tr> <td>H5H4</td> <td>Land off Elizabeth Street</td> <td>100</td> <td>No</td> </tr> <tr> <td>H6H5</td> <td>Pluto, Gainsborough Road</td> <td>30</td> <td>No</td> </tr> <tr> <td>H7H6</td> <td>Cheltenham Road</td> <td>18</td> <td>Yes⁵</td> </tr> </tbody> </table>	Policy Ref	Location	Indicative Number of Units	Planning permission	H1	Builders Yard, Rockingham Road	31	No	H2	Maple House, Canada Square	14	No	H3	Former Our Lady Pope John School, Tower Hill Road	88	Yes	H4 H3	Land at Station Road	150	Yes	H5 H4	Land off Elizabeth Street	100	No	H6 H5	Pluto, Gainsborough Road	30	No	H7 H6	Cheltenham Road	18	Yes ⁵
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MM16	Policy H3	<p>Delete site allocation:</p> <p><u>Former Our Lady and Pope John School, Tower Hill Road</u></p> <p>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.</p> <p>7.17 Planning approval was granted in July 2018 for the erection of 88 dwellings. The development is intended to provide 100% affordable housing.</p> <p>Figure 7.3 – Former Our Lady and Pope John School, Tower Hill Road</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>b) There are a number of trees along the eastern boundary which should be retained;</p> <p>c) Development enhances the opportunity to improve connectivity within and beyond the site, in particular connections to the West Corby Sustainable Urban Extension;</p> <p>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</p> <p>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.</p>	
MM17	Policy H7	<p>Amend Policy H7 to read:</p> <p>Policy H76 Cheltenham Road</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:- 18/00365/REG3) which includes:</p>	
MM18	Policy 12 and Explanatory Text	<p>Amend Policy 12 to read:</p> <p>Policy 12 – Custom and Self-Build</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 20<u>50</u> or more dwellings (excluding schemes for 100% flats or conversions), the local planning authority will seek the provision<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 evidence of local need, 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>7.25<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 June <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 Framework⁶ 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>7.26<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>7.27<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 developments⁷ 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>7.28<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>
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⁶ [Demand Assessment Framework](#), December 2018

⁷ 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 2050 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>7.2927 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>7.3028 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>Policy 14 – Gypsies and Travellers</p> <p>The Council will <u>prepare a Development Plan Document that will seek to allocate land or provide other solutions seek to secure a supply of additional pitches 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</u></p>

		<p><u>Travellers and Travelling Show People) in the Borough, as indicated in the most recent North Northamptonshire Gypsy and Traveller Needs Assessment</u></p> <p>Amend Explanatory Text to read:</p> <p>7.3840 <u>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, 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.</u></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>Policy 15 - Specialist Housing and Older People’s Accommodation</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"> • evidence of local need; • the scale and location of the site; and • the viability of the development <p>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.</p> <p>Proposals for 'granny annexes' in the form of extensions, additions or separate buildings for occupation by elderly or disabled 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 report⁸ 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 the forthcoming design guidance being prepared for North Northamptonshire Place Shaping Supplementary Planning Document.</p>
MM21	Policy 16 and Explanatory Text	<p>Amend Policy 16 to read:</p> <p>Policy 16 – Residential Gardens</p> <p>Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will only be permitted where:</p> <ol style="list-style-type: none"> 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

⁸ ~~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>Policy 17 – Settlement Boundaries</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 assess planning applications for</u> of main town centre uses <u>that which are proposed</u> 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>Policy 20 – Change of Use of Shops Outside the Defined Centres</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> <ol style="list-style-type: none"> 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; An <u>appropriate balance between</u> the number and type of units within the settlement or neighbourhood area; 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 The replacement use will result in no harm to the character or amenity of the immediate area.
		<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>. May 2019 introducing a new permitted development right allowing shops (A1) to change to up to 500m² 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.</p>
MM25	Policy 21 and Explanatory Text	<p>Amend Policy 21 to read:</p> <p>Policy 21 – Primary Shopping Areas</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"> • 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-<u>retail</u> A4 use which risks undermining the vitality and viability of the town centre. <p>Change of use of upper floors to working space <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 As with Policy 20, updated permitted development rights allow change of use from shops (A1) to offices (B1a) up to 500m², subject to prior approval from the local planning authority <u>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>Policy 22 - Regeneration Strategy for Corby Town Centre</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. This will be delivered via a regeneration strategy for the town centre covering the <u>Development proposals will be judged against the</u> following objectives:</p> <ol style="list-style-type: none"> 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. 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 <u>cycle and</u> pedestrian signage and cycling and walking routes between public car parks and <u>within</u> 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.
MM27	Policy 23	<p>Amend Policy 23 to read:</p> <p>Policy 23 - Spatial Framework for Corby Town Centre</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"> 1. Opportunities should be identified and implemented to improve connectivity, particularly to the east, including the railway station and Old Village area.

		<ol style="list-style-type: none"> 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. 										
MM28	Policy 24 and Explanatory Text	<p>Amend Policy 24 to read:</p> <p>Policy 24 – Corby Town Centre Redevelopment Opportunities</p> <p>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 these <u>these sites 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.</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Ref</th> <th>Site</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>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.</p>	Ref	Site	TC1	Parkland Gateway	TC2	Everest Lane	TC3	Former Co-Op, Alexandra Road	TC4	Oasis Retail Park
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MM29	Table 11	<p>Table 11: Monitoring Framework</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Policy</th> <th>Target(s)</th> <th>Indicator(s)</th> <th>Which SA objective this policy meets</th> </tr> </thead> <tbody> <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> </tbody> </table>	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"> • Total amount of natural and semi-natural green space • Total amount of amenity green space • Total amount of provision for children and young people • Total amount of allotments • Projects providing open space, sports and recreation facilities through S106 agreements. 	<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	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	
		<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 ² 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"> • New pitches approved 	<p>and decent housing for all</p> <p>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</p>
		<p><u>Policy 15</u> Specialist Housing and Older People's Accommodation</p>	<p>Delivery of specialist housing and older people's accommodation to meet identified needs</p>	<p>Number of units of specialist housing and older people's accommodation achieved on qualifying sites</p>	<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><u>Policy 16</u> Residential Gardens</p>	<p>-No specific target</p>	<p>Development permitted in residential gardens in built-up areas.</p>	<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.	Reduce the emissions of greenhouse gases and impact of climate change (adaptation) 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 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 ² 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>	
		<p><u>Policy TC4</u> Parkland Gateway</p>	<p>Redevelopment of site in accordance with all the relevant policy criteria</p>	<p>Development permitted on the Parkland Gateway site</p>	<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>
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Table 11: Monitoring Framework

<u>Policy</u>	<u>Indicator(s)</u>	<u>Target(s)</u>	<u>Which SA objective this policy meets</u>
<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>

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

		<p><u>Policy 4 Electronic Communications</u></p>	<p><u>Provision of electronic communications infrastructure</u></p>	<p><u>Delivery of appropriate electric communications infrastructure should meet specific criteria set out in Policy 4</u></p>	<p><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></p>	
		<p><u>Policy 5 'Bad Neighbour' Uses</u></p>	<p><u>Development proposals within 400m of 'bad neighbour' use</u></p>	<p><u>No development falling within 400m of a 'bad neighbour' giving rise to any adverse impacts</u></p> <p><u>100% of relevant applications to provide relevant assessments to demonstrate no adverse impacts</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>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 6</u></p>	<p><u>Net loss or gain in green infrastructure</u></p>	<p><u>A net gain in green infrastructure</u></p>	<p><u>To protect, conserve and enhance</u></p>	

		<p><u>Green Infrastructure Corridors</u></p>	<p><u>New open space provided within or connected to GI corridors</u></p> <p><u>New development to enhance open space in GI corridors</u></p>	<p><u>Development must protect and enhance the green infrastructure corridors</u></p>	<p><u>biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation</u></p> <p><u>Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas</u></p>	
		<p><u>Policy 7 Local Green Space</u></p>	<p><u>Losses in Local Green Space</u></p>	<p><u>No loss of Local Green Space</u></p>	<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>Policy 8 Employment Land Provision</u></p>	<p><u>Permit sufficient employment use at identified site</u></p>	<p><u>397,839m² of net additional employment floorspace</u></p>	<p><u>Maintain and enhance employment opportunities and</u></p>	

			<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>	

				<p><u>strengths and qualities that are attractive to visitors and investors</u></p>	
	<p><u>Policy 10 Non-Employment Uses in Established Industrial Estates</u></p>	<p><u>Amount of non-employment uses floorspace in established industrial estates</u></p> <p><u>Projects enhancing the physical environment and infrastructure of established industrial estates</u></p>	<p><u>No loss of employment uses floorspace in Established Industrial Estates, unless it can be demonstrated that that the site is no longer suitable for employment uses</u></p>	<p><u>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</u></p> <p><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></p>	
	<p><u>Policy 11 Delivering Housing</u></p>	<p><u>Delivery of housing to meet housing need.</u></p> <p><u>Net completions reported in the annual Authorities Monitoring Report</u></p>	<p><u>Delivery of 460 dwellings per annum.</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>and 5 year housing land supply assessment</u></p>		<p><u>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</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>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</u></p>	
		<p><u>Policy H1 Builders Yard, Rockingham Road</u></p>	<p><u>Development permitted on the Builders Yard, Rockingham Road site</u></p>	<p><u>Redevelopment of site for around 31 dwellings in accordance with all the relevant policy criteria by 2031</u></p>	<p><u>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</u></p>	

		<u>Policy H2 Maple House, Canada Square</u>	<u>Development permitted on the Maple House, Canada Square site</u>	<u>Redevelopment of site for around 14 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 H3 Land at Station Road</u>	<u>Development permitted on the Land at Station Road site</u>	<u>Redevelopment of site for around 150 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 H4 Land off Elizabeth Street</u>	<u>Development permitted on the Land off Elizabeth Street site</u>	<u>Redevelopment of site for around 100 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 H5 Pluto, Gainsborough Road</u>	<u>Development permitted on the Cheltenham Road site</u>	<u>Redevelopment of site for around 30 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 H6 Cheltenham Road</u>	<u>Development permitted on the Pluto,</u>	<u>Redevelopment of site for around 18</u>	<u>Ensure that new housing provided 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>	

				<p><u>residential amenity</u></p>	
		<p><u>Policy 17 Settlement Boundaries</u></p>	<p><u>Development permitted outside the defined settlement boundaries, as illustrated on the Policies Map</u></p>	<p><u>Restrict inappropriate development outside settlement boundaries in the open countryside</u></p>	<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>	

					<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>Policy 20 Change of Use of Shops Outside the Defined Centres</u></p>	<p><u>Loss or gain of retail use outside the defined centres</u></p>	<p><u>Limit the net loss of retail use outside the defined centres</u></p>	<p><u>Protect and enhance the vitality and viability of town centres and market towns</u></p>
		<p><u>Policy 21 Primary Shopping Areas</u></p>	<p><u>Development proposals within the Primary Shopping Areas</u></p>	<p><u>No specific target</u></p>	<p><u>Protect and enhance the vitality and viability of town centres and market towns</u></p>
		<p><u>Policy 22 Regeneration Strategy for Corby Town Centre</u></p>	<p><u>Development proposals within the town centre</u></p>	<p><u>No specific target</u></p>	<p><u>Protect and enhance the vitality and viability of town</u></p>

				<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 12,500m² 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 conducive 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 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 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>

West Corby SUE		0	0	200	101	150	150	250	250	250	250	250	250	250	1,921	295.83	N
Priors Hall Park SUE		245	151	247	297	247	250	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	60	717	15.64	N
Little Stanion		11	11	39	64	47	27	0	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	0	11	0.91	Y
Glebe Farm, Church Street, Weldon		0	0	11	10	0	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	0	10	0.50	Y
Rural small planning permissions (<10 dwellings)		8	7	6	6	6	0	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	0	31	0.90	Y
Maple House, Canada Square		0	0	0	0	0	14	0	0	0	0	0	0	0	14	0.39	Y
Land at Station Road		0	75	75	0	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	0	100	0.98	Y
Pluto, Gainsborough Road		0	0	0	0	0	15	15	0	0	0	0	0	0	30	0.39	Y
Cheltenham Road		0	18	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	0	70	0.89	Y
Former Co op		0	0	0	0	0	50	50	50	0	0	0	0	0	150	0.84	Y
Parkland Gateway		0	0	0	32	32	28	0	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	0	37	1.18	N
Windfall Estimate		0	0	16	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	0	-3		
Totals	3,644	439	505	698	689	617	750	782	696	626		626	626	626	11,324		
			412	696	663	467	620	633	596	526					10,574		
Cumulative Totals	3,644	4,083	4,588	5,286	5,975	6,592	7,342	8,124	8,820	9,446	10,072	10,698	11,324				
			4,495	5,191	5,854	6,321	6,941	7,574	8,170	8,696	9,322	9,948	10,574				
Annualised Targets	3,680	460	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	-12	226	455	612	902	1,224	1,460	1,626	1,792	1,958	2,124				
			105	131	334	341	501	674	810	876	1,042	1,208	1,374				

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:														
		<table border="1"> <tr> <td><u>Walking distance</u></td> <td><u>A relatively short distance that could be comfortably walked within 10-15 minutes.</u></td> </tr> </table>													<u>Walking distance</u>	<u>A relatively short distance that could be comfortably walked within 10-15 minutes.</u>
<u>Walking distance</u>	<u>A relatively short distance that could be comfortably walked within 10-15 minutes.</u>															
MM32	New Appendix – Superseded Policies	<p>Insert new appendices titled ‘Superseded Policies’, as follows:</p> <p><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></p> <p><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></p>														

<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 & 10</u>
<u>J8</u>	<u>CNT Plots Oakley Hay</u>	<u>Policies E5, E6, 9 & 10</u>
<u>J9</u>	<u>Adjacent Astra Headway</u>	<u>Policies E5, 9 & 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 & 10</u>
<u>J13</u>	<u>Willowbrook East</u>	<u>No specific policy</u>
<u>J14</u>	<u>Willowbrook North</u>	<u>Policies 9 & 10</u>
<u>J15</u>	<u>Willowbrook South</u>	<u>Policies 9 & 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 & 10</u>
<u>J30</u>	<u>Cronin Road</u>	<u>Policies 9 & 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 & 10</u>
<u>J36</u>	<u>Princewood Road</u>	<u>Policies E3, 9 & 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 & 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 & 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 & 6</u>
<u>PP2</u>	<u>Keebles Field</u>	<u>Policies 1 & 6</u>
<u>PP3</u>	<u>Kirby Road</u>	<u>Policies 1 & 6</u>
<u>PP4</u>	<u>The Dale</u>	<u>Policies 1 & 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 & 6</u>
<u>SSSI 2</u>	<u>Weldon Park</u>	<u>Policies 1 & 6</u>
<u>SSSI 3</u>	<u>Geddington Chase</u>	<u>Policies 1 & 6</u>
<u>NC01</u>	<u>Oakley Quarry</u>	<u>Policies 1 & 6</u>
<u>NC02</u>	<u>Askershaw Wood</u>	<u>Policies 1 & 6</u>
<u>NC03</u>	<u>Swinawe Wood</u>	<u>Policies 1 & 6</u>
<u>NC04</u>	<u>Limestone Quarry Weldon</u>	<u>Policies 1 & 6</u>
<u>NC05</u>	<u>Deene Park & Dibbins Wood</u>	<u>Policies 1 & 6</u>
<u>NC06</u>	<u>Weldon Lodge & Deene Quarry</u>	<u>Policies 1 & 6</u>
<u>NC07</u>	<u>Harry'2 Wood</u>	<u>Policies 1 & 6</u>
<u>NC08</u>	<u>Gaulborough Spinney</u>	<u>Policies 1 & 6</u>

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

<u>NC43</u>	<u>Embankment</u>	<u>Policies 1 & 6</u>
<u>NC44</u>	<u>Weldon Old Workings</u>	<u>Policies 1 & 6</u>
<u>NC45</u>	<u>Weldon Churchyard</u>	<u>Policies 1 & 6</u>
<u>NC46</u>	<u>Cowthick Quarry SSSI</u>	<u>Policies 1 & 6</u>
<u>NC47</u>	<u>Weldon Marsh</u>	<u>Policies 1 & 6</u>
<u>NC48</u>	<u>Weldon Mound</u>	<u>Policies 1 & 6</u>
<u>NC49</u>	<u>Priors Hall</u>	<u>Policies 1 & 6</u>
<u>NC50</u>	<u>Weldon Park SSSI</u>	<u>Policies 1 & 6</u>
<u>NC51</u>	<u>Great Coppice</u>	<u>Policies 1 & 6</u>
<u>LNR1</u>	<u>King's Wood</u>	<u>Policies 1 & 6</u>
<u>LNR2</u>	<u>Great Oakley Meadow</u>	<u>Policies 1 & 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 & 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>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'.</p> <p>The Council really appreciates your participation.</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	1.67 The planning system uses a number of technical words and jargon. A glossary of terms is provided at Appendix 23 to assist the reader.	To correct typological error.
AM6	Paragraph 1.8	1.89 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	1.910 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	1.4011 The Plan is supported by a wide ranging evidence base. This information is available on the Council's website (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. <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	1.4314 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	1.4516 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 Regulation 19 consultation process .	
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. 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.	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"> • 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/government/uploads. • 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 www.semlep.com • England's Economic Heartland is an Strategic 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 • 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 	To align with the geography of England's Economic Heartland. To reflect up to date information and to ensure greater clarity.

		for the new unitary authorities has been set out in a prospectus for change published In June 2019 ¹ .																																																								
AM14	Table 1	<p>Table 1 – Neighbourhood Planning in Corby Borough on 1 July July 20192021</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="7">Stage</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> </tr> </thead> <tbody> <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> </tbody> </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 Strategy².</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, is currently at the <u>was granted</u> planning approval in December 2019 application stage. 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>																																																							

¹ Prospectus for Change, June 2019

² 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, 634 <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 Heritage Strategy for Corby Borough , September 2018	For completeness.
AM18	Footnote 7	Corby Employment Land Review, March <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 Motor Racing Circuit Enterprise Area <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. 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.	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.

		alongside other policy approaches to meet the National 2025 zero carbon commitment, together with strategic policies and a monitoring framework in support.										
AM22	Table 2	<p>Table 2 – Local Outcomes for Corby</p> <table border="1"> <thead> <tr> <th>Strategic Outcomes</th> <th>Local Outcomes for the Part 2 Local Plan</th> <th>Delivered by Part 2 Local Plan Policy</th> </tr> </thead> <tbody> <tr> <td>Empowered and Proactive Communities</td> <td> <ol style="list-style-type: none"> To support the JCS in protecting the character and identity of the settlements and protect them from unnecessary expansion into open countryside. 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. To support, when appropriate, the development of the neighbourhood plans being produced by local communities. </td> <td>1, 2, 3, 4, 6, 7, 8, 9, 10, 11, H1, H2, H3, H4, H5, H6, H7, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4</td> </tr> <tr> <td>Adaptability to Future Climate Change</td> <td> <ol style="list-style-type: none"> 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. To support the JCS in protecting and enhancing the network of green infrastructure corridors and identify their scope for expansion. To assist the JCS in the provision of amenities and town centre uses within the committed Sustainable </td> <td>1, 2, 5, 6, 8, 11, H1, H2, H3, H4, H5, H6, H7, 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3</td> </tr> </tbody> </table>	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"> To support the JCS in protecting the character and identity of the settlements and protect them from unnecessary expansion into open countryside. 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. To support, when appropriate, the development of the neighbourhood plans being produced by local communities. 	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, H1, H2, H3, H4, H5, H6, H7 , 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"> 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. To support the JCS in protecting and enhancing the network of green infrastructure corridors and identify their scope for expansion. To assist the JCS in the provision of amenities and town centre uses within the committed Sustainable 	1, 2, 5, 6, 8, 11, H1, H2, H3, H4, H5, H6, H7 , 18, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3	Consequential changes due to proposed modifications and to respond to a comment by Historic England and better reflect national policy.
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			<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>			
		<p>Distinctive Environments that Enhance and Respect Local Character and Enhance Biodiversity</p>	<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>	<p>1, 2, 6, 7, 8, 10, 11, H1, H2, H3, H4, H5, H6, H7, 12, 14, 16, 17, 18, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4</p>		
		<p>Excellent Services and Facilities Easily Accessed by Local Communities and Businesses</p>	<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>	<p>1, 2, 3, 4 ,6, 8, 9, 11, H1, H2, H3, H4, H5, H6, H7, 12, 13, 14, 19, 20, 21, 22, 23, 24, TC1, TC2, TC3, TC4</p>		

		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, H6 , 20, 22, 23,	

		<p>Excellent Choice of Ways to Travel</p>	<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>	<p>24, TC1, TC2, TC3, TC4</p>		
		<p>Vibrant, Well Connected Towns and a Productive Countryside</p>	<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>	<p>4, 17, 18, 19, 20, 22, 23, 24, TC1, TC2, TC3, TC4</p>		
		<p>Stronger, More Self-Reliant Towns with Thriving Centres</p>	<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>	<p>11, H4H3, H5H4, 14, 19, 21, 22, 23, 24, TC1, TC2, TC3, TC4</p>		

			<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 ³ 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.

³ 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 ⁴ and Northamptonshire County Council Planning Obligations Framework and Guidance ⁵ 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 ⁶ 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.

⁴ [Planning Obligations Supplementary Planning Document](#), April 2017

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

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

		be provided in incorporated into the forthcoming Supplementary Planning Document on being prepared Place Shaping for North Northamptonshire .														
AM28	Table 4	<p>Table 4 – A breakdown of the different types of national and local nature conservation designations⁷</p> <table border="1"> <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>2 Local Nature Reserves</td> </tr> <tr> <td rowspan="6">Local</td> <td>2 Local Nature Reserves</td> </tr> <tr> <td>36 Local Wildlife Sites⁸</td> </tr> <tr> <td>34 Potential Wildlife Sites</td> </tr> <tr> <td>6 Local Geological Sites, also referred to as Regionally Important Geological Sites</td> </tr> <tr> <td>4 Pocket Parks</td> </tr> <tr> <td>1 Local Green Space</td> </tr> <tr> <td colspan="2">UK Biodiversity Action Plan (BAP) Priority Habitats</td> </tr> </table>	National	2 Sites of Special Scientific Interest	15 Ancient Woodland Sites	2 Local Nature Reserves	Local	2 Local Nature Reserves	36 Local Wildlife Sites ⁸	34 Potential Wildlife Sites	6 Local Geological Sites, also referred to as Regionally Important Geological Sites	4 Pocket Parks	1 Local Green Space	UK Biodiversity Action Plan (BAP) Priority Habitats		<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>
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AM29	Footnote 32	North Northamptonshire Green Infrastructure Delivery Plan , May 2014	For completeness.													
AM30	Footnote 34	Economic Development Strategy 2015-2020 , March June 2015 2016	Factual correction.													
AM31	Footnote 35	The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020	Factual update.													
AM32	Paragraph 7.12	7.12 Sites H2, H43, H54, H65 and H76 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.													

⁷ 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.

⁸ 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>Policy 11 – Delivering Housing</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>Table 9: Corby Gypsy and Traveller Need 2018-2033</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>TOTAL</td> <td>11</td> <td>15</td> <td>26</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	TOTAL	11	15	26	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 current planning application for 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	Draft Northamptonshire Transforming Car Partnership Board Accommodation Plan Northamptonshire Transforming Care Partnership Board Accommodation Plan , September 2018	To correct a typological error.
AM39	Footnote 49	Housing our Ageing Population <u>Housing our Ageing Population</u> , 2009	To correct a typological error.
AM40	Footnote 53	17/00180/OUT – current <u>planning application 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> , <u>Manual for Streets</u> ⁹ and the principles of ‘Healthy Streets’ ¹⁰ .	To reflect latest national guidance and formatting change.
AM42	Policy 23	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	Formatting change.

⁹ Manual for Streets, 2007

¹⁰ <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 will be <u>is expected to be</u> outlined in the 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	<table border="1"> <tr> <td rowspan="6">Local Geological Sites / Regionally Important Geological Sites</td> <td>Priors Hall (West)</td> <td></td> </tr> <tr> <td>Weldon Bypass</td> <td></td> </tr> <tr> <td>Weldon Stone</td> <td></td> </tr> <tr> <td>Weldon Woodland Site</td> <td></td> </tr> <tr> <td>East Carlton Country Park</td> <td></td> </tr> <tr> <td>Park Lodge Quarry, Gretton</td> <td></td> </tr> <tr> <td rowspan="4"><u>Conservation Areas</u></td> <td><u>Cottingham and Middleton</u></td> <td></td> </tr> <tr> <td><u>East Carlton</u></td> <td></td> </tr> <tr> <td><u>Great Oakley</u></td> <td></td> </tr> <tr> <td><u>Gretton</u></td> <td></td> </tr> </table>	Local Geological Sites / Regionally Important Geological Sites	Priors Hall (West)		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>		For comprehensiveness.
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	<u>Gretton</u>																								

			<u>Lloyds, Corby</u> <u>Old Village, Corby</u> <u>Rockingham</u> <u>Stanion</u> <u>Weldon</u>		
		<u>Scheduled Ancient Monuments</u>	<u>SAM99 Weldon Lock Up (NAU site no. 2659) - Roundhouse</u> <u>SAM105 Little Weldon Roman Villa (NAU site no. 2657)</u> <u>NN121 Roman Road in Hazel Wood (NAU site no.1896)</u> <u>SAM12 Kirby Hall (NAU site no. 1682)</u> <u>SAM17126 Moated site, Rockingham Castle</u> <u>SAM13638 Rockingham Castle</u>		
		<u>Registered Parks and Gardens</u>	<u>Kirby Hall</u> <u>Rockingham Castle</u>		
		<u>Archaeological Sites</u>	<u>819 Stanion Medieval Village</u> <u>2659 Saxon Burial Site & Medieval Village of Gt. Weldon</u> <u>SAM 99 Weldon Lock Up (NAU Site No. 1896)</u> <u>SAM 105 No Description</u> <u>4147 Deserted Medieval Farmstead, Cotton Nr. Gretton</u> <u>SAM 13638 Rockingham Castle</u> <u>SAM 17126 Moated Site, Rockingham Castle</u> <u>4184 No Description</u> <u>SAM 121 No Description</u> <u>4039 Corby (Beanfield) Medieval Moated Site</u> <u>4032 Great Oakley Medieval/Post Medieval Village Earthworks</u> <u>1896 Gartree Roman Road</u> <u>1682 Unscheduled Medieval Settlement at Kirby</u> <u>2659 Saxon Burial Site & Medieval Village of Gt. Weldon</u> <u>3050 Weldon Park, Medieval Deer Park, Earthworks</u> <u>6517 Medieval Open Field Remains at Gretton</u> <u>4102 East Carlton Medieval Village Earthworks</u>		
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 (www.northnorthants.gov.uk) 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"> 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. 	To reflect the latest position.
AM49	Paragraph 1.11	<ul style="list-style-type: none"> 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 	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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Appendix E

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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EXECUTIVE 26th August 2021

Report Title	Local Transport Plan – Integrated Transport Plan 2021/22 Funding Allocation and Capital Funding 2021/22
Report Author	Graeme Kane, Assistant Director: Highways and Waste
Executive Member	Councillor Graham Lawman, Executive Member for Highways, Travel & Assets.
Consultees	None.

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

List of Appendices

None.

1. Purpose of Report

- 1.1. To inform the Executive of the grants received from the Department of Transport (DfT) for infrastructure improvements and the intention to spend these amounts on the highways network.

2. Executive Summary

- 2.1 Each year, funding is made available through the Integrated Transport Block and highways maintenance grant allocation from the Department for Transport. Following local government reform and the advent of the Northamptonshire unitaries, this year is the first time it has been split for North Northamptonshire Council and West Northamptonshire Council. The total amount received for the area of the two councils in 2021/22 is reduced compared to that received in 2020/21. This reduction in funding was experienced by many highway and transport authorities across the country and was not specific to North Northamptonshire Council. It will result in fewer schemes and maintenance activities being able to be completed this year.

- 2.2 The grants consist of the following:
- DfT Capital Maintenance Funding 2021/22 - £8.404m
 - Local Transport Plan (LTP) Integrated Transport Block Funding 2021/22 - £1.551m

The former funding is, as the name implies, intended for maintenance of our highways, such as resurfacing or bridge repairs, the latter for smaller scale improvement work, for example traffic light upgrades or improved footpaths or pedestrian crossings.

- 2.3 It is recommended that the funding is used to progress a number of highways schemes and routine maintenance. These are selected based on their potential to improve the network in accordance with the priorities laid out in the Northamptonshire Transport Plan. The funding is used to progress as many of the priority schemes that can be funded from the grants.

3. Recommendation

- 3.1 It is recommended that the Executive:

1. Note and accept the receipt of the government grants totalling £9.955m made up of the following:
 - a) Allocation of DfT Capital Maintenance Funding 2021/22 - £8.404m
 - b) LTP Integrated Transport Block Funding 2021/22 - £1.551m
2. Agree to spend the grants on maintaining and upgrading the highways network in line with the Northamptonshire Transport Plan.

- 3.2 Reason for Recommendation

Utilisation of government grant to support and maintain the Council's Highways infrastructure and transport network.

4. Report Background

- 4.1 Each year, funding is made available through the Integrated Transport Block and highways maintenance grant allocation from the Department for Transport. Following local government reform and the advent of the Northamptonshire unitaries, this year is the first time it has been split for North Northamptonshire Council and West Northamptonshire Council. The total amount received for the area of the two councils in 2021/22 is reduced compared to that received in 2020/21. This reduction in funding was experienced by many highway and transport authorities across the country and was not specific to North Northamptonshire Council. It will result in fewer schemes and maintenance activities being able to be completed this year.

4.2 The funding will support a number of projects which will be prioritised from a list of schemes as having the best fit with the Northamptonshire Transport Plan. The benefits include:

- Maintaining the existing highways infrastructure assets
- Investing in and improving the highways infrastructure
- Improving access by cycle and foot, including safety improvements
- Improved safety and traffic flows by upgrading traffic signals.

4.3 **DfT Capital Maintenance Funding £8.404m.**

This funding is used to support routine maintenance of the highways network to a safe standard in accordance with the Northamptonshire Asset Management Plan and Network Management Plan. As part of this, it also delivers the annual Capital Maintenance Programme which consists of a range of maintenance schemes across the Council which are developed annually on the basis of need.

4.4 The Maintenance Fund is made up of the following funding streams from DfT:

Pothole Fund	£3,735,000
Incentive Fund	£934,000
Highways Maintenance Block	£3,735,000

4.5 Both this funding and that for the Integrated Transport Block below help deliver the objectives of the Northamptonshire Transportation Plan (the authority’s Local Transport Plan), which the Council has a statutory duty to deliver.

4.6 **Integrated Transport Block £1.551m.**

This proposal delivers a number of comparatively small-scale measures which will contribute towards achieving the objectives in the Northamptonshire Transport Plan. These are principally around extensions to the walking and cycling networks (including new crossings) and the maintenance of traffic signals. Road Safety measures, which would normally form part of the programme, are being delivered using residual 2020/21 funding already approved by the former County Council. In addition, the block allocation is also being used to fund the first two years’ (2020/21 and 2021/22) contributions agreed by the former County Council for the A14 Cambridge – Huntingdon scheme, and to provide the North Northants share of the additional funding required to progress the A43 Northampton – Kettering Phase 3 (a joint project with West Northants Council) to outline business case and planning application.

5. Issues and Choices

5.1 Options would include not spending the money and allowing DfT to recoup it. Alternatively, the Council could choose to spend the money on schemes that are not a priority in line with their Northamptonshire Transport Plan. Neither option is recommended.

6. Implications (including financial implications)

6.1 Resources and Financial

6.2 The budget requirements are funded from contributions from external grants from the DfT. They are intended for the purposes of improving or maintaining the highways network. There is no requirement for the Council to undertake borrowing to support these schemes.

6.3 Legal

6.4 The council must utilise this DfT funding in line with the restrictions and requirements as set out in the agreements linked to that funding.

6.5 Risk

6.5.1 These schemes will form part of the authority's Capital Programme. The deliverability of the 2021/22 Capital Programme is monitored by each accountable project manager and senior officer. There is further review throughout the financial year reported through the Executive Committee.

6.5.2 If any overspends or emerging pressures are identified during the year then mitigating actions will be sought and management interventions undertaken.

6.5.3 Details of pressures, risks and mitigating actions implemented will be provided as part of the project highlight reports as the year progresses and reported through the Strategic Capital Board.

6.5.4 There is a risk that delays and cost increases may arise as a result of COVID-19 restrictions and changes arising from EU Exit. This generally relates to the supply and price of materials with projects requiring increased lead in times. Whilst every attempt is made to cost these implications into the project, the risks remain.

6.5.5 The schemes are fully funded by the DfT. Based on the current programme of works, it is anticipated that the schemes will be delivered through KierWSP, the current Highway services provider for Northamptonshire. The delivery timetable will be carefully monitored and managed to consider the end of the contract and if necessary, works will be transferred to any new highways services contractor.

6.6 Consultation

6.6.1 Highway improvement schemes are often suggested or requested by local Members or members of the public. They are assessed against the priorities of the Northamptonshire Transport Plan. If they are subject to a Traffic Regulation Order (TRO) then public consultation is carried out through this process. In advance of any works, communication is shared with local Members and local communities to minimise the impact of any works or road closures.

6.7 Consideration by Scrutiny

6.7.1 Not applicable at this stage. Scrutiny may choose to scrutinise highways schemes and development of a new Northamptonshire Transport Plan in the future.

6.8 Climate Impact

6.8.1 Maintaining a safe highway with fewer defects improves carbon efficiency by avoiding accidents, congestion and delays. Innovative highways maintenance techniques are being explored by highways maintenance providers during reactive and planned maintenance activity; these seek to reduce carbon emissions. This funding will also enable improvements to cycling and walking routes and therefore encourage sustainable travel and a potential reduction in carbon dioxide.

6.9 Community Impact

6.9.1 These proposals can be considered to have a positive impact on the community as the Capital Programme delivers the infrastructure to support and connect communities. An efficient highway network supports all manner of social benefits including access to education, healthcare, social networks and economic opportunities.

7. Background Papers

7.1 Northamptonshire Transport Plan
[Local transport plan - Northamptonshire Highways](#)

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EXECUTIVE 26th August 2021

Report Title	Strategy for Tackling Litter & Fly-tipping
Report Author	Graeme Kane, Assistant Director: Highways and Waste
Executive Member	Cllr Graham Lawman, Executive Member for Highways, Travel & Assets

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

List of Appendices

Appendix A – North Northamptonshire Strategy for Tackling Litter & Fly-tipping

1. Purpose of Report

- 1.1. Litter and fly-tipping has a detrimental impact on the local environment and the Council is committed to improving the local environment and making North Northamptonshire a more pleasant place to live, work and visit.
- 1.2. This strategy has been developed to ensure there is a comprehensive approach to tackling litter and fly-tipping and uses a number of different intervention actions to tackle the issue.

2. Executive Summary

- 2.1 This strategy aims to change the behaviour of those who feel it is acceptable to dispose of their waste irresponsibly. Litter and fly-tipping within our area is not only unsightly, but it also has a negative effect on the perception of the locality and mental health of those who live in it. It is also hazardous to the environment.
- 2.2 The cost of tackling litter and fly-tipping across North Northamptonshire is in the region of £3m per annum, through the provision of manual and mechanical street cleansing,

litter bin emptying, removal of fly tipping and providing support to local groups who undertake local clean-ups. This is a significant resource and any actions we can take to reduce the impact benefits taxpayers as well as the environment.

- 2.3 In 2020/21 in the North Northamptonshire area, we collected approximately 6,500 tonnes of litter and fly-tipped material and dealt with 5500 reported fly-tips. Where a fly-tip might have evidence of the offender or location it came from these we investigate and, if proven, enforcement action is taken. Over 1300 of the fly-tips reported were investigated for evidence.
- 2.4 Section 89 of the Environmental Protection Act 1990 (EPA 1990) places a legal responsibility (a 'duty') on certain organisations to ensure that land, as far as is practicable, is kept clear of litter. This duty applies to the Council and land for which they are responsible.
- 2.5 The objectives of the strategy are to:
- improve the local environment;
 - remove litter efficiently and quickly to avoid accumulations;
 - work with communities and partners to support them in their activities;
 - educate the public into the detrimental effects of litter;
 - improve mental wellbeing for local users by providing safe and clean spaces;
 - use enforcement where appropriate to tackle serious or persistent offenders responsible for littering.
- 2.5 The strategy outlines the approach and the range of interventions North Northamptonshire Council will take to tackle litter and fly-tipping. It is a clear commitment to address this important issue.
- 2.6 By developing this strategy, we want to improve the local environment of North Northamptonshire, reducing the amount of litter on our streets and the number of incidences of fly-tipping. We want to encourage the public to take responsibility for their own litter and waste and dispose of it responsibly.

3. Recommendations

- 3.1 It is recommended that the Executive:
- a) Approve the North Northamptonshire Strategy for tackling litter and fly-tipping attached at Appendix 1.
- 3.2 Reason for Recommendations –
- To accord with legislation and the policies of the Council;
 - To provide a comprehensive approach to tackling litter and fly-tipping across North Northamptonshire; and
 - To support the North Northamptonshire Street Cleansing Policy.

4. Report Background

- 4.1 The Litter Strategy for England was published by the Government in April 2017 and aimed to change behaviours towards littering through education, enforcement and infrastructure.

- 4.2 Across North Northamptonshire work has been taking place to tackle littering and fly-tipping. This strategy brings together all the elements of the existing work, into one document so that the public are aware of our approach to these issues and the work we are doing to make a positive impact on the local environment.
- 4.3 There are many reasons why people litter and fly-tip, which are detailed in the Strategy. The Strategy has been designed to use a range of intervention areas to tackle these behaviours. The six intervention areas that will be used are as follows:
1. Communication and education – promoting responsible litter and waste disposal, working with schools and community groups to provide information and education. This will be adapted to respond to current trends e.g., Covid has impacted on the amount of face masks being dropped and communications have been developed around this by the Public Health team
 2. Working with partners and Communities - working with local businesses and community groups to tackle litter. This will include working across the Council with other services such as Community Safety and Public Health to tackle specific issues. We welcome and appreciate the work done by many residents who choose to litter pick the public areas in their neighbourhood. They make a valuable contribution to our fight against litter and fly-tipping.
 3. Infrastructure provision – providing litter bins in locations that evidence has shown would benefit from a bin
 4. Service design – reviewing our services, to ensure the frequencies of cleansing are relevant for the area, reviewing the equipment we use and trialling new equipment, reviewing customer feedback
 5. Enforcement - taking action in relation to littering, dog fouling and fly tipping through a range of methods including:
 - Targeted patrols
 - Issuing fixed penalty notices
 - Use of covert and overt cameras (CCTV) in fly tipping hotspots
 - Prosecution
 - Publicising successful enforcement
 6. Review - of the actions above and our schedules to ensure they are up to date with legislation and changes within our communities.
- 4.4 No single approach is better than another, and to tackle littering and fly-tipping we need to use a wide range of options. The type of problem, area being tackled and the solution we are trying to achieve will determine the approach we use.
- 4.5 Following agreement of the Strategy, an action plan will be developed to detail the key actions that will be taken under the different intervention areas. This action plan will be regularly reviewed and updated to ensure that it is responsive to the issues in our area and any changes that may occur due to national legislative changes; for example

the proposal to introduce a deposit return scheme which could impact the type and amount of litter in our environment.

- 4.6 This strategy links to the North Northamptonshire Street Cleansing Policy, which was agreed at the Shadow Executive Committee on 3 February 2021 and the North Northamptonshire Council Enforcement Policy.

5. Issues and Choices

- 5.1 The actions detailed within the strategy are already being carried out within North Northamptonshire. An option could be to reduce the level of some of these, however this would not tackle littering and could result in increases of litter on the streets and requiring additional resources to clear it up.

6. Implications (including financial implications)

6.1 Resources and Financial

- 6.1.1 There are no resources or financial implications arising from the proposals as there is provision within existing budgets.

- 6.1.2 By agreeing this Litter Strategy, the Council could potentially attract external grant funding to tackle littering and fly-tipping. A capital grant of nearly £50,000 has already been allocated by WRAP (formerly known as the Waste Resources Action Programme) (link to website: [WRAP - Circular Economy & Resource Efficiency Experts](#)) to NNC as a result of a successful bid centred around developing a strategy and increasing the number of litter bins across the area.

6.2 Legal

- 6.2 There are no legal implications arising from the proposals. The Council already has a statutory duty to deal with litter on land it is responsible for.

6.3 Risk

- 6.3 There are no significant risks arising from the proposed recommendations in this report.

6.4 Consultation

- 6.4 No consultation has taken place. This strategy has been developed in line with the principles contained within the Litter Strategy for England. The draft Strategy has also been considered by the Climate Change, Environment and Growth Executive Advisory Panel on 21st July 2021.

6.5 Consideration by Scrutiny

- 6.5 This report has not been considered by Scrutiny Committee but scrutiny could choose to have this area as a future topic on their work programme.

6.6 **Climate Impact**

- 6.6 By reducing the amount of litter on our streets, this has a positive impact on the local environment. Litter can also end up in our waterways affecting wildlife and water quality. If the public can be encouraged to responsibly dispose of their litter in bins provided, then we can schedule our routes to reduce the amount of travelling our collection crews undertake thus reducing fuel use.

6.7 **Community Impact**

- 6.8 This strategy supports the work that is already in place to support community groups when undertaking local litter picks.

7. **Background Papers**

Litter Strategy for England

[Litter Strategy for England - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

North Northamptonshire Street Cleansing Policy

[Meeting of North Northamptonshire Shadow Executive Committee on Wednesday 3rd February, 2021 - North Northamptonshire Council \(moderngov.co.uk\)](#) (Item 9, Appendix B refers)

North Northamptonshire Council Enforcement Policy.

[Agenda for Executive on Thursday 26th August, 2021 - North Northamptonshire Council](#)

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Strategy for Tackling Litter & Fly-Tipping

26th August 2021

www.northnorthants.gov.uk

Document Version Control

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

Author (Post holder title): Beth Gordon, Service Development Manager

Type of document: Strategy

Version Number: 1

Document File Name: Litter Strategy

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Approval date and by who (CMT / committee):

Document held by: Beth Gordon, Waste

For external publication

Document stored on Council website or Intranet: Website

Next review date: August 2022

Consultees

Internal	External
Waste services	
Climate Change, Environment and Growth Executive Advisory Group	
Executive Member for Highways, Travel and Assets	

Distribution List

Internal	External
Waste colleagues across North Northamptonshire	
Climate Change, Environment and Growth Executive Advisory Group	
Executive Member for Highways, Travel and Assets	

Links to other documents

Document	Link
Enforcement Policy	To be added once the Policy is on-line.

Additional Comments to note

There are no additional comments to note.

Contents

Section	Page
1.0 Introduction/foreword	4
2.0 Scope	4
3.0 Policy outcomes	4
4.0 Strategy for Tackling Litter & Fly-tipping	4
5.0 Next steps	8
5.0 Glossary of terms	8

1.0 Introduction / foreword

1.1 This strategy aims to change the behaviour of those who feel it is acceptable to dispose of their waste irresponsibly. Litter and fly-tipping within our area is not only unsightly, but it also has a negative effect on the perception of the locality and mental health of those who live in it. It is also hazardous to the environment.

1.2 Section 89 of the Environmental Protection Act 1990 (EPA 1990) places a legal responsibility (a 'duty') on certain organisations to ensure that land, as far as is practicable, is kept clear of litter. This duty applies to the Council and land for which they are responsible.

1.3 This strategy has been developed to ensure there is a comprehensive approach to tackling litter and fly-tipping and uses a number of different intervention actions to tackle the issue.

2.0 Scope

2.1 The strategy brings together the key intervention actions that the Council will use to tackle littering and fly-tipping, providing a holistic approach to the issue.

2.2 The strategy details actions which will be used across the whole of North Northamptonshire and the intervention activity used will depend on the type of issue, whether it is a general educational message or tackling a specific incident or in response to intelligence.

2.3 The intervention activities have all been proposed to ensure that the Council complies with our statutory responsibilities to keep land for which we are responsible, clear of litter and refuse.

2.4 In some cases it will be appropriate to carry out some activities on land that is owned by a private individual. Where it is appropriate to do so, the Council will undertake investigations and assist with other activities that promote environmental quality for the locality. If the Council incurs costs for the clearance of private land, we will seek to recover the cost of such activities.

3.0 Policy outcomes

3.1 This policy has been designed to promote responsible disposal of litter and waste and, where it has already occurred, provide a range of measures to investigate and enforce against those responsible. The policy contributes towards the Council's vision to "strive for an area that is safe and attractive with a thriving economy and green environment."

4.0 Strategy for Tackling Litter & Fly-tipping

4.1 Introduction

Litter and fly-tipping are a sign that people do not respect their local environment, which can then lead onto other issues. Tackling litter and fly-tipping is a wider issue than just clearing it up; behavioural research suggests that the reasons why littering takes place include habit, bad examples, perception that it creates a job for someone, packaging design, on-the-go lifestyles and several other factors.

Educational programmes in schools and communities are required along with strategic plans for infrastructure, regular monitoring on usage and emptying schedules to be reviewed seasonally. There is also a need to continue to utilise technology and data to inform enforcement activities and embed the use of intelligence-led enforcement to ensure that officer resources are used to best effect.

Dealing with litter and fly-tipping places a significant burden on local authorities and a poor local environment can discourage inward investment, which could result in suppression of property prices, damaging local economic growth and has a negative impact on the mental health and wellbeing of our residents. It is in everyone's interest to tackle this issue.

There are many reasons why people litter and fly-tip. These include:

- Ease and convenience – they do not want to carry litter around with them or take waste to a disposal site
- Habit – they have always done it
- Bad examples – they have seen parents or others do it so think it is acceptable
- Norms – they see litter or fly-tipping on the street so think it is the normal thing to do
- Because they can – and think they will get away with it and someone else will clear it up
- They do not think of their behaviour as littering – and do not understand the consequences of littering
- They believe it usefully gives someone a job clearing it up

This Strategy has been designed to tackle these behaviours and improve the local environment.

4.2 Objectives

This strategy has been developed to ensure that North Northamptonshire Council has a coordinated strategy to tackling littering and fly-tipping.

The objectives of the strategy are to

- improve the local environment
- remove litter and fly-tipping efficiently and quickly to avoid accumulations and the associated anti-social behaviour
- work with communities and partners to support them in their activities
- educate the public into the detrimental effects of litter and fly-tipping
- improve mental wellbeing for local users by providing safe and clean spaces
- use enforcement where appropriate to tackle offenders responsible for littering and fly-tipping

A detailed action plan will be developed following agreement of the Strategy which will be regularly reviewed.

We have developed a strategy for the following reasons:

- To identify hot-spot locations and ongoing issues
- Define reasons for negative behaviours and possible solutions
- Identify opportunities to provide sustainable solutions
- Provide community support, advice and leadership
- Benefit from and share, best practice
- Get feedback and support from stakeholders

Our approach to tackling litter and fly-tipping falls under the following intervention areas:

1. Communication and education
2. Work with partners and communities
3. Infrastructure provision
4. Regular maintenance
5. Enforcement
6. Review

4.3 Approaches to Tackling Litter & Fly-tipping

4.3.1 Communication and Education

In tackling littering and fly-tipping, our main aim is to discourage it in the first place and promote responsible disposal (e.g., consider a sustainable solution, take it home or use a litter bin, use registered waste carriers to collect waste). We have a range of communication and education actions we undertake:

- Working with schools on littering: arranging assemblies, talks and visits from our street cleansing team to highlight the consequences of littering
- Carrying out competitions to highlight littering and fly-tipping issues
- Using social media and other methods to promote anti-littering and fly-tipping messages
- Undertaking initiatives with other partners and community groups e.g., provision of new litter bins
- Attending local neighbourhood meetings or community groups to talk about litter and fly-tipping
- Installing signage and stickers to encourage bin usage
- Promoting national campaigns through social media and our websites
- Work with private landowners to support them for locations that are privately owned
- Providing information to businesses on their waste management responsibilities and minimising waste

4.3.2 Work with Partners and Communities

An effective litter and fly-tipping strategy will support the wider community, thus providing positive good working relationships. That might mean working with community groups, businesses, schools, environmental agencies, charities, and others.

Examples of work we carry out with partners and communities are:

- Supporting national litter campaigns e.g. Keep Britain Tidy and other charities on campaigns such as “The Great British Spring Clean”
- Providing ongoing support through the year to groups wishing to undertake litter picks in their area by providing Health & Safety information, litter picking tools, hi-vis jackets, sacks for the collection of waste as well as collection and disposal of the waste.
- Supporting local initiatives where required to undertake deep cleans in a selected area, working with Grounds Maintenance and Waste Collection departments to tackle a range of issues, supported door knocking and provision of information leaflets for residents.
- Working with local businesses to tackle hot-spots by encouraging them to sponsor litter bins near their premises or litter picks, particularly around take-away food businesses.
- Including the provision of waste amnesties and pop-up tips to reduce waste accumulations in targeted or problem areas where evidence is available to justify this.
- Liaising with other enforcement agencies, including the police and Environment Agency to share intelligence and best practice with regard to enforcement and behavior change activities.
- Working with Highways England to remove litter and fly-tipping from verges of major A-roads under their control.
- Working with other services within the Council to tackle specific issues; for example, littered drug paraphernalia and target hardening (restricting access to fly-tipping locations)

4.3.3 Infrastructure Provision

Litter bin provision is a key element of the strategy. We take the following factors into account when assessing locations of litter bins:

- Intensity of usage of an area e.g. high, medium or low footfall

- Proximity to areas where litter may be generated e.g. near schools, colleges, shopping precincts (large and local), pubs, cafes and restaurants, transport hubs and commercial areas such as car parks
- Proximity to other litter bins
- Customer complaints regarding litter
- Inspection information which identifies litter hot spots
- Intelligence-led enforcement which identifies litter and fly tipping hot-spots

We have developed a matrix to assess the suitability of a location for a litter bin and use this to assess new locations or when considering removing a bin.

We regularly review litter bin locations as needs change with the provision of new facilities, housing estates and opening and closing of businesses. Our street cleansing staff report damaged bins so that they can be removed or replaced.

The type of bin used will depend on the location, e.g. in laybys, the bin provision is different to encourage use, make bins visible to stopping vehicles and to provide a size sufficient to last between emptying.

We will consider innovative or smart solutions to improve efficiency wherever we can.

We are also considering the introduction of “recycle on the go” litter bins in key locations and are currently assessing potential locations.

We are working with our refuse collection team to remove as many properties as possible from sack collections to wheeled bins where practicable. These properties tend to be more rural properties where bags are often split open by animals and litter spread.

We are investigating the use of combined litter and dog waste containers to increase the access points for those looking to dispose of ‘on the go’ litter.

Residents of North Northamptonshire have access to disposal of household items and garden waste, free of charge at the Council’s network of Household Waste Recycling Centres (HWRCs). The Council also offers a bulky waste collection service where residents can request to have household items collected from their property for a small charge. We will promote these services across North Northamptonshire to encourage responsible disposal of waste items from householders.

4.3.4 Service Design

Frequency of litter picking, and litter bin maintenance is reviewed regularly and amended following monitoring and staff feedback. Regular seasonal reviews take place and feedback from the operational team is all taken into consideration when setting the maintenance schedule. As the focus of the service is output and maintaining standards, the schedule may be altered to reflect the changing needs of the locality.

The maintenance schedule is regularly updated to ensure it is the most suitable for the time of year and area. Some local businesses, such as fast-food outlets, will also assist in maintaining their local area by emptying bins and litter picking outside their premises, sometimes out of our working hours.

We regularly review the equipment we use for collecting litter, trialing new plant and equipment or moving existing equipment to different areas of the council to provide the most effective use of resources.

Fly-tipping locations are reviewed regularly and hot-spots identified, to inform areas for additional signage, regular checking of sites for fly-tipping and checking of waste for evidence and installation of overt or covert cameras (if appropriate) to try and catch offenders.

4.3.5 Enforcement

- We undertake enforcement in relation to litter, dog fouling and fly-tipping. Teams work closely in highlighting hot-spot areas, developing action plans to reduce litter and fly-tipping through actions such as: Targeted patrols
- Issuing fixed penalty notices
- CCTV in fly-tipping hotspots
- Prosecution via the Courts for larger scale or ongoing issues
- Publicising successful enforcement
- Promoting corporate social responsibility for business whose activities are proven to have an environmental impact on the locality
- Enforcement officers liaise with all relevant partners through a multi-agency working group which includes other enforcement agencies and local partners

The Council's Enforcement Policy will be used when determining the enforcement actions used as part of any investigation into environmental crimes.

4.3.6 Reviews

Regular reviews of all the above aspects are carried out to ensure all information is kept up to date and schedules are suitable for the area.

4.4 Conclusion

This strategy documents the approach taken to tackling litter and fly-tipping in North Northamptonshire and details the actions we are using to do this.

Our aim is to improve the local environment for residents and visitors to the areas, making them want to live and return to the area.

5.0 Next steps

5.1 Once the strategy is agreed we will develop an action plan to meet the key objectives.

6.0 Glossary of terms

Term	Definition
CCTV	Closed circuit television
HWRC	Household Waste and Recycling Centre
Target hardening	Measures to make an area less attractive and discourage the anti-social activity

EXECUTIVE 26th AUGUST 2021

Report Title	Improvement of facilities at Montsaye Academy, Rothwell, using banked Section 106 funding
Report Author	Chris Wickens, Head of School Place Planning – Chris.Wickens@northnorthants.gov.uk
Executive Member	Cllr Scott Edwards, Executive Member for Children, Families, Education and Skills

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

List of Appendices

Appendix A – Science Block plan;
Appendix B – Dining Facility plan;
Appendix C – DT Courtyard plan;
Appendix D – Accessibility Lift plan.

1. Purpose of Report

- 1.1. To provide Members with all the necessary information to make a fully informed decision on whether to passport banked Section 106 funding, that names Montsaye Academy as beneficiary, for use on a capital improvement scheme to improve the educational facilities at the school.

2. Executive Summary

- 2.1 North Northamptonshire Council (NNC) is currently in receipt of £606,446 of banked Section 106 developer contributions that name Montsaye Academy as beneficiary;
- 2.2 NNC Officers have worked in conjunction with Pathfinder Schools Academy Trust (the Trust which operates Montsaye Academy) to produce plans that will improve the standard of accommodation at, and the educational environment

provided by Montsaye Academy. These works will benefit all current and future students that will attend the school;

- 2.3 These plans will also act as facilitating works for a future increase in the Published Admission Number (PAN) from 240 to 270 places per year group and provide 150 new secondary school places in total. These wider extension works will be completed when further new housing has been delivered in the area and future S106 contributions have been received;
- 2.4 Should this funding request not be approved, in excess of 60% of the banked S106 contributions will 'expire' in June 2022 and would be returned to the relevant housing developer at this point. This funding needs to be utilised by June 2022 to realise the benefit for Montsaye Academy and its students.

3. Recommendations

- 3.1 It is recommended that the Executive:
- a) Approve the release of £606,446 of Section 106 contributions for Montsaye Academy;
 - b) Approve the delivery of the project by Pathfinder Schools Academy Trust;
 - c) Delegate authority to the Executive Member for Children, Families, Education and Skills in consultation with the Director of Children's Services to enter into a Funding Agreement between North Northamptonshire Council and Pathfinder Schools Academy Trust for the delivery of planned improvement works.
- 3.2 Reason for Recommendations –
- The recommended course of action will allow the timely progression of capital improvement works at Montsaye Academy that are required to improve the educational environment for students and staff;
 - The recommended course of action will benefit students currently being educated at Montsaye Academy;
 - The Council (or customers) will receive the maximum benefit from the option proposed and Montsaye Academy will be able to derive the full benefit of the banked S106 contributions.

4. Report Background

- 4.1 North Northamptonshire Council (NNC) has, or is due to receive, Section 106 developer contributions specifically towards secondary education at Montsaye Academy. In total there are seven different developments, where the Section 106 agreements identifies Montsaye Academy as the beneficiary of these contributions. For the purpose of clarity, this funding cannot be used at any other school;
- 4.2 In total, the Section 106 agreements stipulate that the funding which equates to £2.6m (plus indexation) in total will be received by NNC. However, this request relates only to S106 contributions that have been received and banked by NNC.

At present a total of £606,446 has been received from the three completed developments identified below;

- KE/00/0119, Jubilee Street, Rothwell;
- KET/2012/0528, Land off Harborough Road, Desborough;
- KET/2012/0780 Harrington Road, Desborough;

- 4.3 To ensure that the maximum benefit can be derived from this funding for students currently being educated at Montsaye Academy, it is proposed that works at the school be delivered in a phased manner as and when funding is received by NNC;
- 4.4 The proposed works are required to improve the standard of accommodation available at Montsaye Academy. The main aim of the proposed works is to ensure that the school has the ability to effectively deliver the Science curriculum to current and future students that attend the school and also improve the school's safeguarding arrangements in terms of access to the school site. A full list of the proposed works can be found in section 4.5 of this report.
- 4.5 A feasibility study and detailed design has been commissioned and completed by the Pathfinder Schools Academy Trust (the Trust who operate the school). These design works identified the following works to be progressed as a matter of priority during the 'Phase 1' tranche of works:
- Refurbishment of existing Science Block: The current Science facilities at Montsaye Academy are old and no longer fit for purpose in terms of delivering the current national curriculum to students. The existing accommodation will be completely refurbished and new equipment provided within to address this issue;
 - Extension of dining facilities: To allow the school to address what has become a significant 'pinch point' in terms of student circulation and to facilitate an increase to the school's PAN in the future;
 - Installation of new pedestrian and vehicular access gate: To improve the safeguarding arrangements at the school and to make access to the school site more secure;
 - Miscellaneous works: To improve student circulation around the school site and to address various accessibility issues in parts of the school (replacement lift).
- 4.6 The 'Phase 1' works can also be considered as enabling works to allow a future increase in its PAN from 240 to 270 places per year group, once future S106 contributions have been received from area housing developments to fund the rest of the required works;
- 4.7 The proposed expenditure of £606,446 for the works identified above, was approved at NNC's 'Strategic Capital Board' on 9th August 2021. The total cost of the works will be £628,000, however, NNC's total commitment will be £606,446 and the Academy Trust will provide the rest of the funding for completion of the proposed scheme.

5. Issues and Choices

- 5.1 The only other option available in respect of this proposal is for NNC to hold the S106 funding already received until all developer contributions have been

received and to deliver the planned Phase 1 works as part as a wider project. However, this would mean current students at the school would not benefit from the improved facilities and would continue to be taught in a sub-standard environment;

- 5.2 The proposed works will be fully funded using banked S106 contributions that name Montsaye Academy as the beneficiary of said contributions, they cannot be legally utilised anywhere else. Should the decision be taken to delay the planned works there is a risk that the previously banked contributions would 'expire' and have to be returned to the relevant housing developer. In excess of 60% of the currently banked S106 contributions will expire in June 2022 and this funding must be utilised before this date;
- 5.3 Any funding pass-ported to the Academy Trust that operate the school would be underpinned by a Funding Agreement that would limit NNC's financial liability to the total amount of banked S106 contributions only and assigns all financial risk over and above this value to the Academy Trust delivering the works. This is standard practice when NNC has provided funding for capital works to be delivered by an Academy Trust in the past;

6. Implications (including financial implications)

6.1 Resources and Financial

- 6.1.1 Total capital contributions of £606,446 have been invoiced and received by NNC.
- 6.1.2 For the purpose of clarity, the S106 agreements that will provide the funding in question name Montsaye Academy as the beneficiary of the funding and it cannot be used by NNC for any other purpose;
- 6.1.3 There are no other resources or financial implications arising from this proposal. The project will be delivered by the Academy Trust and supported and monitored by Officers within the School Place Planning Team at nil cost to NNC.

6.2 Legal

- 6.2.1 This proposal would have limited legal implications for NNC, the pass-ported of any funding would be underpinned by a 'Funding Agreement'. This agreement will clearly set out the roles and responsibilities of all parties and identify for which purpose the funding may be utilised;
- 6.2.2 There are no other legal implications arising from the proposals.

6.3 Risk

- 6.3.1 There is no risk to NNC associated with the delivery of this project; the Funding Agreement that will underpin the delivery of the proposed scheme will limit NNC's financial liability in respect of this scheme to the value of the banked S106 contributions only. The Funding Agreement allocates all risk associated with delivery of the scheme to Pathfinder Schools.

6.3.2 The biggest risk associated with the proposed scheme would arise from any decision not to approve this proposal and funding request. In excess of 60% of the banked S106 contributions that form the funding stream for these proposed works are due to expire in June 2022. If this funding has not been used by this date it would be returned to the housing developer who made the original contribution and it could then not be used for the benefit of current and future students attending Montsaye Academy.

6.4 Consultation

6.4.1 The decision to approve expenditure of S106 funding received would be the decision of NNC and is not subject to any statutory consultation process. As such, there is no requirement for any consultation on the matter to have been conducted.

6.5 Consideration by Scrutiny

6.5.1 None.

6.6 Climate Impact

6.6.1 Any construction works at Montsaye Academy would have a limited climate impact, which will be managed via the relevant planning process;

6.6.2 The request to passport the funding itself to Montsaye Academy has no direct climate impact.

6.7 Community Impact

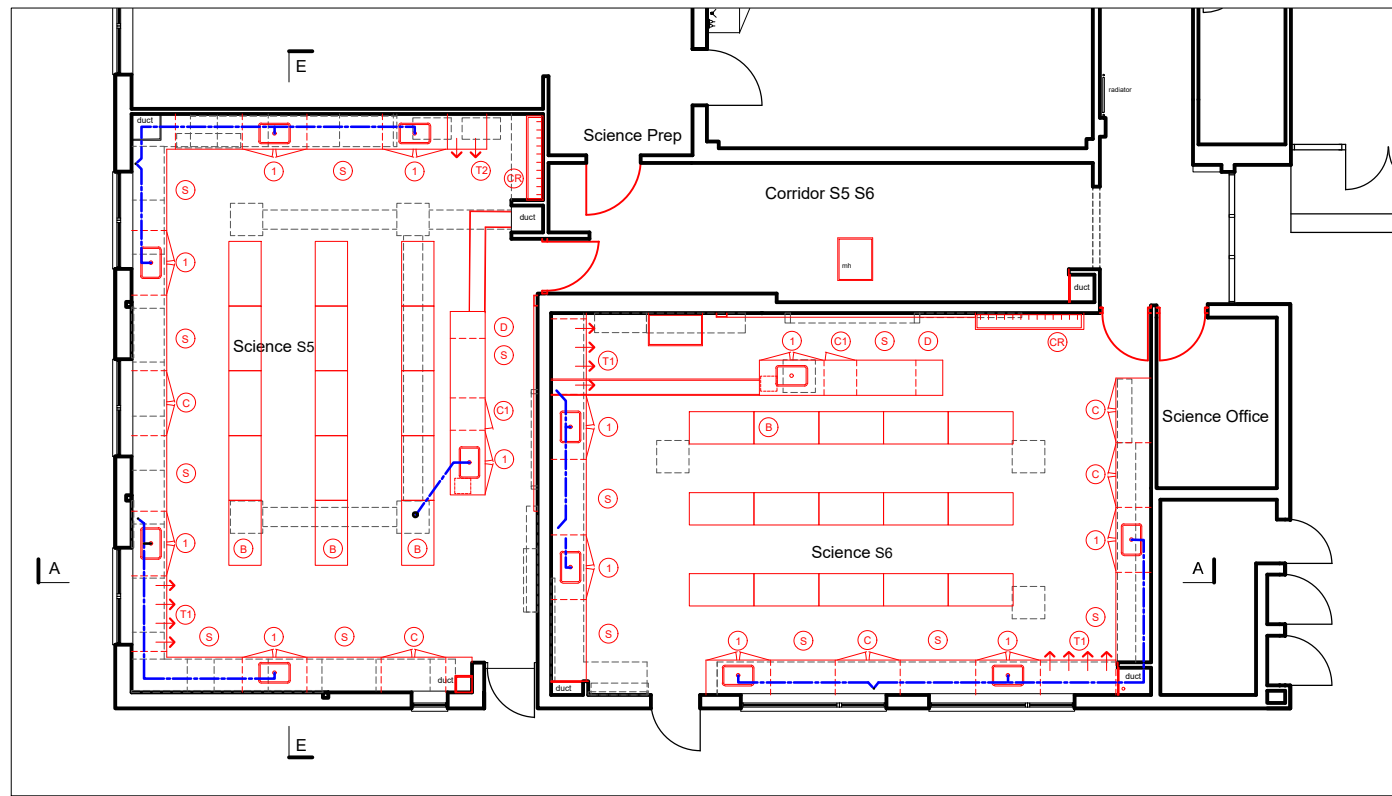
6.7.1 This proposal can be considered to have a positive impact upon on both students that currently attend Montsaye Academy or will do in the future by providing access to improved educational facilities.

6.7.2 The planned 'Phase 1' tranche of works that this funding request relates to, can also be considered facilitating works for a future increase in Montsaye Academy's PAN from 240 to 270 places and will provide 150 new secondary school places in the future. As such, this proposal will have a further positive community impact as it will help provide sufficient secondary school places in this area of North Northants in the future.

7. Background Papers

7.1 None.

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Science S5

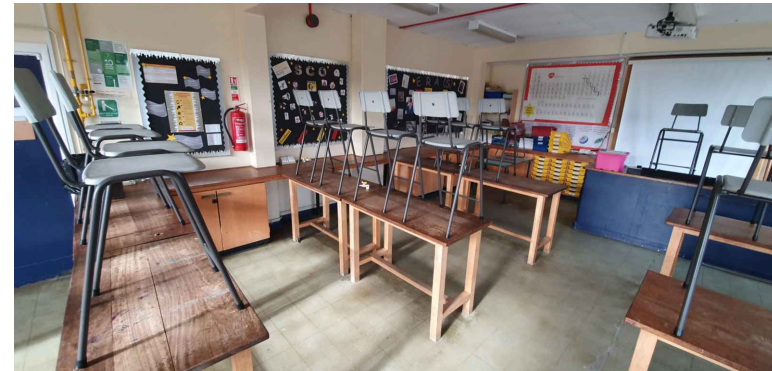
Science S6



Science Lab S8



Science Lab S6

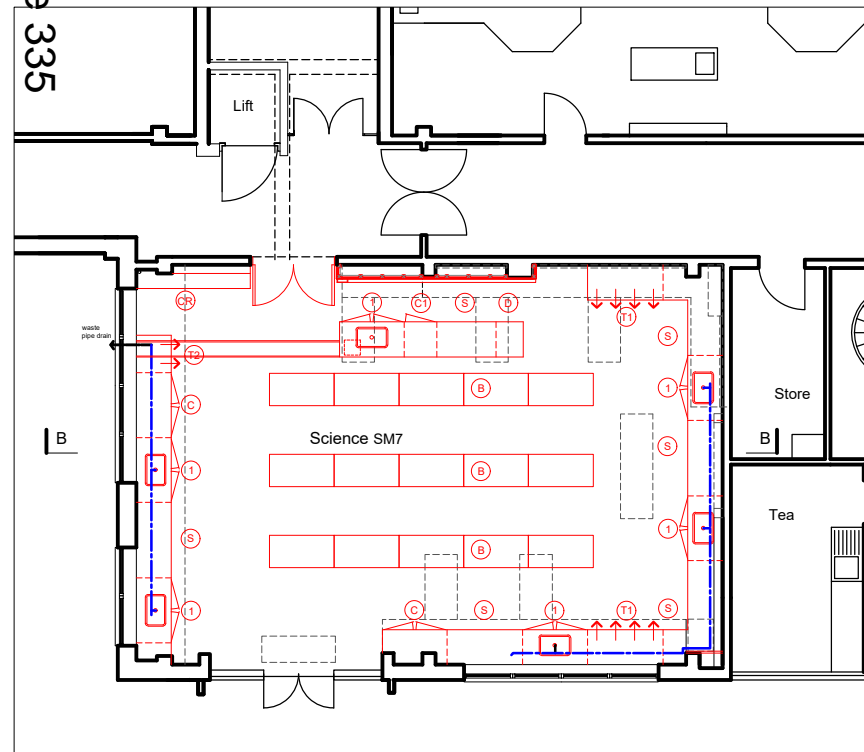


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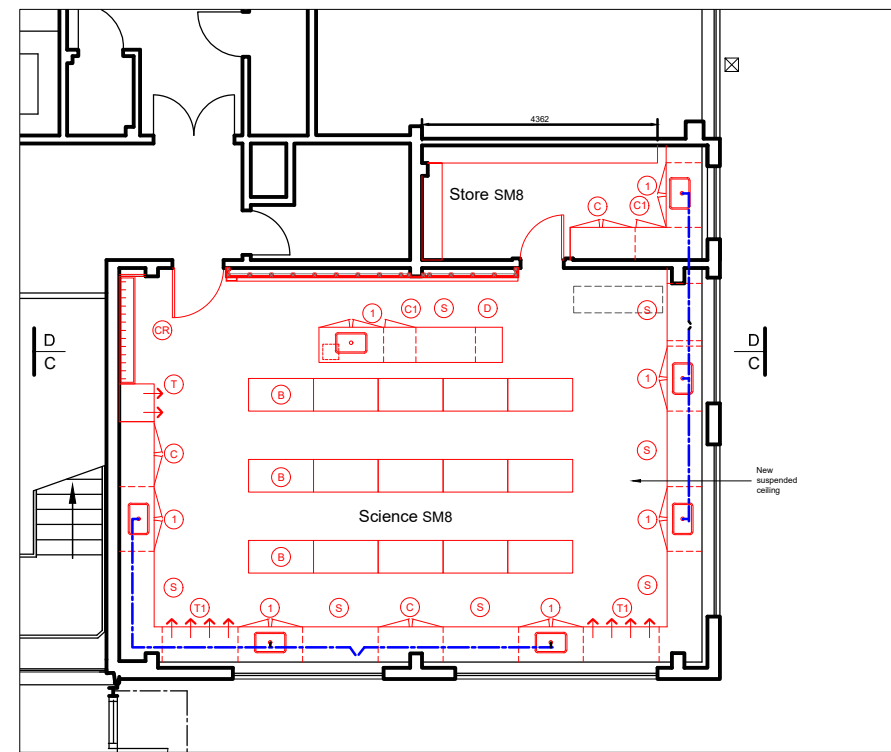


Science Lab S5

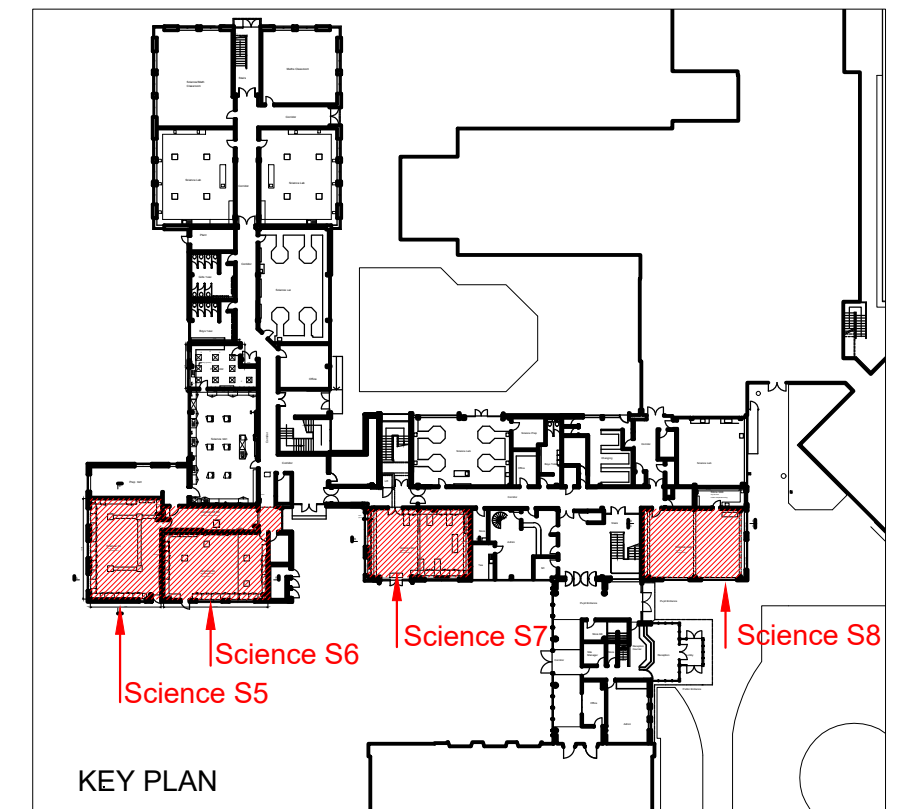
Page 335



Science S7



Science S8



Revisions

Client
Montsaye Academy

Drawn
AR

Project
Feasibility II - Improvements

Date
April 2021

Drawing
Science Laboratories

Scale
1/100@A1



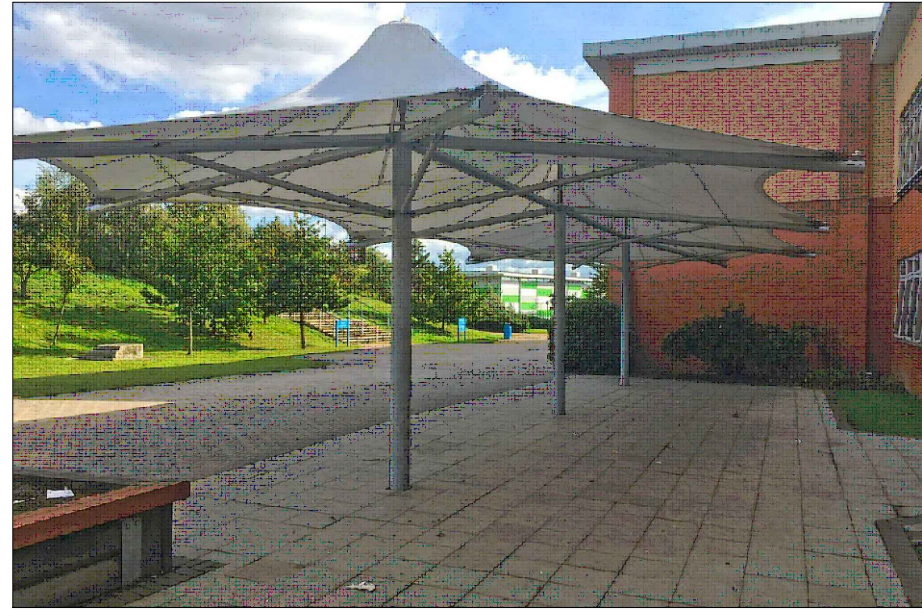
Stimpson Walton Bond
Chartered Architects
59 York Road Northampton NN1 5QL
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CDM Principal Designer
Telephone: (01604) 633155
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Drawing No.
2019/58/210

Revision

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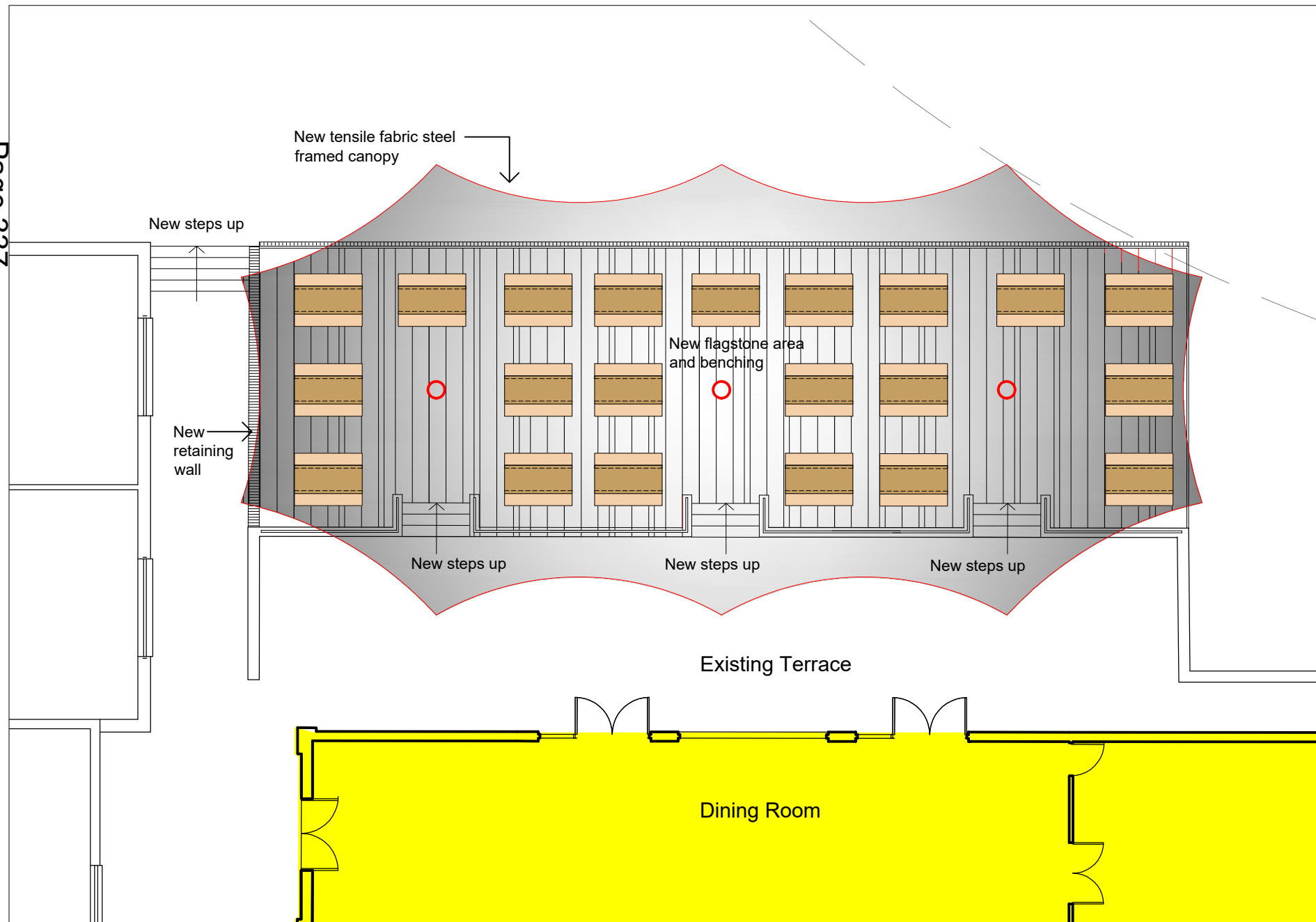


Examples of canopy



Photos As Existing

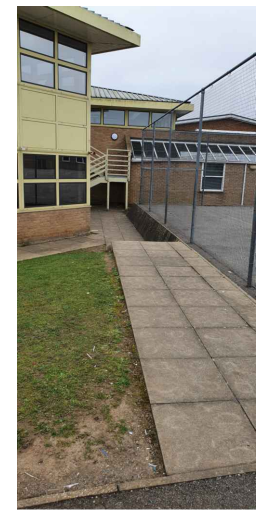
Page 337



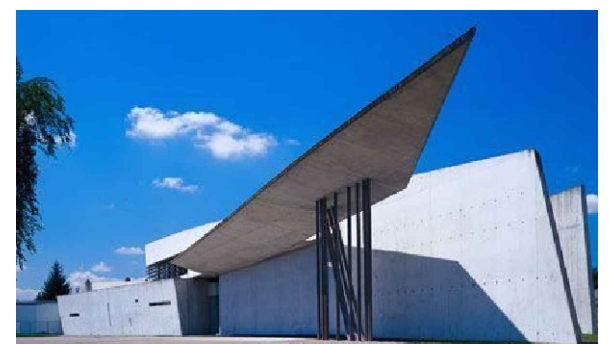
Client	Montsaye Academy	Drawn	AR
Project	Feasibility II - Improvements	Date	April 2021
Drawing	Dining Room Terrace Extension	Scale	1/100@A1

	Stimpson Walton Bond Chartered Architects		CDM Principal Designer
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Drawing No. 2019/58/211			Revision

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Photos As Existing

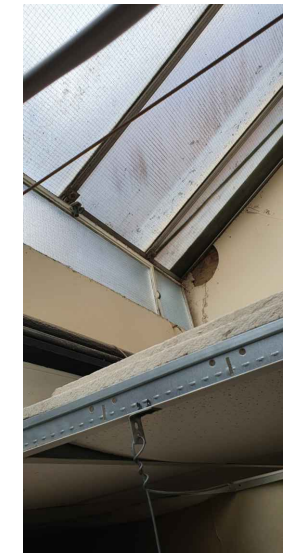
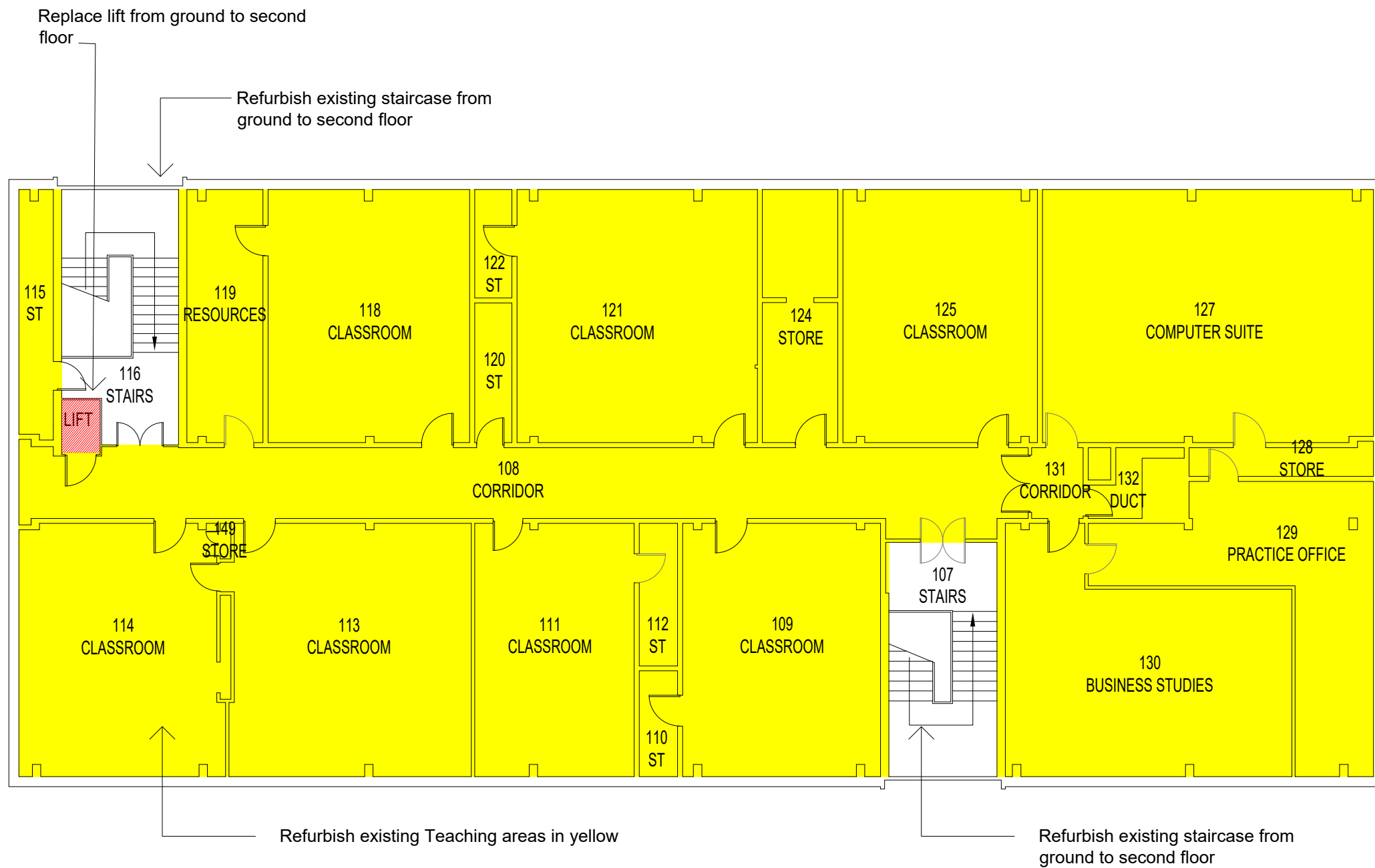


Examples of canopy types

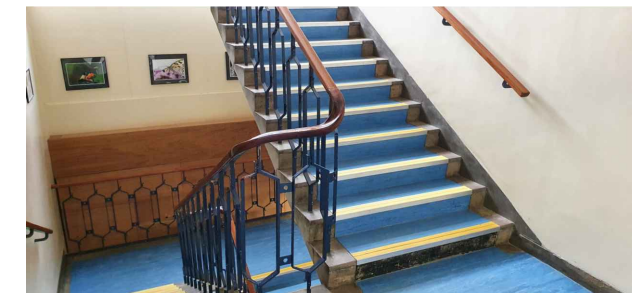
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Project	Feasibility II - Improvements	Date	April 2021
Drawing	DT Courtyard	Scale	1/100@A1

	Stimpson Walton Bond Chartered Architects 59 York Road Northampton NN1 5QL E mail: enquiries@swbarchitect.co.uk	CDM Principal Designer Telephone: (01604) 633155 Web: www.stimpsonwaltonbond.com	Drawing No. 2019/58/113 Revision
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Classroom and area above suspended ceiling



Staircase in main teaching block

<p>Montsaye Academy Feasibility II - Improvements Second Floor Classrooms, Staircases and Lift</p>		
<p>Drawn ASR</p>	<p>Date April 2021</p>	<p>Scale 1/150@A3</p>

	<p>Stimpson Walton Bond Chartered Architects</p>	<p>CDM Principal Designer</p>
	<p>59 York Road Northampton NN1 5QL E mail: enquiries@swbarchitects.co.uk</p>	<p>Telephone: (01604) 633155 Web: www.stimpsonwaltonbond.com</p>

<p>Drawing No 2019/58/310</p>
<p>Rev</p>

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EXECUTIVE 26th AUGUST 2021

Report Title	Proposal to fund a 'Connected Offer' or annex site to Isebrook SEND College at the 'Four Seasons' building, Kettering.
Report Author	Chris Wickens, Head of School Place Planning – Chris.Wickens@northnorthants.gov.uk
Executive Member	Cllr Scott Edwards, Executive Member for Children, Families, Education and Skills

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

List of Appendices

No appendices

1. Purpose of Report

- 1.1. The purpose of this report is to provide Members with all the necessary information to make a fully informed decision on the proposal to fund an annex site or 'Connected Offer' provision to Isebrook SEND College, Kettering.

2. Executive Summary

- 2.1 North Northamptonshire Council (NNC) has a statutory obligation of providing a sufficiency of school places across all phases of education and in all areas of North Northamptonshire;
- 2.2 The current and forecast demand for secondary SEND places within North Northamptonshire means that NNC is currently at risk of failing to meet this statutory obligation and that immediate action is required to provide additional SEND capacity;

- 2.3 This report presents a proposal for approval that will assist NNC in fulfilling this statutory obligation within the area, through the provision of an annex site or 'Connected Offer' to Isebrook SEND College, that will provide an additional 20 secondary SEND places from 21/22 onwards;
- 2.4 The report seeks to establish the reasons that this proposal has been made and provide the required evidence to support the reasons for recommendations made in section 3.2 of this report., This evidence will include; the demand for the new provision, the benefits the 'Connected Offer' will provide to students that will attend the provision and the financial benefits that will be realised by NNC as a result;
- 2.5 The provision of the 'Connected Offer' will cost £531,886 and it is proposed that NNC fund this proposal from available and uncommitted 'SEND Capital Grant' funding received from central government. This funding is ring-fenced specifically for the 'provision of new and improvement of existing SEND places'.

3. Recommendations

- 3.1 It is recommended that the Executive:
- a) Note the proposal to establish an annex site or 'Connected Offer' provision to Isebrook SEND College at the 'Four Seasons' building, Kettering by the Creating Tomorrow Academy Trust (the Academy Trust that operates Isebrook SEND College)
 - b) Approve the required expenditure of £481,886 to allow for the progression of the proposed scheme and to note that this scheme will be funded via SEND Capital Grant funding received directly from central government;
 - c) To delegate authority to the Executive Member for Children, Families, Education and Skills in consultation with the Executive Director of Children's ServicesE to complete all necessary documentation to ensure effective delivery of the scheme.
- 3.2 Reason for Recommendations:
- The recommended course of action is the most cost-effective manner of providing additional SEND places in the Kettering area of North Northants;
 - The Council and its customers will receive the maximum benefit from the option proposed. The proposal will provide a bespoke specialist education provision within the area that is not currently available, that is specifically designed to meet the individual needs of the cohort of students that will attend the new provision;
 - To proposal will assist the Council in fulfilling its statutory obligations of providing a sufficiency of SEND places by providing an additional 20 secondary SEND places in the area.

4. Report Background

- 4.1 As of September 2021, it is forecast that there will be a deficit of circa 25 primary and 135 secondary SEND places in North Northamptonshire as a whole. This deficit of places has been calculated by comparing demand with the total capacity provided by the SEND units (attached to mainstream schools) and the specialist provision (special schools) located in the area;

- 4.2 This is despite NNC's predecessor organisation, Northamptonshire County Council, providing the following new SEND capacity between 2015 and 2020 in the area in which now forms North Northamptonshire;
- 93 new primary places via extensions to existing SEND schools and SEND units;
 - 111 new secondary places via extensions to existing SEND schools and SEND units;
 - The establishment of a new 100 place 'all-through' SEND school;
- 4.3 A new secondary SEND free school is due to open in the East Northants area from September 2021, will provide 27 places in its first year of operation (and 100 new secondary SEND places in total once full). This new school will provide much needed new capacity within North Northamptonshire and will assist in mitigating against the forecast deficit of secondary SEND places from September 2021;
- 4.4 However, further new capacity will still be required to help mitigate against the forecast deficit of SEND places in North Northamptonshire both now and in the future. SEND pupil projection forecasts collated by NNC indicate that the total number of children and young people in receipt of an Education Health & Care (EHC) Plan is forecast to increase by 520 or 23% in the period 2021 – 2025;
- 4.5 The proposal to establish an annex site or 'Connected Offer' to Isebrook SEND College will provide an initial 10 new places for the 2021/22 academic year and a total of 20 places from the 2022/23 academic year onwards;
- 4.6 As well as providing much needed additional new capacity to assist in meeting demand in North Northamptonshire, the 'Connected Offer' will also meet the needs of a new and growing cohort of circa 20 students within the area. The students that the proposed new provision will cater for have a primary SEND need of 'Social, Emotional & Mental Health (SEMH) and can be categorised as 'anxious school refusers' who are of average or above average ability;
- 4.7 This proposal is the result of a collaboration between Officers within the EHC team at NNC and the Creating Tomorrow Academy Trust. It has been specifically designed to provide both bespoke accommodation and a bespoke method of curriculum delivery that are tailored to meet the individual needs of the students that will attend it. The new provision is expected to significantly improve both the attainment levels achieved by this cohort of students and positively impact their future life chances as a result;
- 4.8 Should NNC be unable to place a child or young person in receipt of an EHC Plan within a SEND unit or specialist provision within its maintained or academy estate, NNC will be legally required to secure a place in an independent or out of county provision to ensure it continues to fulfil its statutory obligations in this respect. Places in independent or out of county provisions are significantly more costly than those in NNC's maintained and academy SEND estate, and the utilisation of these places represent a significant pressure to the High Needs Block (HNB) of the Dedicated Schools Grant (DSG), which provides the revenue funding for all specialist places. This budget is under significant pressure at the current time and additional places are required within the maintained and academy estate to mitigate against this particular issue. It is forecast that the HNB of the DSG will overspend by £3m in the 2021/22 financial year;

- 4.9 Revenue funding from the HNB of the DSG in the amount of £320,000 (for the initial 10 students) has been agreed as the base funding for the proposed new 'Connected Offer'. Had these same 10 students been placed in independent or out of county provision it would have cost the HNB £762,000 in total to educate same 10 students in the 2021/22 academic year. This proposal can therefore be considered to represent a cost avoidance benefit to the HNB of the DSG £442,000 for the 2021/22 academic year. This cost avoidance benefit will increase in future academic years as the 'Connected Offer' grows in size;
- 4.10 The 'Four Seasons' building which will provide the site for the proposed 'Connected Offer' provision is a former Day Centre for elderly people owned by NNC, located in School Lane, Kettering. The building has already been leased to the Creating Tomorrow Academy Trust for delivery of the proposed new provision. The building needs significant refurbishment to make it suitable to accommodate an education provision for students with additional needs. Works required include;
- Refurbishment and redecoration of all internal areas;
 - Works to increase robustness of the structure to ensure suitability for cohort of students that will attend the provision i.e. window replacement;
 - Reconfiguration and redecoration of all toilet facilities;
 - Replacement of end of life Mechanical & Engineering elements of the building;
 - Refurbishment of existing Café/Kitchen area;
 - Works to provide a secure perimeter and access to the building;
- 4.11 The anticipated cost of these works is £531,886, however, £50,000 was previously committed to this scheme by Northamptonshire County Council and remains unspent, so this request for expenditure equates to £481,886 in new funding;
- 4.12 All works will be funded from SEND Capital Grant funding that was allocated to Northamptonshire County Council for the 2020/21 financial year. This funding was provided specifically to NNC's predecessor organisation for the provision of 'new or improved' SEND places and is ring-fenced for this purpose. NNC has more than sufficient SEND Capital Grant funding available to it for the delivery of this scheme;
- 4.13 It is estimated that the construction programme for the proposed works will take approximately 12 weeks once a contract has been awarded for the works.

5. Issues and Choices

- 5.1 This proposal relates to the fulfilment of NNC's statutory obligations in respect of the provision of a sufficiency of SEND places in North Northamptonshire. Taking no action would have represented a clear and immediate risk to these statutory obligations and resulted in an increased pressure of the HNB of the DSG as identified in section 4.9 of this report and was therefore not a viable option;
- 5.2 The provision of a stand-alone building at Isebrook SEND College was considered, however, this was discounted due to restrictions in the physical space on the school site and as a building located on an operational school site

would not meet the individual needs of this cohort of students. Further site searches were conducted in the town of Kettering but no other suitable site was identified as being suitable from either a physical or financial perspective;

- 5.3 The current proposal will realise the following benefits and can be considered to represent the best choice for the provision of new secondary SEND places in the Kettering area of North Northamptonshire at the present time;
- The proposed provision will provide 20 new secondary SEND places to assist NNC fulfil its statutory obligations;
 - The proposed provision will provide a bespoke new provision to meet the individual needs of a new and growing cohort of students in the area that is not currently available and is expected to increase the life chances of the students that attend the provision;
 - The proposal represents a cost avoidance benefit to the HNB of the DSG of £442,000 in its first year of operation, which can be expected to approximately double from its second year onwards. This cost avoidance benefit will repay the capital outlay for the scheme in 16 months.

6. Implications (including financial implications)

6.1 Resources and Financial

- 6.1.1 This scheme will require approval of £481,886 for its progression (in addition to the £50,000 that was approved by NNC's predecessor organisation for this purpose). As per section 4.12 of this report, the scheme will be 100% funded by SEND Capital Grant funding received from central government for this purpose;
- 6.1.2 The proposed new unit will require revenue funding for its operation from the 2021/22 academic year onwards from the HNB of the DSG. The proposal will receive £320,000 of revenue funding in its first year of operation which will double from the second year as the 'Connected Offer' will double its capacity. However, the proposal represents a substantial cost avoidance benefit as identified in section 4.9 of this report;
- 6.1.3 This construction works related to this scheme will be project managed by colleagues within NNC's Capital Projects Team and sufficient resource is available within the team for this purpose.

6.2 Legal

- 6.2.1 There are no legal implications arising from this proposal.

6.3 Risk

a) Risk(s) associated with the proposal

Risk	Mitigation	Residual Risk
Costs higher than available budget	All works to be procured through NNC procurement frameworks or with three quotes to be obtained to ensure best value is achieved. Sufficient SEND Capital Grant available for delivery of scheme.	Green
Covid-19 impacts upon delivery of schemes	Timeframes for delivery arranged in full accordance with the school and in full compliance with all government advice	Green

b) Risk(s) associated with not undertaking the proposal

Risk	Risk Rating
NNC fails to fulfil its statutory obligation of providing a sufficiency of secondary school SEND places.	Red
The cohort of students that will attend the proposed new provision do not attend a setting that is best placed to meet their individual needs and they do not realise their potential.	Red
NNC does not realise the cost avoidance benefits that the proposal would deliver and additional pressure on the HNB of the DSG is realised.	Red

6.4 Consultation

6.4.1 No statutory consultation process is required in relation to this proposal.

6.5 Consideration by Scrutiny

6.5.1 None.

6.6 Climate Impact

6.6.1 The refurbishment and replacement of end of life Mechanical & Engineering elements within the 'Four Seasons' building, in addition to the replacement of windows on site, will ensure that the building is far more energy efficient than it is at present;

6.6.2 The provision of an increased number of secondary SEND places within the Kettering area will ensure that students attending the new provision will not be required to travel to independent or out of county provisions located further from

their place of residence. This reduction in journey times can be considered to be a positive climate impact.

6.7 Community Impact

6.7.1 If approved, this proposal will create a bespoke educational provision designed to cater towards the individual needs of a new and growing cohort of students within North Northamptonshire and one that will benefit all future students that attend this provision. This proposal will have a positive impact upon the SEND community within the area.

7. Background Papers

7.1 None.

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Executive 26th August 2021

Report Title	Enforcement Policy
Report Author	Iain Smith, Assistant Director – Regulatory Services
Lead Member	Cllr Steven North – Executive Member for Growth and Regeneration Cllr Andy Mercer – Executive Member for Housing and Community

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

List of Appendices

Appendix A – North Northants Enforcement Policy

1. Purpose of Report

- 1.1. The Enforcement Policy was drafted as a whole council document ready for vesting day and approved in principle by Shadow Executive in March 2021. The Policy needs to be approved by the Executive following updates and amendments made since it was approved in principle in March.

2. Executive Summary

- 2.1 This report presents for approval the Enforcement Policy. The policy was approved in principle by the Shadow Executive in March 2021. At the time of presentation at Shadow Executive it was noted that the Enforcement Policy Statement for Building Control was not available at the time of submission and would be required to be included at the earliest opportunity.

- 2.2 The Enforcement Policy in Appendix A now includes the Building Control requirement. In addition, each of the main enforcement services undertook a further review to ensure the policy is up to date. The Private Sector Housing Enforcement section has also been updated to include legislation that came into force on the 1st of April 2021 in addition to reviewing the content for consistency and clarity.
- 2.3 The policy has also been transferred into the new corporate policy template and necessary checks undertaken to ensure it meets the required accessibility standards in order to be added to the council's website.

3. Recommendations

- 3.1 It is recommended that the Executive:
- a) Approve the Enforcement Policy attached at Appendix A
- Reasons for recommendations
- 3.2 The adoption of an enforcement policy by the Council provides clarity as to the regulatory approach which will be adopted by the Council. Adoption of the policy ensures that the Council discharges its obligations under the Regulator's Code, issued by the Better Regulation Delivery Office (BRDO) pursuant to the Legislative and Regulatory Reform Act 2006.

4. Report Background

- 4.1 The Enforcement Policy was developed through the Future Northants Programme as a key policy to be in place for vesting day¹. The policy was redesigned to be one policy for the whole authority instead of multiple enforcement policies across a variety of services. It sets out the key principles under which officers will seek to achieve compliance with legislation they enforce and provides an overarching framework for regulatory activity.
- 4.2 The purpose of the policy is to secure an efficient, proportionate, consistent and effective approach to all regulatory, inspection and enforcement activity undertaken by the Council. The effect of the policy will be to improve compliance with legislation whilst minimising the burden on businesses, individuals, organisations, and the Council.
- 4.3 In furtherance of the above aims, the policy addresses a wide range of issues including:
- 4.3.1 Standards for enforcement officers, including openness and honesty;
 - 4.3.2 Proportionality and consistency;
 - 4.3.3 Available enforcement activity and action;

¹ The date of implementation of local government reorganisation in Northamptonshire - 1 April 2021

- 4.3.4 Relationship with other remedies, e.g. proceeds of crime applications;
 - 4.3.5 Promotion of equality and diversity, and recognition of human rights;
 - 4.3.6 Evidence gathering;
 - 4.3.7 Charges and costs.
- 4.4 The draft policy was approved by the Shadow Executive in March 2021 in principle; however it was noted that there were areas that required completion. This work has now been concluded and the policy is recommended for adoption.

5. Issues and Choices

- 5.1 The Council is required to have an enforcement policy in place and published on the website in order to detail how and when enforcement action may be taken. The policy provides an overview of the Council's approach to enforcement and when action will be taken. There are a number of services across directorates that have enforcement powers, therefore each area has, within separate schedules, specific detailed enforcement powers that may be utilised.
- 5.2 The enforcement policy has now been updated to include enforcement appendices for all of the Council's activities. The Shadow Executive sought updates to, and completion of, the enforcement policy, which has now been undertaken. The policy provided in Appendix A has been re-designed into the new corporate policy template and meets the accessibility criteria for publication on the website.

6. Implications (including financial implications)

6.1 Resources and Financial

- 6.1.1 The Council is required to ensure that officers undertaking enforcement are appropriately resourced and trained in using the powers within their respective services. This includes continual professional development and formal training to competency in using specific equipment.
- 6.1.2 The enforcement services are resourced within existing budgets and training and recruitment processes are in place to ensure staff with the right training and experience for the role are recruited.

6.2 Legal

- 6.2.1 Part 2 of the Legislative and Regulatory Reform Act 2006 (LRRRA 2006) relates to the exercise of regulatory functions and prescribes at section 21 that those exercising regulatory functions must have regard to the statutory principles:

- (a) regulatory activities should be carried out in a way which is transparent, accountable, proportionate and consistent;
- (b) regulatory activities should be targeted only at cases in which action is needed.

The LRRRA 2006 also made provision for the adoption of a Regulators Code, which was issued by the Better Regulation Delivery Office and came into force on 6 April 2014. The Council has a statutory duty to have regard to this code when developing policies and operational procedures in respect of regulatory activities. It also requires regulators to publish clear and transparent information on their enforcement policy, explaining how they will respond to non-compliance. Departure from the published enforcement policy must be exceptional, justified and approved by an appropriate manager.

- 6.2.2 Where a prosecution is contemplated as an outcome of application of the enforcement policy, the Code for Crown Prosecutors will be complied with, along with other nationally recognised guidance.
- 6.2.3 The Council must have due regard to the Public Sector Equality Duty under the Equality Act 2010 when carrying out any functions including developing any policies that may have any effect on any protected persons, in particular the duty to eliminate discrimination, harassment and victimisation and advance equality of opportunity and fostering good relations. Local Authorities also have a duty under the Human Rights Act 1998, when carrying out any function, not to act incompatibly with rights under the European Convention for the Protection of Fundamental Rights and Freedoms.

6.3 Risk

- 6.3.1 In order to reduce any risk of legal challenge to the authority for legal action taken, it is necessary to have an approved and published enforcement policy that clearly sets out the council's process for enforcement action in place and published on the website.

6.4 Consultation

- 6.4.1 This policy has not been published for public consultation. This policy states how, as an authority, we will consider taking enforcement action and details the enforcement types that are available to councils nationally, they are not specific to North Northamptonshire Council.
- 6.4.2 The policy was derived from an amalgamation of existing legacy enforcement policies already in place and published across the North. As part of the Future Northants Programme the four existing policies were reviewed and combined into one policy.

6.4.3 Formal public consultation was not undertaken as part of the process pre vesting day for this policy. Best practice suggests that public consultation of the document should be considered as part of its next formal review.

6.5 **Consideration by Scrutiny**

6.5.1 This policy has not been considered by Scrutiny during its formulation but is eligible for call-in in accordance with the Access to Information Procedure Rules and the Scrutiny Procedure Rules in the Council's Constitution (Parts 5 and 7 respectively).

6.6 **Climate Impact**

6.6.1 There is no adverse climate impact arising from the adoption and application of this policy however environmental improvement will be achieved through some of the enforcement provisions provided within it.

6.7 **Community Impact**

6.7.1 This policy affects all areas and communities of the authority from businesses to individuals. The aim of the policy is to set out in a clear and transparent way how the Council will manage its approach to regulatory matters. The policy also explains the approaches available to the Council when determining the most appropriate action to be taken, as well as the types of powers that are available to the authority to ensure compliance.

6.7.2 An initial Equalities Impact Assessment has been undertaken in relation to the new policy. A full impact assessment was not required as the policy has a neutral impact across all groups.

7. **Background Papers**

7.1 The following documents have been utilised in the drafting of this report:

7.1.1 BDRO - Regulators Code - April 2014;

<https://www.gov.uk/government/publications/regulators-code>

7.1.2 Legislative and Regulatory Reform Act 2006;

<https://www.legislation.gov.uk/ukpga/2006/51/contents>

7.1.3 Legislative and Regulatory Reform (Regulatory Functions) Order 2007

<https://www.legislation.gov.uk/uksi/2007/3544/contents/made>

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North
Northamptonshire
Council

Enforcement Policy

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www.northnorthants.gov.uk

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Issue	Date	Comments
1.0	1/4/2021	Approved by Shadow Committee 25 th March 2021
1.1	June 2021	Review of policy addition of Building Control

NB: Draft versions 1.0 - final published version 1.1

Consultees

Internal	External
e.g., Individual(s) / Group / Section	e.g., Stakeholders / Partners /Organisation(s)

Distribution List

Internal	External
e.g., Individual(s) / Group / Section	e.g., Stakeholders / Partners /Organisation(s)

Links to other documents

Document	Link

Contents

Section	Page
1.0 Introduction	5
2.0 Scope	5
3.0 Compliance with the Primary Authority Principle	6
4.0 Standards	7
5.0 Openness	7
6.0 Helpfulness	7
7.0 Proportionality	7
8.0 Consistency	8
9.0 Levels of enforcement action	8
10.0 Statutory (legal) notices	9
11.0 Written undertakings and enforcement orders	10
12.0 Injunctions and other civil actions	10
13.0 Fixed penalty notices	10
14.0 Penalty charge notices	11
15.0 Revocation, suspension, and withdrawal of licences and permits	11
16.0 Forfeiture	11
17.0 Alternative sanctions	11
18.0 Simple cautions	11
19.0 Prosecutions	12
20.0 Appeals, challenges and making representation about an enforcement decision	13
21.0 Proceeds of crime	13
22.0 Charges and costs	14
23.0 Enforcement in Local Authority-run establishments	14
24.0 Gathering of evidence	14
25.0 Equality and diversity	16
26.0 Protection of human rights	16
27.0 General principles of officer conduct	16
28.0 Complaints, compliments and suggestions	17
29.0 Review of this Enforcement Policy	17
30.0 Enforcement Policy Schedule: Trading Standards	18
31.0 Enforcement Policy Schedule: Environmental Crime	20
32.0 Enforcement Policy Schedule: Community Safety	21
33.0 Enforcement Policy Schedule: Planning & Development Service	23
34.0 Enforcement Policy Schedule: Private Sector Housing	32
35.0 Enforcement Policy Schedule: Building Control	42

Section	Page
Appendix A: Private Sector Housing Civil Penalties	46
Appendix B: The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 Matrix	54

1.0 Introduction

1.1 North Northamptonshire Council's Enforcement Policy provides an overarching framework under which the Council carries out its enforcement investigations and action. All staff employed and contracted by the Council are expected to follow this policy.

Whilst this policy seeks to explain key themes and general principles, members of the public and businesses are advised that detailed service-specific enforcement arrangements exist including those in the schedule to this policy.

1.2 The Council is committed to maintaining and developing good enforcement policies and procedures and carrying out enforcement functions in an equitable, practical, and consistent manner, which helps to promote a thriving economy.

1.3 The purpose of this policy is to secure an efficient and effective approach to all council regulatory inspection and enforcement functions and improve compliance with legislation whilst minimising the burden on businesses, individuals, organisations, and the Council.

This is in accordance with the Regulator's Code, published by the Better Regulation Delivery Office (BRDO)¹. www.gov.uk/government/organisations/better-regulation-delivery-office

1.4 In certain instances, the Council may conclude that a specific provision of the Code is either not applicable or is outweighed by another consideration. The Council will ensure that any decision to depart from the Code will be properly reasoned, documented, and based on material evidence.

1.5 This policy explains the approach adopted when carrying out the Council's duty to enforce a wide range of legislation and is written in general terms to accommodate this.

1.6 The Council will endeavor to serve residents, businesses, and consumers by working with the business community to ensure healthy, fair, and safe trading, and a thriving economy. The Council will take particular care to help compliance focused small businesses, individuals, voluntary and community organisations to meet their legal obligations at minimal or proportionate cost.

1.7 The Council recognise that the public have a responsibility as guardians of their own community and locally decided remedies are encouraged to build stronger communities. This extends to providing authority for enforcement, on request and subject to controls, to town and parish councils and other agencies, where appropriate.

1.8 When the Council takes enforcement action, it will take account of national priorities alongside local priorities that exist at the time of any intervention, investigation, or offence.

1.9 Enforcement interventions may be targeted according to Council, neighbourhood or area priorities.

2.0 Scope

2.1 This policy relates to all Council services which operate a regulatory function within or on behalf of the Council.

Examples of service areas which enforce legislation and have a regulatory function include:

- Environmental Health (food safety, health and safety, environmental protection, public health, environmental crime and nuisance)
- Trading Standards (doorstep crime, fraud, animal health, counterfeiting, underage sales, weights and measures, food labelling, rogue trading)
- Planning, Development and Building Control
- Private Sector Housing
- Travellers Unit (Unauthorised Traveller Encampments)
- Licensing (alcohol, hackney carriage and private hire vehicles, gambling, street trading and caravan site licensing)
- Council Tax, Benefit and Blue Badge fraud
- Waste management and street scene/environmental services including, but not limited to fly-tipping, littering and other waste offences
- Anti-social behaviour and other Community Safety matters
- Parking Services
- Highways
- Animal Welfare

Please note that this list is not exhaustive and refers to the 'traditional' name of the service area/function for simplicity.

2.2 This policy provides an overarching framework for Council employees, contractors, and hosted services to operate within but is also designed to provide those people who may be affected by regulatory decisions (members of the public, commercial businesses or voluntary organisations) with an overview of the Council's approach and general operating principles.

2.3 Local task specific enforcement procedures, for example for planning, trading standards and parking enforcement exist as part of this policy to provide further detail to the public. These can be accessed on the Council's website or obtained in hard copy format by contacting the relevant service area.

3.0 Compliance with the Primary Authority Principle

3.1 The Regulatory Enforcement and Sanctions Act 2008 introduced Primary Authority Partnerships. A Primary Authority is a local authority registered by The Office for Product Safety and Standards (OPSS), as having responsibility for providing advice and guidance to a particular business or organisation where this business is subject to regulation by more than one local authority.

3.2 We will give due consideration to any business, that wishes to enter into a Primary Authority Partnership arrangement with North Northamptonshire. We are committed to communicate with other Primary Authorities at an early stage whenever the circumstances require it.

3.3 If we come to a decision to take enforcement action against a business that has a Primary Authority Partnership with another regulator; we will notify the Primary Authority of the action we propose to take or have taken.

3.4 The Primary Authority has the right to object to our proposed action and they or we may refer the matter to the Regulatory Delivery Team for their adjudication and final decision.

4.0 Standards

- 4.1 All officers engaged in enforcement functions are appropriately trained and authorised to ensure the highest standards of service delivery.
- 4.2 The Council expects residents and businesses to act on its officers' advice when given. If a resident or business operator chooses not to act on this advice, an enforcement intervention should be expected.
- 4.3 Enforcement action relies upon sufficient evidence to prove or support action being taken. The Council cannot act formally in any case where there is insufficient evidence. In such cases, details will be used for intelligence purposes and may be used to support informal action.
- 4.4 In cases where there is an imminent risk to health or the environment, enforcement action may be taken before the right of challenge can be heard.
- 4.5 Section 19 of this policy provides details on how to appeal or challenge an enforcement decision and Section 27 of this policy provides details of the Council's complaints procedure.

5.0 Openness

- 5.1 The Council will provide information and advice in plain language and will seek to explain clearly how it undertakes its work. The Council will discuss general issues, individual compliance failures or problems with anyone experiencing difficulties on request.
- 5.2 A business or individual, will be notified of intended enforcement action as soon as is feasible, unless this could hamper an investigation or pose a safety risk to those concerned, the environment or the general public.

6.0 Helpfulness

- 6.1 The Council believes prevention is better than cure and therefore encourages businesses and others to seek advice to assist with compliance. The Council provides a range of chargeable complementary services including Primary Authority partnerships to help with this.
- 6.2 In correspondence, the Council will identify named contacts for service-related queries or complaints. Written correspondence will contain a unique reference number which can be quoted when contacting the Council.
- 6.3 The Council makes businesses and customers aware of the enforcement policy and changes to the enforcement policy during site visits, through correspondence and consultation processes, and will provide a printed copy of this policy on request. The enforcement policy will be made available on the council website.

7.0 Proportionality

- 7.1 The Council will endeavor to ensure that any action it requires an individual or business to take, is proportionate to and balanced against the risks. As far as the law allows, the Council will take account of the individual circumstances of each case when considering

action. This includes the seriousness of the offence, past history, confidence in management, the consequences of non-compliance and the likely effectiveness of the various enforcement options.

8.0 Consistency

8.1 The Council will carry out its duties in a fair, equitable and consistent manner. Whilst officers are expected to exercise judgement in individual cases, the Council has arrangements in place to promote consistency, including effective liaison arrangements with other authorities and enforcement agencies which may have a shared enforcement role.

8.2 All investigations are undertaken in accordance with legal requirements and relevant government guidance.

8.3 The Council maintains management systems to monitor the quality and nature of enforcement activity undertaken so as to ensure, as far as is practicable, uniformity, consistency in approach and a quality service in general.

8.4 The Council ensures that where supplementary decision-making policies and tools exist, for example, the Health and Safety Executive's (HSE) Enforcement Policy¹ and Enforcement Management Model (EMM), they are used;

- to provide a framework for making consistent enforcement decisions
- to monitor the fairness and consistency of inspectors' enforcement decisions in line with policy
- to assist offenders in their understanding of the principles which inspectors follow when deciding on a particular course of action

9.0 Levels of enforcement action

9.1 The Council takes an incremental approach to non-compliances which may amount to contraventions of legislation. Before formal enforcement action is taken, the Council will provide an opportunity to the individual to discuss the circumstances of the case and take these into account when deciding on the most suitable approach. However, this will not apply when immediate action is required to prevent or respond to a serious breach, or where to do so is likely to defeat the purpose of the proposed enforcement action. When an officer is investigating possible criminal offences, any discussion of the case may need to be by way of formal interview, in accordance with the Police and Criminal Evidence Act 1984.

9.2 Legislative compliance will be secured by one or a combination of the following methods:

Promotion: to raise awareness about legal standards and promote good practice. This is typically achieved by the issuing of press releases, website information, distributing leaflets, signage and other forms of guidance available to the public and businesses, by face-to-face contact and schemes to enhance compliance and self-regulation. Advice will normally be given through access to written information although this can be varied if it is more easily understood another way.

¹ www.hse.gov.uk/enforce/enforcepolicy.htm

Informal warnings: these will be used to reinforce promotional activities where, whilst the law may have been broken or standards not met, it was not thought appropriate to take more formal action. An informal warning can be oral or written and will be a matter of record. If it is believed by the recipient that such a warning is inappropriate or unjustified then they may request for the decision to be reviewed by a senior officer.

Isolated minor infringements are unlikely to lead to formal action. However, if the incident is repeated, or if previous advice has been ignored, formal action may follow.

Formal enforcement: this includes but is not limited to the use of statutory (legal) notices, written undertakings and civil enforcement orders, revocation of a licence or registration, cautions, fixed penalty notices, penalty charge notices, administration penalties, powers of seizure, the use of injunctions, restorative justice and prosecution.

Enforcement action is taken following procedures laid down in legislation, codes of practice and professional guidance notes. Where members of the public need protecting from behaviour that is likely to cause harassment, alarm or distress, the Council may seek to use a range of anti-social behaviour enforcement tools, independent action, or action in consultation with the police and or the Crown Prosecution Service following conviction.

- 9.3 In each case, which has the potential to result in prosecution, the investigating officer will compile a report objectively setting out the facts of the matter.
- 9.4 Consideration will be given to factors which will be ultimately relevant when considering whether to prosecute, such as, whether it is expedient for the promotion or protection of the interests of the inhabitants of the particular area. The report will be used when considering whether to prosecute or to use an alternative formal route.
- 9.5 There may be cases where the local authority cannot act due to the absence of independent evidence.

10.0 Statutory (legal) notices

- 10.1 Many Acts of Parliament enforced by the Council allow for, or require the service of statutory notices, which require a person, business or organisation to comply with specific legal requirements within a specified time period. Where a formal notice is served, the method for appealing against the notice will be provided in writing at the same time.
- 10.2 The notice will explain what legislation has been breached, how to comply with the notice and the consequences of not complying with a notice.
- 10.3 In general, failure of a person to comply with a properly written and served statutory notice makes the person or business named in the notice (the recipient of the notice) liable to prosecution. In some cases, the Council can, and will carry out works to comply with the notice and recover the cost to the Council from the recipient(s) of the notice.
- 10.4 In some circumstances both prosecution and carrying out works in default to comply with the notice may be appropriate.

11.0 Written undertakings and enforcement orders

- 11.1 Where an individual or organisation persistently fails to comply with the law, the Council

may seek a written undertaking from that person that they will cease the action. In such circumstances, and as a proportionate measure, the Council may decide that no further formal action will be taken unless the agreement is breached.

11.2 In cases where an individual or organisation has breached an undertaking or has refused to provide a written undertaking to cease an action, or committed a relevant offence, an application to a court or tribunal may be made for an enforcement, repayment or banning order, or for other formal action in accordance with the relevant legal provisions.

12.0 Injunctions and other civil actions

12.1 In certain circumstances the Council may consider it necessary or expedient to seek an injunction to restrain or compel behaviour or activity. Injunctions are orders of the court, breach of which are punishable as a contempt of court by imprisonment or a fine.

12.2 The Council can also apply for Criminal Behaviour Orders.

12.3 As an alternative to an injunction order the Council may accept a written undertaking.

13.0 Fixed Penalty Notices

13.1 A Fixed Penalty Notice may be used as a means of dealing with an offence instead of prosecution. Certain 'low level' offences such as littering, dog fouling and smoking in prohibited places are subject to Fixed Penalty Notices and they enable the offender to avoid a criminal record. Fixed Penalty Notices can also be issued to companies where they fail to comply with permit or other statutory requirements.

13.2 The Council will comply with any relevant guidance on the use of Fixed Penalty Notices. This includes:

- a) There must be sufficient evidence for a realistic prospect of conviction.
- b) The offence is not too serious and is of a nature suitable for being dealt with by a Fixed Penalty Notice.

13.3 The Council follows specific guidance on issuing Fixed Penalty Notices to juveniles. In particular, a Fixed Penalty Notice issued to a juvenile aged 10-15 years must be issued in front of his or her parent or legal guardian. The procedure for issuing Fixed Penalty Notices to young people aged 16 and 17 is the same as for adults.

13.4 Where there is doubt as to whether an offender is aged 16 or 17, the procedure for issuing Juvenile Fixed Penalty Notices to persons aged between 10 to 15-year olds will be followed.

13.5 A Fixed Penalty Notice will not be issued to a juvenile between 10 and 17 years of age for a first offence.

13.6 A Fixed Penalty Notice may only be issued to a juvenile for a second (or subsequent) offence and then only if it is considered an appropriate course of action after the case has been referred to the Youth Offending Team and considered for an alternative appropriate intervention.

13.7 Where an adult recipient (i.e., a person 18 years of age or above) does not pay the penalty offered, or is a repeat offender, there will be a presumption that prosecution will follow in relation to the actual offence.

14.0 Penalty Charge Notices

14.1 Penalty Charge Notices are issued in relation to breaches of parking restrictions.

14.2 The method and circumstances for issuing Penalty Charge Notices is prescribed by specific legislation and is used as a method of enforcement whereby an individual pays an amount of money as a consequence of breaching a parking restriction. Failure to pay a Penalty Charge Notice may ultimately result in the relevant individual being pursued by the Traffic Enforcement Centre, Northampton County Court for non-payment of the debt.

14.3 A Penalty Charge Notice does not result in the creation of a criminal record and it is common practice for a Penalty Charge Notice to be issued without first issuing a warning.

15.0 Revocation, suspension and withdrawal of licences and permits

15.1 Where the council has issued a permit, approval, licence or other form of permission, removal of that permission, in line with the relevant guidance or legislation will be considered as an enforcement remedy.

16.0 Forfeiture

16.1 In certain cases, the Council may seek an order of the court for forfeiture of goods, equipment, materials or vehicles it has seized either as part of a criminal investigation or in the exercise of its enforcement functions.

17.0 Alternative sanctions

17.1 In certain circumstances alternative sanctions may be offered. Alternative sanctions include paying to attend a training or awareness-raising event linked to the offence as an alternative to prosecution or any other enforcement measure.

18.0 Simple cautions

18.1 As an alternative to prosecution, in appropriate circumstances a simple caution may be considered in accordance with the guidelines relevant to the cautioning of adult offenders. The issuing of a caution is subject to the individual's admission of the offence. A simple caution is not a criminal conviction but will form part of an offender's criminal record and may be referred to in any subsequent proceedings.

18.2 For a simple caution to be issued the following are required:

- a) sufficient evidence to provide a realistic prospect of conviction and in the public interest to caution
- b) a reliable admission by the offender
- c) the offender must be over 18 years of age

18.3 The refusal of an offender to accept a simple caution will not prevent the matter from being prosecuted.

19.0 Prosecutions

19.1 The Council has a power to institute proceedings under section 222 of the Local Government Act 1972 where it considers it expedient for the promotion of the interests of the inhabitants of its area.

19.2 Each case is unique and must be considered on its own facts and merits. The Council will use its discretion when deciding whether to initiate a prosecution.

19.3 Any decision to prosecute will take account of the criteria set down in the Code for Crown Prosecutors issued by the Director of Public Prosecutions.

19.4 Before deciding to prosecute there must be sufficient evidence for a realistic prospect of conviction taking account of any defence that may be available, and it must be in the public interest.

19.5 The following public interest criteria will normally be taken into account when deciding on the relevance of legal proceedings, although this list is not exhaustive:

- The prevalence of the type of offence
- The need for a suitable deterrent
- The risk of danger or injury to the public
- Significant impact in the environment and/or community
- The failure to comply with a statutory notice or respond to advice about legal requirements
- The disregard of legal requirements for financial reward
- Significant financial loss, potential or actual, to a third party
- A history of similar offences
- Persistent breaches of legislation
- Where fraud, gross negligence or guilty knowledge is a factor
- Minor breaches of a number of statutes

19.6 Where possible an offender will be told as soon as sufficient evidence is obtained that a prosecution may follow.

19.7 All prosecutions will be brought without unnecessary delay. The length of any investigation will be proportionate to the complexity and extent of material under examination and the time constraint set out in the applicable legislation.

19.8 The Council will aim to maximise its effectiveness by working with other authorities and other agencies, sharing intelligence where it is lawful to do so and mounting joint operations where that would bring benefits.

19.9 Outside agencies include:

- Northamptonshire Police
- Environment Agency
- Health and Safety Executive
- Food Standards Agency

- Northamptonshire Fire and Rescue Service
- HM Revenue and Customs
- DEFRA / Animal Health and Veterinary Laboratories Agency
- Office of Product Safety and Standards
- Serious Organised Crime Agency
- Department for Work and Pensions
- Registered Social Landlords
- The enforcement arms of trade protection organisations such as the Federation against Copyright Theft
- DVLA
- DVSA
- Other local authorities

This is not an exhaustive list and other agencies may be consulted

19.10 Where there has been a work-related death, or there is a strong likelihood of work-related death, the Council will liaise and work jointly with the Police, Coroner and the Crown Prosecution Service in accordance with the joint Work-Related Death Protocol. <http://www.hse.gov.uk>

19.11 After prosecution the Council may consider preventative action to protect the public from further harm. This can include adding a name to a national prohibited person/rogue landlord data base, or similar, to prevent trading.

20.0 Appeals, challenges and making representation about an enforcement decision

20.1 Appeals, challenges and making representation about an enforcement decision should not be confused with complaints about an officer or the service.

20.2 Where statutory appeal processes exist, guidance on how to appeal will be provided at the time of enforcement action.

20.3 Where no statutory appeal process exists, for example in the case of a Penalty Charge Notice issued for a parking offence, guidance on how to challenge or make a representation is provided at the time of issue and on the Councils website.

21.0 Proceeds of Crime

21.1 In appropriate cases, an application will be made under the provisions of the Proceeds of Crime Act 2002 for confiscation of assets to recover the financial benefit an offender has obtained during the course of their criminal conduct.

21.2 Advice should be sought from the Accredited Financial Investigator at an early stage of a criminal investigation so that the Financial Investigation can be progressed without delay.

21.3 Notice of the application to proceed to confiscation must be made after a conviction has been secured but prior to sentencing.

22.0 Charges and costs

- 22.1 Certain enforcement activities incur a charge. Any charges made are to recover costs, not to make a profit. Some charges are set by statute; others are determined by the Council.
- 22.2 When setting fees and charges the authority must be able to demonstrate they are fair, reasonable, transparent, and consistent.
- 22.3 In certain exceptional cases the Council has discretion to take into account the personal circumstances of the recipient of the charge for enforcement action. Fees and charges are set annually and can be viewed on the Council website.
- 22.4 Where possible the fee must be paid before receipt of the service.
- 22.5 Where appropriate, the Council will seek to recover from the offender or perpetrator the reasonable cost it incurs in pursuing a particular enforcement route including prosecution, injunctive action or appeal.

23.0 Enforcement in local authority-run establishments

- 23.1 Where the Council is the Enforcing Authority for its own premises, steps are taken to ensure that enforcement decisions are free from any conflict of interest.
- 23.2 Serious breaches of law are brought to the attention of the relevant Assistant Director and Chief Executive without undue delay.

24.0 Gathering evidence

- 24.1 Regulatory bodies are empowered to gather evidence by various means, this can include overt methods i.e., where the subject is aware or where appropriate, covert methods, where the subject is unaware.
- 24.2 The Regulation of Investigatory Powers Act 2000 and the Investigatory Powers Act 2016 provide a framework for public bodies, including local authorities, to use 'covert surveillance' to gather information about individuals without their knowledge for the purposes of undertaking statutory functions in connection with the prevention or detection of crime.
- 24.3 This 'covert surveillance' can include the use of photography or video to record persons suspected of being engaged in criminal activity. The Council may covertly obtain communications data such as telephone subscriber details and service use.
- 24.4 In such cases of directed surveillance or obtaining communication data, appropriate authorisation is sought in accordance with the Regulation of Investigatory Powers Act 2000 (RIPA) and the Protection of Freedoms Act 2012.
- 24.5 Authorisation may be sought for directed surveillance if the offence in question could result in a sentence of six months or more imprisonment. There are however exemptions to these criteria, for example, if the investigation concerns the sale of alcohol and tobacco to children. Covert surveillance is used in cases where it is important to obtain information to support potential criminal proceedings, and only where that information cannot be obtained by other means.

24.6 Council officers carrying out enforcement duties may not always conduct their duties in Council issue uniform.

24.7 For example, in areas of concern where high levels of littering and dog fouling have been reported, it may be necessary for plain clothed enforcement officers to undertake patrols. This will only occur when residents in the area have been made aware of in advance by one or more of the following methods: Letter / leaflet; community notice board; local newspaper; on street signage or other locally agreed method.

24.8 The types of police powers used by uniformed community/neighbourhood safety wardens include the requiring of persons under 18 to surrender alcohol and powers to request names and addresses of persons acting in an anti-social manner together with the associated power to issue a Fixed Penalty Notice for failing to comply.

24.9 During an investigation, we may gather one or more of the following:

- Paper records
- Computer records
- Photographs
- CCTV and information from personal observations
- Body camera footage
- Samples (food, water, environmental, faecal, pests)
- Counterfeit goods
- Witness statements
- Test purchases
- Invoices
- Dangerous equipment
- Noise monitoring equipment / recordings
- Plans / sketches
- Information available on social networking websites and other open source data
- Communications data
- Information from other agencies such as the Police or Health and Safety Executive

This list is not exhaustive.

24.10 Material may be retained so long as is necessary in all the circumstances. The Council considers each case on its own individual facts at each stage of the investigation and prosecution. In certain circumstances, where there is a potential risk to health, the Council may seek to destroy equipment that has been seized. This would include, for example, the destruction of tattooing and body piercing equipment used by an unlawful operator, to prevent the spread of blood borne disease.

24.11 Failure to assist an investigation and / or obstruct an officer is an offence under many pieces of legislation. The Council expect co-operation and will take action in the event of non-co-operation. If an individual fails to give their personal details during an investigation, this may be considered an additional offence.

24.12 In gathering evidence, the Council routinely undertake recorded investigative interviews under caution in accordance with the rules set out in the Police and Criminal Evidence Act 1984 and associated Codes of Practice. The aim of the interview is to obtain an honest and accurate account about the matter under investigation and allows

the individual or business the opportunity to convey their version of events as part of an investigation.

24.13 Attendance in person at an interview under caution is expected on the grounds of gathering best evidence and efficiency of the investigation process. This process assists the individual or business in the 'right to a fair trial' in accordance with the Human Rights Act 1998.

24.14 An individual is entitled to be legally represented at the interview.

24.15 Information on the conduct of the interview and rights of an individual or business will be explained before the interview in accordance with the Codes of Practice.

24.16 In some circumstances a caution may be issued on site if the officer believes an offence has been committed and questions need to be asked at that time. The officer will then record, normally in a pocket notebook, contemporaneous notes of the following conversation and request a signature in this pocket notebook entry.

25.0 Equality and diversity

25.1 Procedures developed under this policy and the policy itself are subject to an Equality Analysis to ensure that all aspects of Equality and Diversity are considered in its production.

25.2 All Equality Analyses are subject to regular review to ensure a continuing commitment to be inclusive and are available on the Council's Website.

25.3 This policy and service standard documents can be provided in other formats such as audio, large print, on CD or can be translated on request.

25.4 Officers will visit customers with an access need where this is necessary.

25.5 Translation services are available to support investigations and, pictures and taped interviews can be used as an alternative to written exchanges where a need is identified.

26.0 Protection of human rights

26.1 This policy and all associated enforcement decisions take into account the provisions of the Human Rights Act 1998. In particular:

- The right to a fair trial (article 6)
- The right to respect for private and family life, home and correspondence (article 8)

27.0 General principles of officer conduct

27.1 In addition to the principles set out in this policy, officers will be professional and courteous.

27.2 Officers will, as the circumstances allow, announce who they are and in what capacity they are acting. However, there may be occasions when officers legitimately delay identifying themselves until a later stage of the investigation.

27.3 Officers will carry and show their identity card or authorisation as appropriate.

27.4 Officers must be fair, independent and objective and must not let any views about ethnic or national origin, sex, religious beliefs, sexual orientation or political views, influence decisions. They must not be affected by improper or undue pressure from any source. Authorised officers will act in the interests of justice.

28.0 Complaints, compliments, and suggestions

28.1 Complaints, compliments, or suggestions on any aspect of the services the Council provides, should, in the first instance, be directed to the Service Manager of the relevant service area.

28.2 Details of the Council's corporate complaints procedure is available as follows:

On the web at: <https://www.northnorthants.gov.uk/your-council/comments-compliments-and-complaints>

Via email on: contactus@northnorthants.gov.uk

By telephone on: **0300 123 3000**

Or, by writing to: North Northamptonshire Council, Sheerness House, Kettering, NN16 8TL

28.3 If the Council's response to a complaint about the service fails to resolve the matter, you may lodge a formal complaint. The issue will then be investigated through the Council's corporate complaints procedure.

28.4 Where a complaint is received about the conduct of an officer, an investigation will be conducted in parallel to the enforcement action and will not delay the enforcement process.

29.0 Review of this enforcement policy

29.1 Changes to this policy will be considered annually, and a formal review process will be carried out every five years.

30.0 Enforcement Policy Schedule: Trading Standards

30.1 This schedule sits as part of the Council's Enforcement Policy and contains further detail to set out the functions of both regional and local trading standards teams. This schedule should be read in conjunction with the broader Enforcement Policy.

30.2 Introduction:

The Council is committed to the aims of the Enforcement Policy and to maintaining a fair and safe trading environment.

The Council supports the Local Government Home Authority Principle and the Office for Product Safety and Standards (OPSS) Primary Authority Scheme. The Council places special emphasis on goods and services originating in its area and providing businesses with a source of guidance and advice.

The Council will work closely with both regional and national teams where their activities are complementary or have a significant influence in relation to issues in North Northamptonshire. It recognises that there will be several occasions when business activities conducted in one region will directly affect the inhabitants of another region, such as a business located in one area trading with consumers at a national or international level.

The Council will also have regard to national policy and strategic objectives as set out by National Trading Standards Board such as ensuring effective delivery and co-ordination of national and cross boundary enforcement projects in relation to serious consumer protection crime (including eCrime and business to business fraud) and mass marketing scams.

30.3 Compliance with the Primary Authority Principle:

The Regulatory Enforcement and Sanctions Act 2008 introduced Primary Authority Partnerships. A Primary Authority is a local authority registered by Regulatory Delivery (RD), as having responsibility for providing advice and guidance to a particular business or organisation and this business is subject to regulation by more than one local authority.

We will give due consideration to any business, that wishes to enter into a Primary Authority Partnership arrangement with North Northamptonshire Trading Standards Service.

We are committed to communicate with other Primary Authorities at an early stage whenever the circumstances require it.

If we come to a decision to take enforcement action against a business that has a Primary Authority Partnership with another regulator; we will notify the Primary Authority of the action, we propose to take or have taken.

The Primary Authority has the right to object to our proposed action and they or we may refer the matter to the Regulatory Delivery Team for their adjudication.

30.4 Provision of Advice to Businesses

We will provide advice to businesses based in Northamptonshire in accordance with our Business Advice Policy. Basic “Compliance Advice” will be offered free of charge to all businesses regardless of size, as required by the Regulators’ Code. More detailed ‘Comprehensive Advice’ may be subject to a fee.

30.5 Information Sharing:

The Council also works closely with regional and national enforcers, such as Regional Investigation Teams, Illegal Moneylending Team, the National Scams Hub and National Trading Standards. This is in accordance with regional and national priorities and objectives to ensure effective and efficient investigation and enforcement action.

This section must be read in conjunction with the rest of the Council’s Enforcement policy

31.0 Enforcement Policy Schedule: Environmental Crime

31.1 Introduction

This schedule sits as part of the Council's Enforcement Policy and contains further detail to set out approach to dealing specifically with environmental crime. It should be noted that the Council operates a Zero tolerance policy in respect of environmental crime.

31.2 Specific Offences

Environmental crime relates to the following offences;

- Littering
- Public Space Protection Orders (Dog Control Order)
 - Fouling
 - Dogs on leads
 - Exclusion of dogs from designated areas
 - Limits on the number of animals under the control of one person in a public place
- Fly Tipping
- Domestic waste offences – failing to present household waste in accordance with the Council's waste collection policies without reasonable excuse
- Commercial Waste Offences
- Waste Transfer Offences
- Failure to comply with Community Protection Notice
- Graffiti
- Fly Tipping
- Abandoning a Vehicle
- Nuisance Parking

31.3 Publicity

The Council takes a positive approach to publicising enforcement work and recognises the significant impact of such publicity. The aim of this publicity is to raise the profile of the offences, increase confidence from the public and deter future offenders. The Council will also periodically publish performance information on FPNs and other enforcement action through the Council's reporting mechanisms.

This section must be read in conjunction with the rest of the Council's Enforcement policy

32.0 Enforcement Policy Schedule: Community Safety in respect of Anti-Social Behaviour

32.1 Introduction

This schedule sits as part of the Council's Enforcement Policy and contains further detail to set out the community safety functions in respect of the Anti-Social behaviour, Crime and Policing Act 2014 (the Act). This schedule should be read in conjunction with the broader Enforcement Policy.

Each of the powers has a specific test, set out in the Act that must be met if a formal notice or sanction is required. The choice of enforcement options will depend on the type of anti-social behaviour being committed, the evidence demonstrating that the test for each power has been met and whether there is a realistic chance of securing a conviction if a notice has been breached by the offender.

Range of enforcement options

The range of enforcement options is set out below:

- No action
- Informal interventions
- Obtaining a Civil Injunction
- Issuing a Community Protection Notice Warning (in the case of the Community Protection Notice power)
- Serving a Community Protection Notice (CPN)
- Obtaining a Criminal Behaviour Order (CBO)
- Prosecution for the breach of a CPN or CBO

32.2 No action

All complaints about ASB will be fully investigated. In some cases, officers can give advice to a complainant, which may involve trying to talk issues through with their neighbours or the people causing the problem. Sometimes perpetrators of ASB do not realise that their behaviours are causing a problem. If things can be corrected or resolved through advice, then North Northamptonshire Council may consider taking no enforcement action.

Detailed records will still be taken even if no action is taken.

32.3 Informal interventions

Where advice appears not to work and a firmer intervention could help resolve a conflict, North Northamptonshire Council will look towards informal interventions. The use of informal interventions will depend on the circumstances of the case. In the case of a verbal warning, this would be used to warn an offender that a formal Community Protection Warning letter (for the CPN power) would be issued to them if they do not stop what they are doing. The consequences of not adhering to the warning letter would result in a formal CPN being issued.

If available, mediation might be considered as a way of getting the parties to try and resolve their differences.

32.4 Obtaining a Civil Injunction

The injunction, under Part 1 of the Anti-Social Behaviour, Crime and Policing Act 2014 is a civil power that can be applied for to deal with anti-social individuals. The injunction can offer fast and effective protection for victims and communities and set a clear standard of behaviour for perpetrators, stopping the person's behaviour from escalating.

32.5 Community Protection Notice Warning Letter (CPNW)

Where verbal warnings or other informal interventions have not worked or are unlikely to work and the offender's behaviour meets the test for the CPN power, North Northamptonshire Council will consider issuing a formal Community Protection Notice Warning Letter. This will state why the offender's behaviour is causing harassment, alarm or distress to the victim and what they must do to stop it.

32.6 Community Protection Notice (CPN)

If an offender fails to comply with a Community Protection Notice Warning Letter, they will be served with a formal Community Protection Notice (CPN). Breach of a CPN will constitute a criminal offence.

Obtaining a Criminal Behaviour Order (CBO)

Where an offender's behaviour is serious enough for them to be convicted of a criminal offence, examples would be: threatening violence against the others in the community or persistent drunk and aggressive behaviour, a Criminal Behaviour Order (CBO) may be applied for if it considered reasonable and proportionate by North Northamptonshire Council.

This section must be read in conjunction with the rest of the Council's Enforcement policy

33.0 Enforcement Policy Schedule: Planning and Development

33.1 This schedule sits as part of the Council's Enforcement Policy and contains further detail to set out the functions of Planning Enforcement. This schedule should be read in conjunction with the broader Enforcement Policy.

33.2 Local Performance Targets

Cases can be very different; some can be resolved quickly but others take much longer. The Council does not therefore use the length of time taken to resolve a breach as a measure of our performance. Instead, the Council will monitor the number of cases satisfactorily resolved / unresolved and report these regularly to the relevant planning committee.

We will operate to the following local performance targets for enforcement and we will monitor our success against them:

- All letters or emails received that suggest a breach of planning control may have taken place will be acknowledged within 5 working days
- A site inspection will be carried out in line with the prioritisation scheme at Section 33.3 of this document
- Within 20 working days of an acknowledgement, we will contact the complainant to explain our findings, and what action is proposed.
- Where a formal notice is served, we will let the complainant know within 5 working days of service of the notice.

Because of the potential complexity of some enforcement cases, it is difficult to prescribe timescales beyond acknowledging an enquiry and making the initial site visit. However, we will keep the complainant updated at regular intervals and key stages throughout the life of the case and they are always welcome to discuss the matter with the investigating officer. Whilst it is difficult to prescribe timescales, the planning enforcement service will seek to deliver appropriate outcomes that are both robust and as timely as possible.

33.3 The Enforcement Process

Enforcement officers deal with enquiries from residents, Councillors and Town and Parish Councils. However, we are also contacted by a range of internal and external stakeholders and aim to provide an equitable service to all. We also pro-actively monitor compliance with some planning permissions that have been granted, including checking that planning conditions are being complied with. See the tables below which help to determine how we pro-actively monitor potential situations of high risk.

When we receive a planning enforcement enquiry, we will acknowledge it and inform the complainant of the name and contact details of the case officer within 5 days of receipt. We will let the local Councillors know about any significant cases and when formal enforcement action is taken.

Enforcement cases are confidential, and we do not disclose the identity of the person who has reported their concerns to us. **However, in rare cases we may need to reveal the identity of a complainant to support the Council's case if we take formal enforcement action and there is a subsequent appeal. We may also need**

to reveal a complainant’s identity to the court if a breach of planning legislation leads to a prosecution.

The only other time that we would disclose a complainant’s identity is if the matter has been raised by a councillor of either a Parish or Town Council or North Northamptonshire Council in their official capacity as an elected representative of the community.

We do not normally investigate anonymous enquiries, to avoid the risk of vexatious complaints. However, if the complaint appears to be of a serious nature, we will make initial enquiries to judge whether further action is required. Information on persistent, vexatious and inappropriate complainants can be found in the Council’s Customer Feedback and Complaints Policy.

The Planning Enforcement service will also not investigate enquiries relating to a non-planning matter. Frequently encountered examples of this are: disputes over land ownership and boundaries, restrictive covenants and legal agreements, moral and ethical concerns, commercial competition and private interests.

The course of an enforcement case can be very varied but, generally, it will have three main parts as follows:

1	<p>Desktop investigation</p> <p>The investigating officer will check the planning history of the site, planning policy considerations and review relevant legislation, case law and any other pertinent information.</p> <p>This process informs what needs to be checked on site to establish if the subject of the enquiry amounts to a breach of planning control. Sometimes the complainant may be asked to complete diary sheets or provide other information to substantiate their allegation. This can be necessary to provide officers with reasonable grounds upon which to commence their investigation.</p>
2	<p>Site visit</p> <p>The investigating officer will adopt a considerate and sensitive approach, recognising that there may be no breach of planning control, or that any breach was carried out quite unintentionally.</p> <p>Once on site, the officer will identify themselves and the reason for their visit and, where possible, obtain the identity of the person who owns or is otherwise responsible for the site. If the officer has reasonable grounds for suspecting a criminal offence has been committed, they will have regard to the provisions of the Police and Criminal Evidence Act in relation to cautioning suspected offenders and gathering evidence.</p> <p>Where unauthorised development is found or suspected, photographs and any necessary measurements will be taken along with a written description of the development and any other relevant information.</p> <p>Section 196A and B of the Town and Country Planning Act 1990</p>

	<p>provide authorised officers with the power to enter land and buildings (having first given 24 hours' notice in the case of a building used as a dwelling house) including using force under warrant if necessary. It is an offence to willfully obstruct an authorised officer seeking access to land in the course of their duties. All the Council's Planning Enforcement Officers are authorised officers and will use these powers if there are reasonable grounds to do so.</p>
3	<p>Next steps</p> <p>If the site visit confirms that a breach of planning control has not occurred, the officer will close the file and update the complainant accordingly. In the case of an alleged unauthorised use, the case officer will make a maximum of three visits to the site and if no evidence of a breach of planning control is found the case will be closed and the complainant informed.</p> <p>It is important to note that planning enforcement powers are discretionary, and the Council can only take formal action when it is expedient to do so. This means that when deciding to take action we take into account national and local planning policy and other material considerations, including the effect on a business, the harm to the amenity of neighbours and the public interest.</p> <p>It is unlikely to be expedient to take enforcement action against a breach of planning control that is minor or technical in nature and does not, in the Council's view, cause any harm. Sometimes it may be appropriate in these cases to invite an application for retrospective planning permission. When this is the case, an application will be requested, the enforcement case will be closed and there will be no further monitoring.</p> <p>If a significant breach of planning control is confirmed the most appropriate course of action will normally be to seek a negotiated resolution with the developer. Where the development appears to be in accordance with the relevant planning policies, or any harm may be remedied by compliance with planning conditions, it may be appropriate for the developer to make an application for retrospective planning permission. If this is the case consideration of formal enforcement action would normally be held in abeyance pending the outcome of the application.</p> <p>Sometimes only the reversion or alteration of an unauthorised development will remedy the harm arising from it. In such cases, officers will usually seek to have the necessary works carried out without the need for formal enforcement action.</p> <p>Formal enforcement action will usually be appropriate in the case of unauthorised development that causes significant, immediate or irreparable harm to the environment or amenity, or when it is clear that a harmful breach of planning control will not be remedied by way of negotiation. The Council will always use its enforcement powers when it is appropriate to do so.</p>

To enable the most effective use of Council resources the following priorities are followed when we investigate breaches of planning control:

Category	Example breaches
<p>A - High Priority</p> <p>Requiring urgent action</p> <p>Site visit within 1 working day</p>	<p>Any unauthorised development which causes immediate, irreparable and serious harm to the neighbourhood.</p> <p>Any non-compliance with a condition or legal agreement, which is causing immediate or serious harm to the environment or public safety.</p> <p>Unauthorised works to a listed building or Scheduled Ancient Monument, tree protected by Tree Preservation Orders or trees within Conservation Areas.</p> <p>Unauthorised demolition of all or part of a building within a Conservation Area.</p> <p>Breaches of conditions attached to planning permissions which have serious safety issues.</p> <p>Other breaches where any delay may allow the situation to deteriorate significantly or make it more difficult to remedy.</p>
<p>B - Medium Priority</p> <p>Site visit within 10 working days</p>	<p>Breaches contrary to policies in the development plan.</p> <p>Breaches that cause an ongoing disturbance to neighbours and the character of the area.</p> <p>Unauthorised and inappropriate residential extensions or alterations.</p>
<p>C - Low Priority</p> <p>Site visit within 15 working days</p>	<p>Breaches relating to untidy land.</p> <p>Technical breaches of planning control where there appears to be no significant harm being caused.</p> <p>Unauthorised display of adverts.</p> <p>Temporary breaches which are likely to resolve themselves.</p> <p>Matters where an initial assessment indicates it may be “permitted development” or recommended for approval if a regularising application were submitted.</p>

33.4 Forms of action

The Council has a range of enforcement powers that it can use to investigate and tackle unauthorised development and officers will always consider which is the most appropriate according to the circumstances of each case. A brief overview of the various notices and legal powers are set out below:

33.5 Planning Contravention Notice (PCN)

This is served on landowners, operators or other relevant people to obtain information about a suspected breach of planning control. The information provided is used to decide whether further action is required. Failure to reply to the notice could lead to a fine upon conviction.

33.6 Breach of Condition Notice (BCN)

This is issued where there has been a breach of a condition attached to a planning permission. The BCN will set out the necessary remedial action to ensure compliance with the condition(s) being breached. There is no right of appeal to the Secretary of State and failure to comply could result in prosecution and a fine for each offence.

33.7 Enforcement Notice

This is used when a serious breach of planning control has occurred. The Notice does not come into effect until at least 28 days after its date of issue. A person served with an Enforcement Notice can appeal to the Secretary of State during this period. The effect of the appeal is to suspend the Notice. The appeal is usually determined by an independent Planning Inspector. If the appeal is dismissed or no appeal is made, then failure to comply with the requirements of the Notice is a criminal offence, punishable by a fine on conviction.

33.8 Stop Notice

This can be issued with or following an Enforcement Notice in order to require a particularly harmful activity to cease before the Enforcement Notice comes into effect. There is no right of appeal, but the Council may have to pay compensation if the associated Enforcement Notice is, on appeal, quashed on legal or planning grounds. Non-compliance with the Stop Notice is an offence, punishable by a fine.

33.9 Temporary Stop Notice

If the breach of planning control is causing significant environmental effects, a Temporary Stop Notice can be served. This requires the unauthorised activity to cease immediately for a period of no more than 28 days.

33.10 Injunction

An Injunction is a Court Order requiring the defendant to either refrain from doing a specific act or requiring the defendant to carry out a specific act. It is therefore used to prevent or stop harmful activity or force remedial measures to be carried out. This is the most serious action that the Council can take; therefore, it will only be taken as a last resort where no other effective means of enforcement remain. Failure to comply with

the terms of an injunction is contempt of court, which is punishable by imprisonment. Therefore, the Court is only likely to grant an Injunction in the most serious of cases.

33.11 Direct Action

If a person fails to comply with the requirements of a notice the Council can enter the land and undertake works in compliance with a Notice. The cost is then charged to the landowner but would have to be borne by the Council in the short term until the money is collected. Direct action may be pursued at any time after the compliance period of a Notice has passed.

33.12 Decision Making

Planning enforcement is a discretionary power and we take action if it is “expedient” to do so. This means that when deciding whether to act the enforcement team will take into account national and local planning policy and other material considerations, including the effect on a business, the harm to the amenity of neighbours and the public interest.

It is not a criminal offence to carry out development without planning permission, except for works to listed buildings, protected trees and the display of unauthorised advertisements. If a breach can be remedied by imposing planning conditions or with minor changes, the enforcement team will request submission of a retrospective planning application.

The Government advises that enforcement action should not just be taken because development has taken place without planning permission. In situations where there is limited harm and the only reason that an application has been requested is to regularise the development (e.g., where a structure is marginally bigger than that allowed under permitted development rights) the enforcement team will close the case and will not monitor whether an application has been submitted.

If a planning application has been submitted to remedy a breach, we will usually delay enforcement action; however, there will be cases when it will not be appropriate to do so. For example, where enforcement action may not be possible after legal time periods have elapsed, or an application has been submitted contrary to advice that there is no reasonable prospect of planning permission being granted.

33.13 Appeals

Some formal notices that the Council may serve are liable to appeal. If an appeal is made, we will inform the original complainant, local councillors and the Town or Parish Council along with any residents we feel are affected by the development and explain how they can make their representations to the Planning Inspectorate.

Further information on enforcement appeals for those who have been served with a notice and other interested parties is available online at <https://www.gov.uk/appeal-enforcement-notice>

33.14 Other Enforcement Powers Prosecution

In certain circumstances, the Council can instigate prosecution proceedings, without first having to serve a notice. These instances include:

- Unauthorised works to a Listed Building
- Unauthorised display of an advertisement
- Damage to a tree covered by a Tree Preservation Order or within a Conservation Area
- Damage to safeguarded hedgerows

It is also an offence to be in breach of the requirements of the various planning notices that the Council can serve.

In the case of any prosecution, evidence will be gathered and stored in accordance with the Policy and Criminal Evidence Act 1984 and full consideration given to the evidential and public interest tests within the Code for Crown Prosecutors.

To prevent the most serious of planning breaches the Council may apply to the County or High Court for an Injunction.

33.15 Listed Buildings

It is an offence under Section 9 of the Act to carry out unauthorised works to a Listed Building. The owner of a Listed Building or persons who have carried out the works may be prosecuted by the Council irrespective of whether consent is later obtained or the unauthorised works are later made satisfactory. A person found guilty of an offence may be liable to a fine and/or a term of imprisonment of up to two years. There is no time limit for the Council to pursue action against unauthorised works to a Listed Building.

A Listed Building Enforcement Notice may be served requiring remedial works to the building within a certain time period. There is a right of appeal to the Secretary of State, but failure to comply with the Notice is an offence, which is liable to a fine.

33.16 Advertisements

The display of advertisements/signs is controlled under the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended)
http://www.legislation.gov.uk/ukxi/2007/783/pdfs/ukxi_20070783_en.pdf.

They are divided into three main groups:

Those that are 'expressly' excluded from planning control.

Those which have 'deemed consent' whereby the Council's consent is not required provided the advertisement falls within certain categories.

Those for which the Council's consent is always needed.

It is an offence to display an advertisement without the necessary consent, but in most cases the Council's initial course of action will be to request the cessation of the display or invite an application for consent. However, in the case of a particularly flagrant or repeated offence the Council may decide that it is appropriate to take the matter straight to Court. Similarly, the display of an advertisement after consent has been refused (subject to any appeal) could result in a prosecution being brought.

33.17 Protected Trees

Under Section 198 of the Town and Country Planning Act 1990 the Council has the right to make provision for the preservation of trees by issuing a Tree Preservation Order (TPO).

Any unauthorised works to protected trees is an offence under Section 210 of the Act. It is an offence to cut down, uproot, or willfully destroy a protected tree, or willfully damage, top or lop a protected tree in such a manner as to be likely to destroy it. The offence is liable, on summary conviction, to a fine of up to £20,000 and on indictment to a further fine. The Council may also serve a Tree Replacement Notice requiring a tree of appropriate size and species to be planted at the landowner's cost where a protected tree has been removed unlawfully. Most established trees in Conservation Areas are similarly protected, under Sections 211 and 212 of the Act and the same penalties for these offences apply.

Consent is not required for the following works to protected trees:

- Works to trees that are dying, dead or have become dangerous.
- Works to trees authorised by the grant of planning permission.
- Works to trees cultivated for the production of fruit where such work is in the interests of that business or trade.

The Council encourages all owners of trees covered by a Preservation Order to consult the Council before undertaking works on the tree(s).

33.18 Monitoring (Waste and Minerals)

Section 19 of The Waste (England and Wales) Regulations 2011 makes it a duty that where a planning authority has planning functions in relation to establishments or undertakings carrying out disposal or recovery of waste, the planning authority must ensure that appropriate periodic inspections of those establishments or undertakings are made. Provision is also made in legislation to allow the Council, as a Minerals & Waste Planning Authority, to charge for monitoring visits to mining sites and landfill sites under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

Therefore, the Council will seek to prioritise the monitoring and enforcement of sites that are monitored under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 and under The Waste (England and Wales) Regulations 2011. Before each monitoring year the Council will assess the frequency that sites should be monitored, based upon the following criteria:

- I. The size of the site.
- II. The number and the complexity of conditions.
- III. The number of issues requiring monitoring.
- IV. The stage of development at the site.
- V. Whether the operator has ISO 14001 or EMAS accreditation.
- VI. The progressive nature of working/restoration.
- VII. The number of breaches of planning control observed.

- VIII. The number of complaints received for a site, which have proven to be justified.

In practice using these criteria active minerals and landfill sites would be likely to be subject of between 2-4 visits per year, and sites for the recovery, transfer and recycling of waste are likely to be the subject of 1-2 visits per year.

33.19 Complaints

The Council has a Corporate Complaints procedure, which has been designed to ensure that all complaints are dealt with fully and properly by the most appropriate person in the Council. Written complaints will be acknowledged and then fully and promptly investigated. The complainant will be given a written response explaining the outcome of the investigation and any action that we propose to take. If no action is proposed, the reasons will be explained.

If you feel that we have not followed the correct procedures, you can ask the Commissioner for Local Administration (the Local Government Ombudsman) to investigate the matter. The Ombudsman would, however, normally expect a complainant to have first followed the Council's formal complaint procedures.

33.20 Joint working

Quite often, cases that are presented as a planning enforcement matter can in fact involve other regulatory services within the Council or external partners and may not necessarily be directly a planning enforcement matter. Where this is the case, officers across the relevant different teams and/or agencies will discuss the query to establish the most appropriate advice that may be help the customer in establishing how best to proceed.

This section must be read in conjunction with the rest of the Council's Enforcement policy

34.0 Enforcement Policy Schedule: Private Sector Housing

34.1 Introduction

The Private Sector Housing team principally deals with the following areas of work in carrying out its regulatory and enforcement functions:

Inspections: Where there is a statutory duty to do so, or in cases where the local authority considers that it is appropriate, an inspection will be conducted by Officers.

Hazard assessments: Using the Housing Health and Safety Rating System (HHSRS) Officers will assess the likelihood of a hazard in a property to cause a risk to health. A range of enforcement powers are available under the Housing Act 2004 to remove or reduce any hazards identified to an acceptable level.

Houses in Multiple Occupation (HMOs): HMOs are houses (and flats) in which the occupants share facilities. Officers will inspect HMOs to ensure they meet health and safety requirements.

Mandatory HMO licensing: Current legislation requires HMOs to be licensed which have five or more occupants comprising of two or more family units, who share basic amenities such as washing and cooking facilities. The Council will take steps to ensure that properties that require a licence are licensed and take enforcement action against landlords of unlicensed properties.

Empty properties: At any one time, there are multiple vacant properties within North Northamptonshire. Properties which remain empty for long periods of time can attract vandalism, crime, and other problems affecting the whole community. In partnership with officers from across the Council, the Private Sector Housing Team will work to provide assistance to owners of empty properties to bring them back into use.

Overcrowding: When we identify severe cases of overcrowding, we will work with the Council's Housing Options team to ensure customers receive advice and assistance regarding re-housing. Unlike other hazards formal enforcement action may not bring about the most appropriate solution to the housing problem.

Rogue landlords: The Government has introduced several initiatives to crack down on landlords who knowingly flout their obligations by renting out unsafe and substandard accommodation to tenants. These include protections for tenants against retaliatory eviction, banning orders, and civil penalties. The Council will use these initiatives to tackle rogue landlords within North Northamptonshire where appropriate and work with Housing Options to re-house tenants.

Harassment & Unlawful Evictions: When tenants are unlawfully evicted or threatened [harassed] with unlawful eviction, The Private Sector Housing Team will intervene and when appropriate to do so will re-instate tenants in the property and prosecute the landlord for unlawfully evicting/harassing the tenant(s).

Smoke and Carbon Monoxide alarms: For properties deemed 'single family dwellings' private sector landlords are required to have at least one smoke alarm installed and maintained on every storey of their properties and a carbon monoxide alarm in any

room containing a solid fuel burning appliance.

Gas and electrical installations: There are specific requirements set down in law pertaining to safety standards for the use of gas and electricity within privately rented accommodation, which include the production of documents to tenants as a matter of course upon commencement of a new 'assured shorthold tenancy' and to Local Housing Authorities when requested. The Council will investigate complaints from tenants in relation to the lack of documentation being provided to tenants at the commencement of their tenancy or issues associated with gas / electrical installations.

34.2 Approach to enforcement in private sector housing

The type of enforcement taken will vary according to the legislation being applied. In some cases, taking enforcement action is a statutory duty, provided certain criteria are met. In some circumstances officers may use informal action to offer advice, information and assistance to aid compliance with housing related legislation, working with landlords and residents. However, robust action will be taken to deal with housing contraventions.

Where failure to comply is of a serious nature, officers will use the full range of enforcement options available to them under the relevant legislation to achieve compliance to protect those at risk. In the most serious contraventions possible action will include prosecution.

The type of enforcement action pursued is always considered on a case by case basis, based on its own merits. Following consideration of the specific circumstances of the particular case the most appropriate enforcement option will be applied accordingly. In every case enforcement seeks to:

- Promote and achieve sustained compliance with the law
- Ensure that landlords take action to deal immediately with serious risks
- Ensure that landlords who breach legislative requirements are held to account

34.3 Private Sector Housing Legislation

Statutory Notices, Orders and Directions

A Statutory Notice, Order or Direction will be the first formal sanction issued by the Council. If there is non-compliance to this, proceedings may commence for prosecution. The Statutory Notices, Orders and Directions detailed below may be appropriate in any of the circumstances listed or combination thereof:

Local Government (Miscellaneous Provision) Act 1982 Protection of Buildings

Section 29 of this Act enables a local authority to carry out work to effectively secure an unoccupied building or where the occupier is temporarily absent from it against unauthorised entry or to prevent it from becoming a danger to public health.

A local authority may serve a notice that they propose to undertake work or may carry out work immediately in urgent circumstances. In each case the cost of the work is recharged on the owner of the property.

Housing Act 2004, Part 1- Housing Conditions

Part 1 of the Housing Act 2004 made significant changes to how houses are inspected and expanded the range of enforcement powers available to Officers. All properties are inspected to identify the presence of hazards. There are 29 hazard categories. A risk rating system the Housing Health and Safety Rating System (HHSRS) is used to determine if the hazards in the property are Category 1 or Category 2. Every local authority has a duty to deal with Category 1 hazards when they have been identified. North Northants Council will also deal with Category 2 hazards, taking enforcement action where appropriate.

North Northants Council has also adopted Section 49 of the Housing Act 2004, which allows a local authority to charge for the service of enforcement notices under the Act. The charge for the service of a notice is based on the time spent by the Officer in preparing and serving the notice, as a result there is no fixed cost. Hazard Awareness Notices, which do not carry a requirement for completion and therefore will not be liable for prosecution or for works in default to be undertaken, have not been included in this charging regime.

The range of Notices that are provided in the Housing Act include the following, all of which can be used for Category 1 or Category 2 hazards or combined if both hazards are present:

- Hazard Awareness Notices (Section 28 and 29)
- Improvement Notices (Section 11 and Section 12)
- Prohibition Orders (Section 20 and 21)

The Act also gives a local authority emergency powers, these include:

- Emergency Remedial Action Notice (Section 41)
- Emergency Prohibition Order (section 43)

All appeals for Housing Act 2004 notices are now heard by the Lands Property Tribunal. Details of how to appeal are contained in the notes that will accompany the notice.

Housing Act 2004, Part 2 - Licensing of Houses in Multiple Occupation

Part 2 of the Housing Act 2004 deals with the Licensing of Houses in Multiple Occupation (HMOs).

A HMO needs to be licensed if there are five or more tenants living in the property, who are not all from one 'household' (for example, a family) but share facilities such as a toilet, a bathroom or a kitchen. It's sometimes called a 'house share'.

The Management of Houses in Multiple Occupation (England) Regulations 2006 and the Licensing and Management of Houses in Multiple Occupation Regulations 2007 places certain legal duties on individuals that manage properties, including provisions around fire safety and water supply.

Housing Act 2004, Part 4 - Chapter 1 - Interim and Final Management Orders – Houses in Multiple Occupation

This would be used if there is no reasonable prospect of a property being licensed in the near future or the consequence of non-compliance could be potentially serious to the health and safety of any occupants or visitors to the premises.

Housing Act 2004, Part 4 - Chapter 2 - Interim and Final Empty Dwelling Management Orders

The Council would consider use of this power if the following criteria are met:

- the residential dwelling is wholly unoccupied for at least 2 years
- The dwelling has been causing a nuisance to the community
- there is no reasonable chance that it will be occupied in the near future
- there is a lack of confidence in the successful outcome of an informal approach
- there is a history of non-compliance with informal action.

Housing Act 2004 – Section 139 Overcrowding notices (HMOs only)

The Council will assess for overcrowding under Part X of the Housing Act 1985 and under HHSRS. The Council will serve a notice under section 139 only for HMOs that are not licensed or subject to an Interim Management Order or Final Management Order. The Council will give 7 days notice to all relevant persons (including occupiers) of its intentions and consider their representations.

Housing Act 1985, Sections 265 - Demolition Orders (As amended by Section 46 of the Housing Act 2004)

Action under this legislation is considered if the dwelling contains one of more Category 1 hazards; repair of the dwelling is not a financially viable option and there is a lack of confidence in the owner satisfactorily resolving the problem and there is not a Management Order in place under Chapter 1 or 2 of Part 4 of the Housing Act 2004.

Housing Act 1985 – Part 10 Overcrowding

The standards for determining if a property (not HMO) is statutorily overcrowded were not updated in the Housing Act 2004 and Part 10 of the 1985 Act is still in force. If a property is found to be overcrowded by the standards applied under section 325 and section 326 of the Housing Act 1985, both the occupier and the landlord/owner will be issued with a notice requiring both parties to take reasonable steps to resolve the overcrowding problem.

For tenants this can mean actively seeking a larger property, through the bidding process for social housing or private rented sector. For landlords/owners this may require them to assist the tenants to find a larger property, allowing them to leave their tenancies early or if necessary, instigating eviction proceedings.

Environmental Protection Act 1990 – Section 80 Nuisances

The Council shall serve an abatement notice under this section where it is satisfied that a statutory noise nuisance exists or is likely to occur or recur. A noise abatement

notice for example requires that the noise reduces or stops by prohibiting its occurrence or recurrence.

Statutory Nuisances are specific nuisances that have been listed within the Environmental Protection Act 1990 under section 79 and includes any premises in such a state as to be prejudicial to health or a nuisance.

Protection from Eviction Act 1977

Section 1 of the Protection from Eviction Act 1977 affords protection to a tenant [and his/her household] from being forced / threatened to give up the occupation of the premises or any part thereof; or from not being able to exercise any right or pursuing any remedy in respect of the premises or part thereof.

The Council will investigate all such allegations and where there is sufficient evidence will prosecute the offender for harassing or evicting the tenant(s) unlawfully and where it is considered necessary and appropriate will re-instate evicted tenants back into the property.

Public Health Act 1936 – Filthy and Verminous Premises

Section 83 of the Public Health act 1936 gives Councils the power to deal with those properties that are considered to be filthy and/or verminous. [Properties that are in an unwholesome state within due to waste accumulations which may additionally have vermin – mice/rats/cockroaches].

The Council can serve an enforcement notice on the owner/occupier, compelling them to cleanse the property and should they fail to do so the Council can obtain a warrant to enter the property and carry out the work itself.

The Redress Schemes for Letting Agency Work and Property Management Work (Requirement to Belong to a Scheme etc.) (England) Order 2014

This legislation requires all companies that operate as either letting agents or property management agents to be a member of a Government approved Redress Scheme. Where it is understood that a company is not a member of the scheme the Council will investigate and determine whether they are a member.

If, a person has failed to register to be a member of a scheme, a notice of intent to impose a fine will be served by the Council. The fine is set at £5,000. If after 28 days no appeal has been lodged and they are still not a member of a scheme a final notice imposing the fine will be issued.

The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

Private sector landlords [single family dwellings] are required from 1 October 2015 to have at least one smoke alarm installed on every storey of their properties and a carbon monoxide alarm in any room containing a solid fuel burning appliance (e.g., a coal fire, wood burning stove). After that, the landlord must make sure the alarms are in working order at the start of each new tenancy.

The requirements will be enforced by local authorities who can impose a fine of up to £5,000 where a landlord fails to comply with a remedial notice.

Housing and Planning Act 2016 - Civil Penalties

A civil penalty is a financial penalty imposed by a Local Authority on an individual or organisation as an alternative to prosecution for certain offences under the Housing Act 2004. In determining the level of penalty, a civil penalty matrix is applied. North Northamptonshire Council has developed a 4-tier assessment process (referred to as the matrix) in accordance with the Housing and Planning Act 2016. Case officers will use the matrix to determine the level of financial penalty. This is illustrated and explained in Appendix 2.

The offences under the Housing Act 2004 that a civil penalty can be issued for include:

- Failure to comply with an Improvement Notice (Section 30)
- Offences in relation to the licensing of Houses in Multiple Occupation (Section 72)
- Offences in relation to selective licensing of houses under Part 3 of the Act (section 95)
- Offences of contravention of an overcrowding notice (Section 139)
- Failure to comply with management regulations in respect of Houses in Multiple Occupation (Section 234) – a penalty can be issued for **each separate** breach

Housing and Planning Act 2016 - Banning Orders

A Local Authority can apply to the First-tier Tribunal for a Banning Order for a person [includes bodies corporate] who has been convicted of a banning order offence. Banning Order offences include,

- Protection from Eviction Act 1977, section 1(2), (3) and (3A) - unlawful eviction and harassment of occupier.
- Criminal Law Act 1977, section 6(1) - violence for securing entry.
- Housing Act 2004, section 30(1) - failing to comply with an improvement notice, section 32(1) - failing to comply with a prohibition order, section 72(1), (2) and (3) - offences in relation to licensing of Houses in Multiple Occupation, section 95(1) and (2) - offences in relation to licensing of houses under Part 3, section 139(7) - contravention of an overcrowding notice, section 234(3) - failure to comply with management regulations in respect of Houses in Multiple Occupation, section 238(1) - false or misleading information.
- Regulatory Reform (Fire Safety) Order 2005, Section 32(1) and (2) - fire safety offences.
- Health and Safety at Work etc. Act 1974, section 33(1) (c) - where a person contravenes any requirement specified in regulation 36 of the Gas Safety (Installation and Use) Regulations 1998(9), gas safety offences - duties on landlords.
- Immigration Act 2014, section 33A (1) and (10) - residential tenancies – landlord offences, section 33B (2) and (4) - residential tenancies – agent offences.
- Fraud Act 2006, section 1(1) – fraud, section 6(1) - possession etc. of articles for use in frauds, section 7(1) - making or supplying articles for use in frauds, section 9(1) - participating in fraudulent business carried on by sole trader etc., section 11(1) - obtaining services dishonestly, section 12(2) - liability of company officers for offences by company.
- Criminal Justice Act 2003, Schedule 15 - specified violent and sexual offences.

- Misuse of Drugs Act 1971, section 8 - occupiers etc. of premises to be punishable for permitting certain activities to take place there, section 9 - prohibition of certain activities relating to opium, section 9A(1) and (3) - prohibition of supply etc. of articles for administering or preparing controlled drugs, section 18(1), (2), (3) and (4) - miscellaneous offences, section 19 - attempts etc. to commit offences, section 20 - assisting in or inducing commission outside United Kingdom of offence punishable under a corresponding law, section 21 - offences by corporations
- Proceeds of Crime Act 2002, section 327 - concealing etc. criminal property, section 328 – arrangements, section 329 - acquisition, use and possession.
- Protection from Harassment Act 1997, section 2 - offence of harassment, section 2A Offence of stalking.
- Anti-social Behaviour, Crime and Policing Act 2014, section 30- breach of criminal behaviour order, section 48 - failure to comply with a community protection notice.
- Criminal Damage Act 1971, section 1(1)- destroying or damaging property, section 2 Threats to destroy or damage property, section 3 - possessing anything with intent to destroy or damage property.
- Theft Act 1968, section 7 - theft, section 9 – burglary, section 21- blackmail, section 22 -handling stolen goods.

The First-tier Tribunal can ban a person from the following activities:

1. Letting housing in England
2. Engaging in letting agency work
3. Engaging in property management work or
4. Doing two or more of those things

Any Banning Order granted must be added to the Rogue Landlord database.

Housing and Planning Act 2016 - Rent Repayment Orders

A Rent Repayment Order is an order made by the First-tier Tribunal requiring a landlord/agent to repay a specified amount of rent to either the tenant or to the local authority if housing benefit has been paid. A local authority can impose a civil penalty, or prosecute and apply for a rent repayment order for the following situations:

- Failure to comply with an Improvement Notice under section 30 of the Housing Act 2004;
- Failure to comply with a Prohibition Order under section 32 of the Housing Act 2004;
- Breach of a banning order made under section 21 of the Housing and Planning Act 2016
- Using violence to secure entry to a property under section 6 of the Criminal Law Act 1977; and
- Illegal eviction or harassment of the occupiers of a property under section 1 of the Protection from Eviction Act 1977.

The maximum repayment order to be recovered is capped at 12 months. A tenant can apply for a rent repayment order and does not have to follow the same process. Where a tenant approaches North Northants Council to assist them in seeking the order, this will be considered on a case by case basis.

Retaliatory Eviction and the Deregulation Act 2015

Section 33 of the Deregulation Act 2015 created a protection for tenants against the service of a section 21 notice by their landlord(s) [retaliatory eviction] under the following circumstances,

A section 21 notice given in relation to an assured shorthold tenancy of a dwelling-house in England is invalid where—

1. before the section 21 notice was given, the tenant made a complaint in writing to the landlord regarding the condition of the dwelling-house at the time of the complaint,
2. the landlord—
 - a. did not provide a response to the complaint within 14 days beginning with the day on which the complaint was given
 - b. provided a response to the complaint that was not an adequate response, or
 - c. gave a section 21 notice in relation to the dwelling-house following the complaint,
4. the tenant then made a complaint to the relevant local housing authority about the same, or substantially the same, subject matter as the complaint to the landlord,
5. the relevant local housing authority served a relevant notice in relation to the dwelling-house in response to the complaint, and
6. if the section 21 notice was not given before the tenant's complaint to the local housing authority, it was given before the service of the relevant notice.

The Private Sector Housing team is committed to working with tenants of private landlords to prevent retaliatory eviction. Retaliatory eviction is where a tenant makes a legitimate complaint to their landlord about the condition of their property and, in response, instead of making the repair, their landlord serves them with an eviction notice.

From 1st October 2015, where a tenant makes a genuine complaint about the condition of their property that has not been addressed by their landlord, their complaint has been verified by a local authority inspection, and the local authority has served either an improvement notice or a notice of emergency remedial action, a landlord cannot evict that tenant for 6 months from the date of the service of the notice. The landlord is also required to ensure that the repairs are completed.

Tenants should always report any disrepair or poor conditions that may arise to the landlord as soon as possible. They should put their complaint in writing. In order to rely on the protection against retaliatory eviction that the Deregulation Act 2015 provides, a tenant must approach the landlord in the first instance.

If, after 14 days from the tenant making a complaint, the landlord does not reply, that reply is inadequate, or they respond by issuing a section 21 eviction notice, the tenant should contact the Private Sector Housing Team for assistance.

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 [‘MEES’ – minimum energy efficient standard]

In March 2015, the government introduced The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 (‘the regulations’) are designed to improve the standard of privately rented accommodation by imposing a minimum energy

efficiency rating for properties within the sector. Properties that are required to have an energy performance certificate (EPC) must achieve a rating of E or above. Properties with ratings of F or G are deemed by the act as 'substandard accommodation' as such from April 2018 landlords with such properties were prohibited from entering into new tenancy agreements.

As of April 2020, the scope of the legislation was expanded to include all privately rented domestic dwellings regardless of when the contract commenced. Qualifying properties may be granted as exemption from the requirement should they meet certain criteria.

Should officers become aware that a property with a substandard EPC rating is being advertised contrary to the regulations, they will in the first instance contact the agent or landlord to discuss this and make them aware of the requirements. Should either party or their associates subsequently let the property whilst it is non-compliant with MEES, a civil penalty may be issued

If a local authority confirms that a property is (or has been) let in breach of the Regulations, they may serve a financial penalty up to 18 months after the breach and/or publish details of the breach for at least 12 months. Local authorities can decide on the level of the penalty, up to maximum limits set by the Regulations.

The maximum penalty amount per property and per breach of the Regulations are,

- up to £2,000 and/or publication penalty for renting out a non-compliant property for less than 3 months
- up to £4,000 and/or publication penalty for renting out a non-compliant property for 3 months or more
- up to £1,000 and/or publication for providing false or misleading information on the PRS Exemptions Register
- up to £2,000 and/or publication for failure to comply with a compliance notice
- The maximum amount you can be fined per property is £5,000 in total.

The Electrical Safety Standards

The powers and duties introduced by The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 relate to the Government's response to tackling rogue landlords and improving the private rental sector.

They require Landlords to ensure that the fixed electrical installations in their properties are inspected and tested at least every 5 years by a competent electrician. The initial inspections need to be carried out before any new tenancy is granted from 1 July 2020, and by 1 April 2021 for existing tenancies.

The Regulations introduce measures that are intended to be implemented by landlords from 1 July 2020:

- Landlords are required to provide their tenants with electrical safety reports: in the case of new tenants, before they move in; to existing tenants within 28 days of receiving it; and to any prospective tenant within 28 days of their request to view the report;
- The Council has the power to demand sight of the report and the landlord must provide this within 7 days of the request. Failure to do so could result in a penalty charge;

- If the Council has reasonable grounds to believe that the landlord is in breach of the Regulations, it also has the power to serve a remedial notice on the landlord to compel them to comply with the Regulations;
- Landlords have 28 days to remedy the breach, and if the work is not carried out in time then the Council has the power to carry out the required works themselves (on providing prior written notice to the landlord) and recover their costs from the landlord;
- Landlords failing to provide tenants with an electrical safety report at the start of their tenancies will be in breach of the regulations and may face a civil penalty of up to a maximum of £30,000, with the potential for multiple penalties to be imposed for a continuing failure.
- The Civil Penalty Matrix will be used to determine the level of fine under these standards

Rogue Landlord Database

Any landlord who has received a banning order under the Housing and Planning Act 2016, been convicted of a banning order offence or has received 2 or more civil penalties over a 12-month period will be recorded on the database

This section must be read in conjunction with the Council's Enforcement policy AND Appendix 1 and 2 of this policy.

35.0 Enforcement Policy Schedule: Building Control

The primary function of the Building Control service is to help protect people's health and safety in the built environment and to ensure buildings are energy efficient and to improve digital infrastructure. The building control service principally uses technical guidance from Approved Documents that accompany the Building Regulations to establish whether compliance has been achieved, as well as the alternative routes to compliance that are stated within the regulations themselves. North Northamptonshire Council also subscribes to the membership body LABC which provides national representation for local authorities and it has developed a national building control enforcement policy which provides comprehensive guidance on enforcement procedures, enforcement action, prosecutions and penalties and the enforcement appeals process. The building control powers to take enforcement action, seek penalties and consider appeals is specifically defined within the Building Act 1984, the Building Regulations and other allied legislation such as the Building (Approved Inspectors) Regulations. In so doing, we aim to enforce in an equitable, practical and consistent manner.

Section 91 of the Building Act 1984 requires the local authority to carry out its duties to enforce the building regulations.

Inspections of work under construction

In the majority of cases, the building control surveyor will try and solve the problem informally with your builder if you have employed one or with you personally if you are organising or doing the work yourself. This will usually involve having the incorrect work already done altered or, if an inspection has not been carried out when it should have been due to a failure to give the council the necessary notice, it will mean that the work not inspected will need to be opened up for an inspection.

If these informal methods are unsuccessful, the building control surveyor will issue the builder with a list of the offending items and the builder will be given a period of time to rectify the offending work or open up work as necessary. The homeowner will automatically be given a copy, a further copy is placed upon the council's file.

Irrespective of whether or not the council decides to invoke statutory enforcement procedures, the existence of such a list of unresolved outstanding work on the file will mean that a completion certificate will not be issued.

What could happen next?

Depending upon the nature of the outstanding work, the Council has a discretion to use powers contained in an Act of Parliament called The Building Act 1984.

Two options are available:

- Any contravention of the Building Regulations is a criminal offence. Under section 35 of the Building Act 1984, the Council can prosecute anyone who fails to comply with the regulations. This could be your builder, or the homeowner, particularly if they are organising the work themselves using different sub-contracted trades. Anyone convicted of contraventions of Building Regulations will usually be fined and the court can also order that the person to pay a fine for each day that passes following conviction until the offending work is remediated.

- Even if the council doesn't prosecute anyone for the contravention, it can serve a formal notice under section 36 of The Building Act 1984 upon the building owner. This notice specifies the extent of the offending work and the timescale within which it must be remediated. Failure to comply with the section 36 notice could result in the Council effecting such works as they deem necessary and recovering the costs incurred in doing so from the building owner.

Sections 35 and 36 of the Building Act 1984 do not affect the right of a local authority to apply for an injunction for the removal or alteration of any work on the grounds that it contravenes any regulation or any provision of the Act.

Can you challenge a section 36 notice?

Yes, at any stage in the process you are entitled to use the council's complaints procedures, details of which are available on the Council's website. If the problem gets to the stage where a notice under section 36 of The Building Act 1984 is served on you, you can challenge the Council by obtaining a report from a specialist to justify why you believe the Council was wrong in serving the notice on you. Further information on this is specified in section 37 of the Building Act 1984.

Section 40 of the Building Act 1984 explains a process to appeal against a section 36 notice.

Unauthorised work and contraventions

Unauthorised building work is work which is commenced or completed without first having a valid building regulation application in place.

Commencing work before you have submitted a building regulation application is a breach of regulation 12 of the Building Regulations 2010.

The Building Control service will endeavor to:

- I. Investigate all complaints of unauthorised building work within three working days from the date it was reported. This may not always necessitate a site inspection if the case surveyor has sufficient evidence to assess the situation without visiting the site.
- II. If the case surveyor determines that a site visit is necessary, the surveyor will make their identity known to those on site and possess identification.
- III. Make the owner and builder fully aware of the next steps to be taken by them and the local authority.
- IV. Send a letter to the building owner within three working days of the surveyor's visit explaining all relevant courses of action to be taken and timescales involved.
- V. Where required, allow fourteen days in which to deposit a valid building regulations application.
- VI. Initiate court proceedings wherever necessary, only after satisfying ourselves that there is sufficient admissible evidence and that proceedings would be in the public interest.

Homeowners should be aware that failure to obtain building regulations certification for controllable building works may have implications on any future re-financing or property sale. In addition, failure to obtain building regulations completion certification can invalidate home/buildings insurance policies.

Appeal against notices requiring works

Section 102 of the Building Act 1984 sets out the grounds on which a person in receipt of a notice in relation to which it is declared by any section of the Building Act 1984 that section 102 applies, can appeal against the decision taken by the local authority to serve the notice.

Dangerous Structures

The council has a duty to respond to dangerous structures and take necessary action in the interest of public safety. Sections 77 and 78 of the Building Act 1984 set out the council's powers to deal with dangerous structures.

The Building Control service prioritise dangerous structure call-outs and endeavor to carry out the initial assessment of the structure in question within 2 hours of being notified.

Structures presenting an imminent danger to public safety require immediate action in accordance with section 78 of the Building Act 1984. Wherever possible, we will initially attempt to contact the owner and give them an opportunity to carry out the necessary work. If this is not possible, the Council will carry out works in default and recover the costs incurred from the owner in accordance with section 78 of the Act. In such an event, within three working days, written confirmation of the works carried out and any further responsibilities of the owner (or other interested party) will be sent. In some instances, a Dangerous Structures Notice may be served. The decision regarding the most appropriate course of action will be a matter of professional judgment made by the surveyor attending the incident. Non-compliance with a Notice could result in Court action.

Demolitions

Section 82 of the Building Act 1984 empowers the Local Authority to, by notice, require the person to whom it is given to take steps relating to the conditions to which the demolition is to be undertaken, and the condition to which the site is to be left on completion of the demolition, as the local authority may consider reasonably necessary for the protection of the public and the preservation of public amenity.

Works covered by an Approved Inspector

Reversion of work

Where a private Approved Inspector is unable to carry out its prescribed functions, or where contraventions require enforcement action to be carried out, Building Control may proceed with enforcement action to ensure compliance with the Building Regulations is achieved.

Complaints against Approved Inspectors

If a party is dissatisfied with the building control service provided by an Approved Inspector, they are able to complain to the Approved Inspector in a manner that can be independently audited.

The Building Control Performance Standards published by the Ministry of Housing, Communities and Local Government (MHCLG) requires that Approved Inspectors have a formal complaints procedure in place. If a satisfactory outcome is not achieved through the Approved Inspector's own complaints process, a formal complaint can be made to CICAIR. For further information, please visit <https://www.cicair.org.uk/complaints/>

Non-Payment of Fees and Charges

The building control service may undertake enforcement action to recover the non-payment of fees and charges to recover its costs reasonably incurred in providing a service relating to the Building Act and the Building Regulations.

APPENDIX 1 – Civil Penalties

Introduction

The Civil Penalty Matrix has been designed in accordance with the Housing and Planning Act 2016 to determine penalties in line with government guidance. The Matrix will be used to determine penalties for offences as prescribed in the Housing and Planning Act 2016 and any additional Housing Legislation or Regulations not determined by an independent matrix.

The maximum penalty that can be imposed per offence is £30,000. Whereby the legislation or regulations has an upper fine limit of £30,000, the fine will be calculated and the amount pro-rated within the fine limit. The amount of penalty imposed is determined by North Northants Council on a case by case basis. In determining the appropriate level of penalty, we have regard to the following contained within the statutory guidance below.

The actual amount levied in any particular case should reflect the severity of the offence, as well as taking account of the landlord's previous record of offending. The Council will consider the following factors to help ensure that the civil penalty is set at an appropriate level:

- a) **Severity of the offence** - The more serious the offence, the higher the penalty should be.
- b) **Culpability and track record of the offender** - A higher penalty will be appropriate where the offender has a history of failing to comply with their obligations and/or their actions were deliberate and/or they knew, or ought to have known, that they were in breach of their legal responsibilities. Landlords are running a business and should be expected to be aware of their legal obligations.
- c) **The harm caused to the tenant** - This is a very important factor when determining the level of penalty. The greater the harm or the potential for harm (this may be as perceived by the tenant), the higher the amount should be when imposing a civil penalty.
- d) **Punishment of the offender** - A civil penalty should not be regarded as an easy or lesser option compared to prosecution. While the penalty should be proportionate and reflect both the severity of the offence and whether there is a pattern of previous offending, it is important that it is set at a high enough level to help ensure that it has a real economic impact on the offender and demonstrate the consequences of not fulfilling their responsibilities.
- e) **Deter the offender from repeating the offence** - The ultimate goal is to prevent any further offending and help ensure that the landlord fully complies with all of their legal responsibilities in future. The level of the penalty should therefore be set at a high enough level such that it is likely to deter the offender from repeating the offence.

- f) **Deter others from committing similar offences** - While the fact that someone has received a civil penalty will not be in the public domain, it is possible that other landlords in the local area will become aware through informal channels when someone has received a civil penalty. An important part of deterrence is the realisation that (a) the local housing authority is proactive in levying civil penalties where the need to do so exists and (b) that the level of civil penalty will be set at a high enough level to both punish the offender and deter repeat offending.
- g) **Remove any financial benefit the offender may have obtained as a result of committing the offence** - The guiding principle here should be to ensure that the offender does not benefit as a result of committing an offence, i.e., it should not be cheaper to offend than to ensure a property is well maintained and properly managed.

The procedure for imposing a Civil Penalty is set out in Schedule 13A Housing Act 2004 and is summarised below:

North Northamptonshire Council must give the person notice of its proposal ('Notice of Intent') to impose a financial penalty; this notice must set out the following:

- a) The amount of the proposed financial penalty
- b) The reasons for proposing the penalty and
- c) Information about the right of the person to make representations

The Notice of Intent must be given no later than 6 months after the local authority has sufficient evidence of the conduct to which the penalty relates or at any time when the conduct is continuing.

A person who has received a Notice of Intent may make written representations to the local authority and this must be done within 28 days of the notice. After 28 days the local authority will determine whether to impose the penalty and for what amount, a final notice will be issued which requires the penalty to be paid within 28 days. This final notice will set out:

- The amount of financial penalty
- The reasons for imposing the penalty
- Information about how to pay the penalty
- The period for payment of the penalty 28 days
- Information about rights of appeal
- The consequences of failure to comply with the notice

The Council can withdraw a Notice of Intent or Final Notice at any time or reduce the amount specified in either the Notice of Intent or Final Notice at any time. A person who receives a Final Notice has a right to appeal to the First-tier Tribunal against the decision to impose the penalty or the amount of penalty. The deadline to pay the penalty imposed on the final notice will be suspended until any appeal has been determined.

Where a person or company fails to pay the civil penalty, the Council will refer the case to County Court for an Order of that Court. If necessary, county court bailiffs will be instructed to enforce the order and recover the debt as set out in the statutory guidance.

Any income received by the council from a civil penalty can be retained by the council provided that it is used to further the council's statutory function in relation to their enforcement actions covering the private rented sector as specified in the regulations.

Determining the level of penalty

To determine the level of financial penalty North Northants District Council has developed a 4-tier assessment process (the matrix) in accordance with the Housing and Planning Act 2016.

Case Officers will use the matrix to determine the level of financial penalty.

The following calculation will be used to determine penalties for other offences where the maximum fine is under £30,000:

$$\text{Fine Total} \div (30,000 \div \text{Maximum Fine}) = \text{Pro-rated Penalty}$$

Verification

An Officer will apply the matrix to each offence; offences will be subjected to a verification process by a senior member of staff to the Case Officer. If the Officers impose a penalty within £1000 of each other, the Case Officer's original penalty will be formalised. If the difference between the Officer's penalties is more than £1000, the penalty will be referred to Senior Officers / Managers for consideration.

Band 1: Severity of offence

The severity of offence has been broken down into three levels. The more serious the offence, the higher the penalty will be:

Severity Level 1: these are low - moderate offences such as failure to display the name and contact details of the licence holder as required under the Management of Houses in Multiple Occupation (England) Regulations 2006 or failure to provide tenants with satisfactory electrical certificates

Severity Level 2: these are serious offences such as failing to deal with serious hazards, such as damp and mould.

Severity Level 3: these are severe / extreme offences such as failure to provide adequate fire detection in an HMO / failure to adhere to a notice / operating an HMO without a licence / failure to rectify C1 faults on an electrical report.

Severity Level	1	2	3
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Level of penalty	£150	£300	£600
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Band 2: Culpability and harm

Culpability and Harm will be dealt with by two separate assessments; culpability and track record of the offender and the harm caused to the tenant.

Culpability and track record of the offender: Culpability will consider the record of the offender, previous breaches of their obligations, deliberately avoiding their responsibility as a landlord and being ignorant of relevant facts relating to the operating of their business as a landlord.

Category 1 penalties will only be used for 1st time offences. In cases where multiple breaches of the Management of Houses in Multiple Occupation (England) Regulations 2006 are identified, all penalties will be calculated under Category 1 if it is a first offence.

Category 2 penalties will be used for subsequent offences

Culpability has been separated into three levels:

Severity level 1: these are low offences committed with little fault/mitigating factors, for example because:

1. Significant efforts were made to address the risk although they were inadequate on this occasion
2. There was no warning/circumstances indicating a risk
3. Co-operation with the investigation
4. Voluntary steps taken to address issues e.g., submits a licence application
5. Willingness to undertake training
6. Evidence of health reasons preventing reasonable compliance – mental health, unforeseen health issues, emergency health concerns
7. No previous convictions
8. Vulnerable individual(s) where their vulnerability is linked to the commission of the offence.
9. Good character and/or exemplary conduct

Severity Level 2: these are medium offences that are committed through act or omission which a person exercising reasonable care would not commit

Severity Level 3: these are very high offences where the offender intentionally breached, or flagrantly disregarded, the law and knew their actions were unlawful

Culpability

Severity Level	1	2	3
Category 1: 1st offence	£150	£300	£600
Category 2: Subsequent offence(s)	£450	£900	£1,800

The harm caused to the tenant

Harm will consider the harm or the potential harm the offence did or could have caused the tenant, the higher the risk of harm, the higher the penalty. This is a very important factor when determining the level of penalty. The greater the harm or the potential for harm (this may be as perceived by the tenant), the higher the amount should be when imposing a civil penalty.

Harm has been separated into six levels:

Severity Level 0: these are offences that present no risk of harm

Severity Level 1: these are offences that present a low to moderate risk of harm

Severity Level 2: these are offences that present a serious risk of harm

Severity Level 3: these are offences that present a severe level of harm including hazards that have scored a band C under the Housing and Health Safety Rating System (HHSRS), multiple C2 faults identified on an electrical report not rectified within 28 days, or other hazards deemed to pose a severe level of harm to potential visitors or occupants.

Severity Level 4: these are offences that present an extreme level of harm including hazards that have scored a band B under the HHSRS, a C1 fault identified on an electrical report not rectified within 28 days, or other hazards deemed to pose an extreme level of harm to potential visitors or occupants.

Severity Level 5: these are offences that present a very severe / extreme level of harm including hazards that have scored a band A under the HHSRS, Multiple C1 fault identified on an electrical report not rectified within 28 days, or other hazards deemed to pose a very extreme/serve level of harm to potential visitors or occupants.

Harm

Severity Level	0	1	2	3	4	5
Level of Penalty*	£0	£150	£500	£1,500	£2,500	£5,000

Band 3: Punishment / Deterrent

Band 3 will consider:

Punishment of the offender:

- A civil penalty should not be regarded as an easy or lesser option compared to prosecution. While the penalty should be proportionate and reflect both the severity of the offence and whether there is a pattern of previous offending, it is important that it is set at a high enough level to help ensure that it has a real economic impact on the offender and demonstrate the consequences of not complying with their responsibilities.

Deter the offender from repeating the offence:

- The ultimate goal is to prevent any further offending and help ensure that the landlord fully complies with all of their legal responsibilities in future. The level of the penalty should therefore be set at a high enough level such that it is likely to deter the offender from repeating the offence.

Deter others from committing similar offences:

While the fact that someone has received a penalty will not be in the public domain, it is possible that other landlords in the local area will become aware through informal channels when someone has received a penalty. An important part of deterrence is the realisation that (a) the local housing authority is proactive in levying penalties where the need to do so exists and (b) that the level of penalty will be set at a high enough level to both punish the offender and deter repeat offending.

Band 3 will give consideration to all 3 components and apply a multiplier to the amount already accrued. The amount of the fine must be sufficient to have a real economic impact on the offender to act as a sufficient deterrent to reoffend. Furthermore, the penalty must be sufficient to deter others.

This band will be applied based upon the size of the portfolio of properties held or managed by the offender; landlords will be required to provide evidence as requested by the Local Authority to determine the portfolio size. If the landlord fails to cooperate with this request Severity level 5 will automatically be applied. Punishment / deterrent have been separated into three levels:

- **Severity Level 1:** Portfolio 1 - 20
- **Severity Level 2:** Portfolio 21 - 50
- **Severity Level 3:** Portfolio 51 plus

Punishment / Deterrent

Severity Level	1	2	3
Level of Penalty*	X2	X2.5	X3

*Severity level: No multiplier will be used in the following circumstances:

- Severity, Culpability and Harm have all scored level one or below and
- If it is a landlord first offence (this includes penalties in other LA areas), and
- The penalty relates to a single offence and not multiple offences.

Band 4: Removal of Financial Gain

This assessment will remove any financial benefit the offender may have obtained **as a result of committing the offence**. The guiding principle here should be to ensure that the offender does not benefit as a result of committing an offence, i.e., it should not be cheaper to offend than to ensure a property is well maintained and properly managed.

Consideration will be given to the total penalty versus the income received during the “offence period”. The “offence period” will commence from the earliest date the landlord was made aware of the offence. The level of penalty will be awarded to ensure the penalty removes the financial gains made by the offender as a result of committing the offence. The landlord will be required to provide evidence as requested by the Local Authority to determine the financial gain. If the landlord fails to cooperate with this request Severity level 5 will automatically be applied.

Removal of financial gain has been separated into five levels:

- **Severity Level 1:** No financial gain
- **Severity Level 2:** Financial gain between £1 - £1000
- **Severity Level 3:** Financial gain between £1001 - £2499
- **Severity Level 4:** Financial gain between £2500 - £4999
- **Severity Level 5:** Financial gain between £5001 - £10000

Severity Level	1	2	3	4	5
Level of penalty	£0	£500	£1,250	£2,500	£5,000

Worked example:

Failure to comply with an Improvement Notice for a landlord that owns/manages one property and receives £500 per month rent. The breach has lasted for 4 months and it is the first offence:

Band 1: Severity of Offence

Failure to adhere to a Notice – Level 3: **£600**

Band 2: Culpability and harm

Culpability – Level 3: **£600**

Severity – Level 4: **£2,500**

Band 3: Punishment/Deterrent

Severity Level 1: (Portfolio 1) and Level of Penalty (x2)

The multiplier will be used as the following does not apply, as Band 1 & 2 are not scored as level one or below.

- *Severity, Culpability and Harm have all scored level one or below and,*
- *It is a landlord's first offence (this includes penalties in other LA areas), and,*
- *The penalty relates to a single offence and not multiple offences.*

Band 4: Removal of Financial Gain

Financial gain – £500 per month in rent (£2,000.00 total over 4 months' breach) = Severity Level 3: **£1,250**

Total: £600 + £600 +£2,500 = £3,700

£3,700 x2 for the multiplier = £7,400

£7,400+ £1,250

Grand total = £8,650

Appendix 2 - The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015

Introduction

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 ('the regulations') are designed to improve the standard of privately rented accommodation by imposing a minimum energy efficiency rating for properties within the sector. Properties that are required to have an energy performance certificate (EPC) must achieve a rating of E or above. Properties with ratings of F or G are deemed by the act as 'substandard accommodation', and from April 2018 landlords with such properties were prohibited from entering into new tenancy agreements.

As of April 2020, the scope of the legislation was expanded to include all privately rented domestic dwellings regardless of when the contract commenced. Qualifying properties may be granted an exemption from the requirement should they meet certain criteria.

The department for Business Energy and Industrial Strategy (BEIS) have produced guidance published in 2017 and updated May 2020;

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

The Council had regard to the guidance when preparing the policy for the minimum energy efficiency standards.

Purpose of this schedule

In accordance with Regulations 33 and 44 Local Authorities are responsible for enforcing the minimum energy efficiency standards (MEES) within their area. The purpose of this policy is to describe how Officers will enforce the Regulations.

Scope of the schedule

1. The Council actively supports landlords to ensure their properties are of a suitable standard, and the Council's approach to enforcement is set out in the Private Sector Housing Enforcement Policy.
2. Details of landlord's obligations under the regulations are summarised on the Council's website, in addition to individual advice from Officers should further guidance or support be required.
3. Should Officers become aware that a property with a substandard EPC rating is being advertised contrary to the regulations, they will in the first instance contact the agent or landlord to discuss this and make them aware of the requirements in writing. Should either party or their associates subsequently let the property whilst it is non-compliant with MEES, this will be taken into consideration when calculating a financial penalty.

4. Routinely Officers will verify the current EPC rating of properties where a complaint is received, or in any other case where a property is being reviewed by Officers, and particularly where there is a concern the EPC rating of a property might be F or G.
5. Should a potential breach be identified, Officers will access the National PRS Exemption Register to confirm if the property has a valid exemption. Where it is believed that a landlord has registered false or misleading information, consideration will be given to serving a financial and publication penalty.
6. The Council has discretion over whether to serve Compliance Notices to request information from landlords, to help determine whether a property may be compliant. Officers may serve Compliance Notices where this additional information is required. Should a landlord fail to comply with a Compliance Notice, Officers will consider serving a Penalty Notice. Each case will be considered on its merits and will be discussed with the Private Sector Housing Manager.
7. If offences under the regulations are committed the Council will, where appropriate, serve a Penalty Notice. The guidance below sets out the approach that Officers should use to determine the appropriate penalty.
8. Under Regulation 39, the Local Authority may publish some details of the landlords' breach on a publicly accessible part of the PRS Exemptions Register, and the publishing of this information will be for a minimum of 12 months. This decision to publish will sit with the relevant housing managers.
9. The Landlord has the right to ask for a Penalty Notice to be reviewed under Regulation 42. Any request for review must be submitted to the Council within one calendar month of the Penalty Notice being served. Requests for review after the prescribed time will be considered at the Council's discretion. Requests for review will be discussed by the case officer and the Private Sector Housing Manager. Concerned parties also have other standard rights of redress, initially through the Council's complaints procedure.

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 - Guidance for Determining the Level of Financial Penalty

The maximum level of penalty varies on the type of breach under the Regulations.

Financial penalties (Regulation 40)

Where the Local Authority decides to impose a financial penalty, they have the discretion to decide on the amount of the penalty, up to maximum limits set by the Regulations. The maximum penalties are as follows:

- (a) Where the landlord has let a sub-standard property in breach of the Regulations for a period of less than 3 months, the Local Authority may impose a financial penalty of up to £2,000 and may impose the publication penalty.
- (b) Where the landlord has let a sub-standard property in breach of the regulations for 3 months or more, the Local Authority may impose a financial penalty of up to £4,000 and may impose the publication penalty.
- (c) Where the landlord has registered false or misleading information on the PRS Exemptions Register, the Local Authority may impose a financial penalty of up to £1,000 and may impose the publication penalty.
- (d) Where the landlord has failed to comply with Compliance Notice, the Local Authority may impose a financial penalty of up to £2,000 and may impose the publication penalty.

A) Penalty Matrix for the Offence of Letting a Substandard Property

The following matrix is composed of 3 sections designed to consider the potential financial impact to the occupants, the potential risk of harms (under HHSRS) and culpability of the landlord. The penalty will be determined and then multiplied by the total full months of occupancy (part months are not to be included in the calculation). The final penalty cannot exceed that permitted and will be capped at either £2,000 or £4,000.

Section 1 - Financial Impact to Occupants:

There is a direct financial impact to tenants who reside in properties that are not energy efficient; this section of the matrix has been designed to hold the landlord of such properties accountable. The Government has identified the financial impact to tenants who reside in properties that are not energy efficient. These figures have been published in the Government’s ‘The Domestic Private Property Minimum Standard Guidance’ and have been used to assess the average energy costs of F and G rated properties as compared to E rated.

The Government recently changed the way EPC’s are calculated, and as a result, some properties previously found to be non-compliant will have their rating increased when assessed by the new calculation. Where this is the case, this section of the matrix only, will not be applied.

EPC Rating	Average monthly impact
F	£58
G	£140

Section 2 - Risk of Harms to Occupants:

Tenants who experience high energy bills may not have the financial resources to sufficiently heat their homes and pay for other necessities. As a result, tenants in

properties that are not energy efficient are more likely to restrict their energy consumption and experience hazards associated with excess cold, personal hygiene and food safety.

This section of the matrix holds landlords accountable for the potential harms to tenants. The Housing Health and Safety Ratings System (HHSRS) has been referenced to determine harm level.

Landlords who obtain subsequent certificates calculated under the new system with an E or above rating will still be held accountable under this section. At the point of contacting with tenants, the landlord would not have known the property rating would subsequently be increased and would be considered to have acted with indifference to the potential harms of letting a property that at the time was believed to be not energy efficient.

Deficiency	Harm Score	Penalty
The property does not have a functioning, fixed source of heating within each habitable room in the property. In addition, it does not have thermally efficient windows in each habitable room, or the property is constructed of uninsulated materials. (See notes below)	Very High	£200
The property does not have a functioning, fixed source of heating, but does have thermally efficient windows in each habitable room and is constructed of insulated materials.	High	£150
The property does not have thermally efficient windows in all habitable rooms or is constructed of uninsulated materials.	Medium	£100
The heating system within the property is either not sufficient or costly to run. The heating system does not have thermostatic controls and/or programmable timers. OR the property does not have an energy efficient source of hot water.	Low	£50
Other energy improvements are required or the EPC rating has changed with no works due to new calculation guidance	Very Low	£25

- *Plug in electric heaters designed as supplementary heating are not considered to be a fixed source of heating.*
- *Habitable rooms refers to rooms likely to be occupied for extended periods of time, i.e., living and bedrooms.*

Section 3 - Culpability of Offender:

When calculating the culpability of the landlord / offender, officers will consider the financial impact the landlord / offender sought to avoid in not complying with the regulations.

Culpability of offender	Penalty
High (The offender acted in knowledge of the regulations to avoid potential financial cost of between £1000-£3500)	£200
Medium (The offender acted in knowledge of the regulations to avoid potential financial costs of between £1-£1000)	£150
Low (The offender failed to keep up to date with regulations and was unaware of the requirement)	£100

The following table is used to determine the final penalty against the three sections above and a worked example is provided further below.

Penalty Calculation

Financial Impact to Occupants	Risk of Harms to Occupants	Culpability of Offender	Total	Months of occupancy	Penalty (Total x Occupancy)	Final Penalty (capped to max)

B) Failure to Comply with a Compliance Notice

The following matrix has been designed to support Officers in determining the financial penalty for non-compliance with a Compliance Notice.

Officers should use Section 2 above of the Penalty Matrix for the Offence of Renting a Substandard Property when determining harm. Should the landlord fail to provide a valid EPC and/or obstruct officers from entering the property for the purpose of inspecting the heating system, it will be assumed to be deficient.

Culpability Potential Harms	High (The offender sought to obstruct further investigation through non-compliance)	Medium (The obstruction was not willful)	Low (The offender has since complied with the notice, but not within the prescribed timeframe)
High Very	£2000	£1500	£1000
High	£1500	£1000	£500
Medium	£1000	£500	£200
Low / Very Low	£500	£250	£100

Registering False or Misleading Information:

The following matrix has been designed to support Officers in calculating the appropriate financial penalty for registering false or misleading information to the National Exemption Register. The matrix has been designed to take account of the financial cost the offender sought to avoid by committing the offence. As such those that sought the highest financial benefit will receive a higher financial penalty.

Officers may reduce the penalty by up to 50% if it can be proven that the offender acted on false or misleading **professional** advice e.g., that of a letting agent or misleading advice from a professional landlord organisation (excluding web forums, or advice from other informal member organisations or members of the public).

Penalty Level	
High (The offender registered false or misleading information to avoid potential financial cost of between £1000-£3500)	£1000
Medium (The offender registered false or misleading information to avoid potential financial costs of between £1-£1000)	£500
Low (There was no financial gain to the offender)	£250

Worked Example to Assist in Understanding the Matrices

Example 1 - Offence of Letting a Substandard Property

Property Address: Any Street, Any town, Postcode

Name of Offender: Mr. Anonymous

Property Description: The premise is a 3-bedroom terrace house located in Any town, town centre; it is of standard brick-built construction and built circa 1900

EPC Rating: G

Date of EPC: April 2015

Date of Tenancy Commenced: August 15th 2019

Energy efficiency within the property

	Description
Heating System	No fixed source of heating, the property is currently heated by portable plug-in electric heaters.
Windows	Single glazed wooden framed windows throughout, the wooden frames are rotten and in poor condition
Construction of the property	Brick built under slate roof
Water Heating system	Electric immersion heater, no insulation, thermostat controls or timers
Insulation	1000mm loft insulation

Case Summary: An Energy Performance Certificate was commissioned in April 2015 and the property awarded a rating of G. On July 1st 2019 the property was purchased by the current owner Mr. Anonymous and on August 15th 2019 Mr. Anonymous let the property to Mrs. Cold on an assured short-term tenancy agreement. The Council became aware of the property in December 2019 when Mrs. Cold made a housing condition complaint due to excess cold. The property is heated by portable electric heaters within each habitable room, it has single glazed wooden framed windows and loft insulation to a depth of 1000mm. Mr. Anonymous had a property portfolio of 4 properties and had been operating as a landlord for 15 years. When contacted Mr. Anonymous claimed to be unaware of minimum energy efficiency standard, although he was aware that the property had no fixed source of heating nor sufficient insulation.

EPC Rating	Average monthly impact
F	£58
G	£140

Risk of Harms to Occupants:

Deficiency	Harm Score	Penalty
The property does not have a functioning, fixed source of heating within each habitable room in the property. In addition, it does not have thermally efficient windows in each habitable room, or the property is constructed of uninsulated materials. (See notes below)	Very High	£200
The property does not have a functioning, fixed source of heating, but does have thermally efficient	High	£150

windows in each habitable room and is constructed of insulated materials.		
The property does not have thermally efficient windows in all habitable rooms or is constructed of uninsulated materials.	Medium	£100
The heating system within the property is either not sufficient or costly to run. The heating system does not have thermostatic controls and/or programmable timers. OR the property does not have an energy efficient source of hot water.	Low	£50
Other energy improvements are required, or the EPC rating has changed with no works due to new calculation guidance.	Very Low	£25

- *Plug in electric heaters designed as supplementary heating are not considered to be a fixed source of heating.*
- *Habitable rooms refers to rooms likely to be occupied for extended periods of time, i.e., living and bedrooms.*

Culpability of Offender

Culpability of offender	
High (The offender acted in knowledge of the regulations to avoid potential financial cost of between £1000-£3500)	£200
Medium (The offender acted in knowledge of the regulations to avoid potential financial costs of between £1-£1000)	£150
Low (The offender failed to keep up to date with regulations and was unaware of the requirement)	£100

Penalty Calculation

Financial Impact to Occupants	Risk of Harms to Occupants	Culpability of Offender	Total	Months of occupancy	Penalty (Total x Occupancy)	Final Penalty (capped to max)
£140	£200	£100	£440	9	£3960	£3960

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EXECUTIVE

26th AUGUST 2021

Report Title	Technical Updates to Section 106 Evidence Base and Benchmark Cost Data
Report Author	Rob Harbour – Assistant Director for Growth and Regeneration
Executive Member	Councillor Steven North – Executive Member for Growth and Regeneration

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

List of Appendices

- Appendix A - Planning Obligations Framework and Guidance Document - Creating Sustainable Communities (2015)
 Appendix B - Pupil Generation Study (2018/19)

1. Purpose of Report

- 1.1 The purpose of this report is to agree technical updates to the Planning Obligations Framework and Guidance Document “Creating Sustainable Communities” (2015)¹. This document provides information to developers, planning officers and all stakeholders on the types of infrastructure which may be impacted by new development, and sets out where Section 106² planning obligations, or developer contributions, may be necessary to mitigate the impacts of a new development, and make it acceptable in planning terms.

¹ <https://www.northamptonshire.gov.uk/councilservices/environment-and-planning/Documents/Creating%20Sustainable%20Communities%20Jan%202015%20FINAL.pdf>

² Section 106 of the Town and Country Planning Act 1990

Executive Summary

- 1.2 The current version of the Planning Obligations Framework and Guidance Document “Creating Sustainable Communities” document (“the Obligations Framework”) was published by Northamptonshire County Council in 2015. This followed extensive consultation with statutory consultees, the development industry and local councils. The document covers key service areas such as Education and Libraries, for which the Council has statutory responsibility.
- 1.3 The purpose of the Obligations Framework document is to aid decision-making on Section 106 obligations, improve transparency and consistency, and to provide evidence to support the preparation and production of development plans and policies, as well as assisting in the determination of planning applications.
- 1.4 The proposed changes to the Obligations Framework include updates to both the evidence base used to calculate pupil yields from new developments, and benchmark cost data based on updated figures published by the Department for Education.
- 1.5 With the creation of the Council, it will be necessary to undertake a more wide-reaching review of the document in order to reflect new strategic objectives and priorities. However, the interim technical updates set out in this report are necessary now to ensure the basis on which responses to applications are submitted are relevant, based on latest data and reflective of recent changes to national guidance.
- 1.6 Once agreed, the revised figures (and any future revisions) will be published on the Council’s website as a Technical Update to the Obligations Framework document, and will be referenced in responses to planning applications submitted by the Council’s Development Management service from the date of publication until any future updates are issued.

2. Recommendations

- 2.1 It is recommended that the Executive:
 - a) Agree that the 2021 updated baseline pupil yield figures (as set out in Table 3) and benchmark costs (as set out in Table 5) replace those set out in the Obligations Framework 2015;
 - b) Delegate authority to the Executive Member for Growth and Regeneration in consultation with the Director of Place and Economy to review and amend the pupil yield figures and benchmark costs on an annual basis.

Reasons for Recommendations

- 2.2 The above is recommended to ensure the Section 106 contributions secured towards new infrastructure are based on latest available pupil yield data and cost benchmarks, and that these figures and costs are reviewed and updated annually where necessary.

3. Report Background

- 3.1 In 2009 Northamptonshire County Council (“the County Council”) established a dedicated Section 106 Development Management (DM) service. The purpose was to provide a centralised team to coordinate responses to major planning applications (10+ dwellings, or 1000sqm or more) on behalf of non-highways services, such as education, libraries and fire & rescue. This recognised that developer contributions (via Section 106 agreements) were critical to support the expansion and provision of infrastructure, and especially schools, necessary to meet the needs arising from new housing and population growth. The Section 106 DM service is currently hosted by the Council, and provides responses and monitoring services on behalf of both West Northamptonshire Council and North Northamptonshire Council.
- 3.2 The County Council also adopted a Planning Obligations Framework and Guidance Document entitled ‘Creating Sustainable Communities’ (“the Obligations Framework”). It has not been updated since adoption in 2015. This policy document sets out requirements in terms of Section 106 planning obligations to ensure a consistent and transparent approach to calculating the demand for new and additional infrastructure generated by new development. It also clearly sets out how the Section 106 developer contributions would be calculated and the associated evidence base supporting these calculations. One important document underpinning the Obligations Framework is the Pupil Generation Forecasting report³, which was critical to the continued success of the County Council in securing S106 contributions towards education infrastructure.

Pupil Yield Ratios

- 3.3 The current Obligations Framework data is based on the results of a survey of development undertaken in 2013/14, which established the number of children of school age expected to reside within new developments. It is therefore necessary for the survey to be repeated to update the results and ensure the data and methodology remains robust.
- 3.4 In 2018 the County Council commissioned an update to the survey using housing completion data provided by local planning authorities. It indicated an estimated 19,251 dwellings were constructed during the period 2012-2017. From these, a random sample of nearly 6,000 addresses were surveyed in

³ <https://www.northamptonshire.gov.uk/councilservices/environment-and-planning/Documents/Northamptonshire%20Pupil%20Forecasting%20Project%202014%20v2.pdf>

order to provide a robust result, including face to face interviews and data validation checks. The results of the survey were finalised in 2019/20 but the Obligations Framework was not updated.

- 3.5 From the responses provided, the following total pupil generation figures (see Table 1) were obtained (with the rows shaded grey indicating the 2015 figures for comparison):

	1 bed	2 bed	3 bed	4 bed	5+ bed
Early Years	0.05	0.20	0.31	0.37	0.29
	<i>0.00</i>	<i>0.30</i>	<i>0.32</i>	<i>0.34</i>	<i>0.34</i>
Primary	0.00	0.16	0.26	0.35	0.44
	<i>0.00</i>	<i>0.13</i>	<i>0.32</i>	<i>0.37</i>	<i>0.37</i>
Secondary	0.00	0.01	0.13	0.17	0.34
	<i>0.00</i>	<i>0.03</i>	<i>0.17</i>	<i>0.22</i>	<i>0.22</i>
Sixth-form	0.08	0.04	0.06	0.09	0.16
	<i>0.00</i>	<i>0.03</i>	<i>0.07</i>	<i>0.09</i>	<i>0.09</i>
Special School	0.00	0.00	0.01	0.01	0.01
	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

- 3.6 From these figures, it is clear that pupil yields from new development have remained relatively consistent in the intervening years. However, several key differences are apparent:

- Whilst 3-bed dwellings show a decrease in the yield of primary-age children since 2014, this is countered by increases in the same age range across 2-bed, 4-bed and 5+ bed dwellings.
- Those properties with the highest yield across all ranges are those dwellings with the most bedrooms (5+ bed dwellings), with the exception of Early Years where 4-bed dwellings appear to have a considerably higher pupil generation figure.
- The high yields for Early Years and Primary pupils when compared with Secondary and Sixth-form pupils across all dwellings reflects the high demand from young and new families for new houses. These yields will however change over time as families grow and developments mature.
- There is a clear demand from new development for specialist school provision, equating to approximately 1 pupil for every 100 homes built with 3 or more bedrooms.

- 3.7 Survey respondents were also asked to confirm whether any child of school age was privately educated. This resulted in the yields set out at Table 2 below, and the overall ratios shown above (Table 1) have subsequently been adjusted to reflect these findings (Table 3).

	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed
Primary	0.00	0.00	0.01	0.01	0.02
Secondary	0.00	0.00	0.00	0.02	0.05
6th Form	0.00	0.00	0.00	0.00	0.00

	1 bed	2 bed	3 bed	4 bed	5+ bed
Early Years	0.05	0.20	0.31	0.37	0.29
Primary	0.00	0.16	0.26	0.34	0.42
Secondary	0.00	0.01	0.13	0.15	0.29
Sixth-form	0.08	0.04	0.06	0.09	0.16
Special School	0.00	0.00	0.01	0.01	0.01

- 3.8 With regards to the figures for Early Years pupils; it should be noted that the ratios included at Tables 1 & 3 determine the total proportion of all children aged 0-4 within new development. The Council is also mindful of the qualifying rules for funded nursery places and conscious that the take-up of various types of provision across different ages within the 0-4 range, differ. It will therefore allow discounts to the yields expected of developments when determining the contribution for an individual applications. The discount will be based on data provided by the Council's Early Years Sufficiency team.
- 3.9 The survey also sought to identify the proportion of pupils residing in new developments who opt for elective home education. This returned a nil sample. Furthermore, when considered alongside Council records across the wider pupil population, 2019/20 registrations indicate that whilst approximately 0.01% of all pupils in the county elected for home education during the year, the average stay-on rate was 14 months, meaning that the majority of pupils will return to state funded schools each year and consequently require a school place. As such, no adjustment is proposed for elective home education pupils at this time.
- 3.10 Given the above, it is proposed that the Obligations Framework is updated to reflect the adjusted baseline Pupil Yield Ratios (see Table 3) and applied to all new planning applications responded to from 1 September 2021. A review of pending applications will be undertaken to determine if adjustments may be required to previous responses where a determination has not yet been made.

Benchmark Costs

- 3.11 Where new development is assessed as generating a pupil yield (in any age range) and there is insufficient education capacity forecast locally to accommodate the increased demand, the Council will secure Section 106

financial contributions towards the provision, expansion or enhancement of education infrastructure.

- 3.12 In some cases, the level of pupil yield may require a new school to be delivered, in which case the developer will be required to provide sufficient land and financial contributions towards its delivery. This is generally the case with larger developments, including Sustainable Urban Extensions (SUEs). New schools may also be required where additional capacity cannot be provided on existing sites.
- 3.13 The cost of new school delivery is regularly reviewed by the Council's DM service, working with Education and Property services to review recent build costs and specifications, which may impact on the level of Section 106 contributions required. For example, a constrained site may require more extensive groundworks to enable it to come forward, and delivery costs may also be impacted by a number of factors, such as: changes to the cost of raw materials, specifications within local design codes, updates to nationally-set standards, or inclusion of on-site early years provision. The Council's commitment to promoting sustainability and addressing the impacts of climate change may also impact on anticipated costs. The Section 106 contribution required for new school provision will therefore be judged on a case by case basis.
- 3.14 In the majority of cases however, the pupil yield from new development may be accommodated through expansion or improvements to existing schools.
- 3.15 To assess the level of contribution required in these instances, the DM service applies the Baseline Pupil Generation figures (as set out above at Table 3) to the development, taking into account the scale and mix of residential units proposed. This is consistent with the recommended approach of the Department for Education (DFE), as set out in their 2019 guidance document for local authorities, which sets out its expectations and best practice for securing developer contributions⁴.
- 3.16 For Early Years, Primary, Secondary and Sixth-form education facilities and infrastructure, the Obligations Framework utilises the DFE's range of 'basic need multipliers' which take into account the different school age ranges. These are then adjusted for local construction costs based on a regional weighting, and translated into a 'cost per dwelling' by applying the pupil generation figures.
- 3.17 With regards to Special Educational Needs and Disabilities (SEND) provision, DFE guidance recommends use of National School Delivery Cost Benchmarking Reports⁵ to determine costs per pupil place of extending existing provision. This recognises that SEND places typically cost in the region of four times as much as mainstream education provision.

4 Securing Developer Contributions for Education – November 2019

5 Produced annually since 2016 by the Education Building and Development Officer Group (EBDOG)

3.18 Table 4 below sets out the current cost per pupil place multipliers as per 2015 Obligations Framework, alongside the updated figures for application from September 2021 using latest available guidance⁶:

Education Type	2015 per pupil costs	2021 per pupil costs
Early Years & Primary	£12,412	£17,441
Secondary & Sixth form	£18,703	£24,013
SEND	£n/a ⁷	£76,184

3.19 Per dwelling Section 106 contribution costs can then be derived by multiplying the pupil cost (Table 4) by the Baseline Pupil Generation figures (Table 3), resulting in the updated S106 contribution requirements (rounded) at Table 5:

		2 bed	3 bed	4 bed	5+ bed
Early Years⁸	Pupil per dwelling ratio	0.20	0.31	0.37	0.29
	Pupil Cost	£17,441	£17,441	£17,441	£17,441
	S106 £ per dwelling	£3,488	£5,407	£6,453	£5,058
Primary	Pupil per dwelling ratio	0.16	0.26	0.34	0.42
	Pupil Cost	£17,441	£17,441	£17,441	£17,441
	S106 £ per dwelling	£2,791	£4,535	£5,930	£7,325
Secondary	Pupil per dwelling ratio	0.01	0.13	0.15	0.29
	Pupil Cost	£24,013	£24,013	£24,013	£24,013
	S106 £ per dwelling	£240	£3,122	£3,602	£6,964
Sixth Form	Pupil per dwelling ratio	0.04	0.06	0.09	0.16
	Pupil Cost	£24,013	£24,013	£24,013	£24,013
	S106 £ per dwelling	£961	£1,441	£2,161	£3,842
SEND	Pupil per dwelling ratio	0.00	0.01	0.01	0.01
	Pupil Cost	£76,184	£76,184	£76,184	£76,184
	S106 £ per dwelling	£0	£762	£762	£762

⁶ DFE Pupil Places Scorecard 2019 (published June 2020) & EBD OG Benchmarking report 2020/21 (published May 2021). No update to the DFE Scorecard was produced in 2021 due to the impact of the Covid pandemic.

⁷ EBD OG data on SEND costs have only been published since 2016 and therefore were not set out in the Obligations Framework 2015; where requests for SEND contributions have been made during this time they are based on figures available at the time of application.

⁸ Subject to discount pending data from the Early Years Sufficiency review

4. Issues and Choices

- 4.1 The principal consideration in this report relates to the relevance and robustness of current evidence base and benchmark costs, considered and applied in the assessment of planning applications in relation to education infrastructure, and the ability of the Council to adequately fund delivery of new schools and school places.
- 4.2 By adopting the recommendations set out in this report, the Council will ensure that the evidence base used in this assessment is updated to reflect latest available data. It also ensures that the funding secured reflects current benchmark costs, accounting for any inflationary increases in the provision of new schools since the previous iteration of the Obligations Framework was adopted.
- 4.3 The alternative approach would be to not update the framework and instead wait to undertake a full review of the document. This approach would:
- undermine the ability of the Council to defend its requests for Section 106 developer contributions in respect of developments;
 - lead to costly challenges through appeal;
 - Result in the Council being unable to secure sufficient funding to support delivery of new and expanded schools, required as a result of housing growth.
- 4.4 Discussions have taken place with West Northamptonshire Council with the intention that they also adopt a similar approach to that set out in this report.

5. Implications (including financial implications)

Resources and Financial

- 5.1 The implication of not approving these technical updates is that the Council will have less funding at its disposal to deliver new school places required as a result of housing growth and will need to source alternative funding for which there is no identified budget. The lost funding will add to the profits of developers. It could also lead to delays in agreeing vital S106 agreements, an increase in appeals from developers, and potential related costs to the Council.

Legal

- 5.2 The Council is obliged to operate in a fair and transparent way for the benefit of the area it serves. Updating the existing policy ensures that there is certainty and parity for developers seeking to operate within the North Northamptonshire area. It also ensures that communities which receive additional development can be reassured that key infrastructure, such as

education, will be supported and developed to prevent the population increase caused by the new development having a detrimental effect.

- 5.3 The Council receives legal advice on the wording of S106 agreements in relation to education provision. This includes the use of standard clauses and wording to ensure a consistent approach, which is more easily monitored and assessed through performance management.

Consultation

- 6.3 The Planning Obligations Framework document was subject to extensive consultation when it was prepared by the County Council and adopted in 2015. The proposal contained within this report does not seek to change the approach taken, but rather to ensure that the data relied upon is up to date. No further consultation is proposed at this stage given that the Council is required to review all policy and framework documents post re-organisation. At that point there will be substantial and widespread consultation with statutory consultees, the development industry, local councils and other interested parties.

Consideration by Scrutiny

- 6.4 The Executive is requested to consider the technical updates presented. However, this is not a Key Decision and is not subject to the 'call-in' process.

Climate Impact

- 6.5 The proposed update does not adversely impact on climate change. Climate impact will be a consideration in the design of additional school provision. It will also be a key consideration when the Council decides to review the Framework document.

Community Impact

- 6.6 School provision is a major issue for new and existing local communities which are impacted by development. The approach set out in this report ensures that the Council is in a strong position to require developers to make a fair contribution to the costs of securing any required additional provision to mitigate impact of new developments.

Risks

Risk	Impact/Mitigation	RAG
NNC does not update the Baseline Pupil Yield figures	Not updating the baseline pupil yield figures could lead to challenge from developers as to the robustness of the evidence base used to justify S106 requirements, and could lead to such contributions and obligations being removed from future agreements. This could mean the Council is unable to meet its statutory duty to provide a	

	sufficiency of school places. Applying the updated baseline yields ensures the evidence used is up to date and robust, minimising the risk of challenge.	
NNC does not approve the updated benchmark costs for pupil places	Not updating the benchmark costs for pupil places would mean that the Council is unable to secure sufficient funding through S106 to deliver necessary infrastructure. By applying the updated cost benchmarks, the Council can secure appropriate funding based on latest evidence, and reduce the pressure on the Council's capital programme which may otherwise be required to meet any potential deficit.	

6. Background Papers

None.



Creating Sustainable Communities: Planning Obligations Framework and Guidance Document

Contents

Introduction	3
Part 1: The County Council's Approach	7
Part 2: Service Area Guidance	13
Part 3: Appendices	48

Introduction



The purpose of this document

The Planning Obligations Framework and Guidance policy document outlines Northamptonshire County Council's (the County Council's) approach to developer contributions via planning obligations, through Section 106 agreements. It does so by setting out the circumstances in which the County Council will request contributions. The document provides guidance on the level and type of contribution that developers will be expected to make towards infrastructure provided by the County Council that is necessary to achieve sustainable development.

The Framework and Guidance provides developers, local planning authorities and residents with essential information on the likely impact of new development, and on the infrastructure and community facilities that are the responsibility of the County Council. By doing so, it will provide greater certainty for residents and developers before a planning application is submitted or a site is purchased so that the cost implications of enabling infrastructure and complying with planning policy are understood and fully taken into account.

The policy is published in order to provide a consistent and transparent approach to planning obligations for County Council services so communities are able to see and understand how development is making a fair and positive contribution in their area. The policy is also available for local planning authorities (LPAs) as a guide and evidence base which can be utilised to discharge their planning functions.

The Planning Obligations Framework and Guidance policy document does not cover services provided by the LPAs such as affordable housing. It also does not cover services that are not in the remit of the County Council, such as the Police Force.

The Planning Obligations Framework and Guidance document is an adopted internal policy of the County Council which has undergone formal consultation. It is an update of the Northamptonshire County Council Creating Sustainable Communities: Planning Obligations Framework and Guidance document which was adopted in March 2011.

The Planning Obligations Framework and Guidance document is capable of being a material planning consideration in the determination of planning applications and the development of planning policy.

Policy context

The term 'planning obligations' is used in this document to describe the whole range of matters covered by developer contributions; legal agreements for financial contributions, maintenance payments, and the provision of infrastructure and buildings.

A fundamental principle of planning obligations is that they are not used to 'buy' a planning permission, nor should they be used as a means of taxing a developer. Therefore a development which is unsuitable in planning terms cannot be made acceptable by applying developer contributions to the scheme.

Neither can planning obligations also be sought or used to mitigate an existing problem in the area; they can only be sought against a future need that would be created by the proposed development.

National Planning Policy

The 1990 Town and Country Planning Act (as amended by the Planning and Compensation Act 1991) established the statutory framework for developer contributions in the form of Section 106 planning obligations. The Act provides that a planning obligation may:

- be unconditional or subject to conditions;
- impose any restriction or requirement for an indefinite or specified period;
- provide for payments of money to be made, either of a specific amount or by reference to a formula, and require periodical payments to be made indefinitely or for a specified period.

When considering planning applications for development, local planning authorities should consider whether unacceptable development could be made acceptable through the use of planning conditions or obligations. Where it is not possible to use planning conditions to address unacceptable impacts only then should planning obligations be used. Planning obligations can only be sought where they meet the three tests which are set out in Regulation 122 of the CIL Regulations and paragraph 204 of the National Planning Policy Framework 2012. It requires all planning obligations sought to meet the following tests:

- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the development.

Local Planning Policy

The West Northamptonshire Core Strategy includes policies INF1 (Approach to Infrastructure Delivery) and INF2 (Contributions to Infrastructure Requirements).

Policy INF1 states:

"Where development generates a need for new infrastructure developers will need to demonstrate that provision will be made to meet the necessary requirement arising from that development within an appropriate timescale."

Policy INF2 states:

"New development will only be permitted if the necessary on and off-site infrastructure that is required to support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place to ensure that it will be delivered."

The North Northamptonshire Core Strategy includes Policy 6: Infrastructure Delivery and Developer Contributions, which states:

"Planning permission will be granted for development in accordance with phasing in the Core Spatial Strategy, subject to solutions to infrastructure constraints being resolved, or by interim measures or phasing conditions where appropriate. Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments."

The Planning Obligations Framework and Guidance document is intended to complement the policy guidance provided by both Core Strategies whilst also providing a reference point for Local Planning Authority Developer Contributions Supplementary Planning Documents, with regard to County Council provided infrastructure.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and came in to force in April 2010. CIL is essentially a pre-set charge that can be applied to all new developments that create new floorspace over a minimum size. The CIL charge is then spent on infrastructure (such as roads, schools, green spaces and community facilities) that is required to support the delivery of new development in line with a local authority's development plan. The government has set a date by which CIL ought to be introduced of 1st April 2015, after which (regardless of whether a CIL is introduced in an LPA area) the use of Section 106 planning obligations will be restricted in use to 5 obligations for any individual project.

In two tier authority areas such as Northamptonshire, CIL is to be set by the 'charging authorities' i.e. the District or Borough Councils. The CIL is to be based upon each local development plan which sets out the scale and location of development, and the infrastructure requirements for at least the next 15 years. In order to establish a charging schedule, charging authorities have to identify the total infrastructure funding gap that CIL will support, striking a balance between the desirability of funding infrastructure and its effects on the economic viability of development in their area.

The County Council has been involved in every stage of the process to date, and will continue to play a key role in the roll out of CIL across the county. This has involved responding to draft charging schedules, viability evidence and infrastructure plans to ensure that Northamptonshire's infrastructure demands are reflected accurately. The role of the County Council as a major local infrastructure delivery agent will be vital in the allocation of CIL receipts going forward.

Section 106 contributions will continue to have a role in the future regardless of whether or not CIL is introduced in any part of the county. However, where CIL is active, any S106 contribution will only be requested due to very site specific matters. This document will therefore act as a basis for all S106 requirements in the interim period before CIL is adopted, and any S106 requirements that are requested afterwards.

Each Local Planning Authority also has a requirement to produce a Local Plan which details their approach to planning obligations. This will include a local infrastructure schedule, with funding sources and responsibility for delivery identified

also. S106 contributions will have an important part in contributing towards infrastructure delivery and therefore this guidance document will form part of the required evidence base.

The need for County Council guidance

The level and step change of development proposed in Northamptonshire requires a comprehensive approach to the delivery of infrastructure. The County Council is responsible for transport (including roads), schools and other infrastructure (including waste management, fire and libraries). Indeed, transport and schools alone typically account for at least half of infrastructure costs associated with new development. Without appropriate levels of funding from new development (via planning obligations), and indeed mainstream public sector sources, the County Council will not be able to deliver the infrastructure and services to support new development. This infrastructure is essential to creating sustainable communities.

The County Council needs to provide guidance to the local planning authorities (LPAs) on the implications of new development on this infrastructure to inform their determination of planning applications, planning policy formulation, and decisions taken by a range of public and private sector interests on infrastructure and investment prioritisation.



Scrutiny review

In September 2008 the County Council's Scrutiny Management Committee agreed to carry out a review on the use of developer contributions in Northamptonshire. The reasons for this review included:

- The level of growth due to take place in Northamptonshire in the near future and the need to ensure that both the demands on local infrastructure and the resources resulting from this growth are managed as effectively as possible.
- The opportunity for Overview and Scrutiny to review local processes in light of a recent study by the Audit Commission into how effectively local authorities used developer contributions and an internal audit of the systems used by the County Council.
- The need to take account of prospective changes to national policy relating to the use of developer contributions currently under consideration by Government.

This review was reported in April 2009.

A key recommendation of the Scrutiny review was that the County Council establish a central function to manage and co-ordinate developer funding and Section 106 activity.

Part 1: The County Council's Approach



Key principles underpinning the County Council's approach

Developer contributions will be negotiated by the County Council with the aim of mitigating the impacts of development on local communities, achieving sustainable development and maintaining the quality of local facilities. In this context, the County Council approach to planning obligations should be seen not only as a means of mitigating the impact of a development, but also a mechanism for achieving positive planning by ensuring that development complements and enhances the social, environmental and economic requirements of the local community.

The following principles underpin the County Council's approach:

- 1. Openness** - It should be informed by consultation with key interests.
- 2. Fairness** - Developers should reasonably be expected to pay for, or contribute to, the cost of infrastructure which would not have been necessary but for their development.
- 3. Customer focus** - A single approach will be taken to negotiations involving the County Council to ensure a seamless service to customers.
- 4. Consistency** - A consistent and transparent approach will be taken towards the requirement for and calculation of development contributions for County Council provided and/or commissioned services normally based on a consistent cost base.
- 5. Evidenced** - It should be based on 'impact' and informed by local evidence.
- 6. Integrated** - Wherever possible, practical and viable opportunities for integrated service planning, best practice and the highest environmental and other standards should be identified and promoted.
- 7. Accountability** - It should be a signatory to Section 106 agreements involving the services it provides and/or commissions.
- 8. Properly resourced and managed** - Contributions should include management costs.
- 9. Flexible** - It should be able to inform a Community Infrastructure Levy if/when this is introduced.
- 10. Fit for Purpose** - It will be kept under review with a full review taken within three years of adoption.

The following sections provide more detail on the County Council's approach, applications and the development of planning policy.

Thresholds

The County Council will not seek contributions from developments of 10 dwellings or less in accordance with the November 2014 update of the National Planning Practice Guidance.



Calculating the impact of new development

The County Council will review all applications to assess the impact of the proposal on services and infrastructure which are its responsibility. Spare capacity in existing infrastructure provision should not be credited to earlier developers, therefore judgements on existing capacity will take account other permitted development in the area, as well as development identified in the Local Plan.

The County Council will use, where applicable, established 'cost multipliers' (e.g. Department for Education pupil place costings), to provide a consistent and accurate response to planning applications. These cost multipliers provide a standard cost for infrastructure based on the mitigation requirements for that development.

To calculate the impact new development will have on services which are delivered or commissioned by the County Council it is important to understand the number of people a new development is likely to attract or generate. Therefore in 2014 the County Council commissioned a Population Forecasting Study to determine the number and breakdown of school pupils living in a range of recent housing developments across the county. The survey also provided data on the number of adults. It is recommended that this data is refreshed every 5 years. The headline population production ratios can be found below, with the full document available on the County Council's website -

www.northamptonshire.gov.uk

Population Generation from new development

People per dwelling ratio	1 bed 1.23	2 bed 2.00	3 bed 2.71	4+ bed 3.06
Children per dwelling	1 bed 0.00	2 bed 0.48	3 bed 0.87	4+ bed 1.00
Adults per dwelling	1 bed 1.23	2 bed 1.51	3 bed 1.82	4+ bed 2.02

Requirements to mitigate the impact of development

The County Council's requirements will be informed by strategies for specific service areas (e.g. education, highways and transport, and libraries), which have and will be produced to take account of planned growth and will be updated when required to support infrastructure delivery plans that inform the Core Spatial Strategies. The requirement for contributions will also be based on the local circumstances and take account of existing capacity within the infrastructure, e.g. if there is adequate capacity within a primary school to accommodate a development taking account of planned growth for that area no primary education contribution would be sought.

Integrated service planning

As a commissioner and provider of a wide range of services, often in partnership with other agencies, the County Council is acutely aware of the benefits of a more integrated approach to service planning in particular promoting shared-use of facilities and employing the use of accessibility planning tools.

Location of facilities

Wherever possible, provision should be made on-site for facilities required through a planning obligation. However, there will be cases where this is neither practical, appropriate or within the local policy context. In these instances, the County Council will require financial contributions towards providing (or contributing towards the provision of) these facilities at an appropriate and locally agreed alternative location.

The County Council will work with the local planning authorities to identify and promote opportunities for integrated service planning through new development.

In-kind/financial contributions

Where in-kind contributions are proposed rather than financial contributions, the County Council will base consideration of the offers on whether it is better placed to provide the infrastructure at similar or better value for money and at the desired standard of quality and in terms of any risks involved. One-off and phased payments/ contributions where payments, or the scale of the facilities, are modest in relation to the size of the development and where the timetable for the delivery of the obligation is relatively short, the County Council will seek the use of one-off payments or provision to make the discharging of obligations more straightforward and help keep administrative costs down for all parties.

For development where payments and provisions are phased over a period of time, the County Council will work with the applicant and the determining local planning authority to ensure payment or in-kind obligations will be delivered in a timely manner to mitigate the impact of the associated development. The agreement of payment phasing will be to ensure clarity and certainty of the delivery of infrastructure for the developer, the local community, the County Council and others.

The County Council does not support significant payments linked to the final stages of development because of the associated uncertainties and risks involved for all parties.

Where phased payments are used one of the following methods of indexation will be used to ensure that the payment is proportionate to the infrastructure to be delivered:

- Department for Business Innovation and Skills Cost Indices as set in the Monthly Bulletin on Indices and Quarterly Building Cost and Price Indices: www.gov.uk/government/collections/price-and-costindices
- Royal Institute of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) "All in Tender" Index: www.bcis.co.uk
- Spon's Architects and Builders annual Price Book, containing up to date construction price information: www.ricsbooks.com/spons

The choice of indexation will be the County Council's and based on those most relevant to the service area.

The use of phased payments over time will require a longer-term relationship with the developer or their successors in title. The County Council will use its Section 106 monitoring systems, and liaison with local planning authorities, communities and developers, to alert parties to outstanding contributions.

The timing of phased payments is crucial to the delivery of infrastructure. Where upfront enabling infrastructure is necessary, the County Council will seek a proportion of the total planning obligations on commencement of the development. The remaining payments should be linked to time or delivery milestones, whichever is the sooner, and agreed by all parties. This will help to improve viability of individual developments while still providing greater certainty, and ensure the ability to deliver infrastructure in time to mitigate the impact of the development.



Maintenance payments

Where an asset is intended for wider public use, the costs of subsequent maintenance and other recurrent expenditure associated with the developer's contributions should normally be shared with the County Council or the authority in which the asset is vested.

Where contributions to the initial support of new facilities and services are necessary, these will reflect the time lag between the provision of the new facility and the development's generation of public sector funding e.g. via council tax, or its ability to recover its own costs e.g. in the case of privately-run bus services.

The County Council will encourage, where possible, the costs of maintaining a facility over time to be made as a one-off payment, or a 'commuted sum', even though costs will arise over a specified period of time. This will give greater certainty for future funding of the facility and save costs by ensuring that the developer does not have to be tied into making relatively small payments over a period of time and by reducing administration costs.

Pooled contributions

Where the combined impact of a number of developments creates the need for infrastructure, services or facilities it may be reasonable for the developers' contributions to be pooled. Where development has an impact, but does not sufficiently justify the need for a discrete piece of infrastructure, the Council may seek contributions to specific future provision as long as the need is demonstrable, for example, in the case of a fire station, or strategic highway requirements. This allows for infrastructure to be secured in a fair and equitable way.

When determining pooled contributions the County Council will use evidence, such as assessments of the impacts of the developments involved and estimated costs of mitigating them, to justify both the need for, and level of, contributions.

On such an occasion where a number of developments will be expected to contribute to the provision of infrastructure, facilities or services the financial contribution will be ring-fenced for the identified pooled infrastructure.

As stated in the National Planning Practice Guidance - Community Infrastructure Levy Para.099, after April 2015 the regulations restrict the use of pooled

contributions towards items that may be funded via CIL. At that point, no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a section 106 agreement, if five or more obligations have already been entered into since 6 April 2010. Where a section 106 agreement makes provision for a number of staged payments as part of a planning obligation, these payments will collectively count as a single obligation in relation to the pooling restriction. The County Council will continue to work with Local Planning Authorities in order to ensure that S106 agreements continue to be used according to planning law, and where appropriate, to mitigate the impact of development.

Grampian conditions

The County Council will, wherever possible, avoid the recommendation of Grampian conditions. However, on major applications the use of these conditions may be necessary to ensure a new development does not impact negatively on the local community, ahead of infrastructure provision.

The County Council will consider the use of conditions where the obligations have been negotiated and there is general agreement between the applicant and local planning authority as to what the requirements of a Section 106 obligation will be.

The County Council will only consider this approach where the expected delay before the agreement can be signed is too long, given that the applicant needs the assurance of having a planning permission before proceeding with land acquisition or disposal, or finalising a sale subject to conditional contract. The final decision as to whether to use a Grampian condition is for the Local Planning Authority to make. The County Council will continue to advise the Local Planning Authority when required to do so.



Performance bonds or 'sureties'

The County Council will use performance bonds (also known as sureties), in the context of obligations, as an effective tool to transfer the risk of under-delivery of obligations where appropriate. These are commonly used for carrying out highway infrastructure works. Performance bonds ensure that in the event that the agreed obligations or works are not delivered (for example in the case of under-performance or financial default) the necessary finances are provided to compensate where the terms of the Section 106 agreement provide for this.

Development Viability

The County Council will expect clear, transparent and independent evidence to be provided where viability is cited by a developer as a reason for not providing contributions to the levels set out in this framework. This could involve the developer adopting an 'open book' approach. The County Council will also consider commissioning its own advice on viability for developments where viability is cited as an issue.

Nevertheless, the County Council considers that the costs incurred in delivering a sustainable, high quality development, as set out in this document, are reasonable and should be met for the development to be acceptable.

Unilateral Undertakings

Where only the applicant needs to be bound by a planning obligation and not the County Council, instead of agreeing obligations through the standard process of discussion (negotiation and agreement), it may be acceptable for the developer to make a unilateral offer or 'unilateral undertaking' to settle obligations relevant to their planning application.



Standard Information

The Audit Commission report states "planning obligations have often been blamed for slowing down the development control process, but our fieldwork found many examples where this was not the case. It found that with well organised policy and procedures, planning obligations can be completed within the 8 and 13 week timescales for a straightforward planning application".

The County Council will support the use of standardised planning obligation-related documents to help improve efficiency. These include:

- Standard heads of terms for the Section 106 agreement or unilateral undertaking
- Model clauses for Section 106 agreements
- Standard forms for the provision of key information

Section 106 Management

The County Council will ensure that monitoring and financial systems are in place to ensure all contributions are tracked over time and information on their spending is readily available. The County Council will produce annual monitoring reports outlining the monies agreed, received and spent and development facilitated. The costs of Section 106 management will be incorporated within the payments to the County Council.

Review

The County Council will put in place measures to monitor the effectiveness and efficiency of this framework. The intention is that it will be reviewed within three years of adoption.

Contact details

The County Council's initial point of contact for new development is the development management function (developmentmanagement@northamptonshire.gov.uk). This provides a single point of contact when dealing with the County Council. The service also provides planning related expertise, advice and support to colleagues across different service areas and supports infrastructure delivery planning activity.

Part 2: Service Area Guidance



County Council services

This guidance note indicates where the County Council will seek contributions from development and on what basis.

The guidance note focuses on the following County Council provided and/or commissioned services:

- Schools
- Transport
- Waste Management
- Fire and Rescue
- 'Community Services' including libraries, archives, social care facilities and neighbourhood renewal

In addition to these there are number of other service areas that impact on County Council service delivery that are appropriate for the consideration of planning obligations. These may be provided partly by the County Council in conjunction with other public sector bodies. Such examples include support to the voluntary sector, community facility provision, sport, public art and affordable housing. For instance, if insufficient housing is provided that is suitable for the elderly population this has knock-on impacts for County Council services.

The County Council will continue to work with others, primarily the local planning authorities, to set out a clear and transparent approach to planning policy and obligations for these services.

Whilst this framework concentrates principally on development (i.e. residential and commercial development) where the County Council is not the local planning authority, many of the principles set out in the report are appropriate to all development.

Schools provision

The County Council has a statutory responsibility for education provision in the county for children between the ages of 5 and 16 years and for places for 16-19 year old in sixth forms and sixth form colleges. In addition there is a statutory responsibility to provide pre-school places (e.g. play group, and/or Nursery provision) for children aged three and over.

The County Council will only seek contributions from residential developments towards schools (i.e. contributions will not be sought from other forms of development).



Maintaining school places

Developer contributions will usually be required for:

- Extending and/or improving existing schools and pre-school provision that serve the development; and/or
- The building of a new school or pre-school facility where there is a significant housing proposal (see new school costs below).

When building a new school the County Council will consider the wider community use of both the school buildings and playing fields.

The County Council in assessing future spare capacity in the catchment area will take into account:

- Other permissions as well as permitted development in the area; as well as
- Those sites identified in the Local Plan.

Existing capacity at local schools (including free schools) is taken from the County Council's records at the time of enquiry/application and is based on the most recent formal pupil count at the school.

The County Council's consideration of whether developer contributions towards education provision are required will be informed by the projected capacity figures as reported to the Department for Education (DfE) in the Annual Surplus Places Return. Empty places at a school do not necessarily equate to there being sufficient capacity at that school, as it is generally accepted that that schools should not operate at 100% of their capacity.

The County Council will seek education contributions taking into account a 5% surplus capacity incorporated into projections to ensure parental choice is maintained.

It should be noted that temporary mobile classrooms will not be counted towards the net capacity of the school. Therefore those schools where there are temporary mobile classrooms present will normally be considered as being at, or over capacity, and as such developer contributions will be sought.

Contributions will not be sought from the following:

- One-bedroom dwellings or one-bedroom flats
- Sheltered or elderly housing
- Student accommodation
- Other specialist housing where it can be demonstrated that the accommodation will not be occupied by children

Objections

If there is insufficient capacity to accommodate the increase in pupils likely to be generated by a development (and the development, either by itself or with other developments, cannot enable the necessary additional provision) the County Council will object to the development unless it is satisfied that suitable alternative provision can be made elsewhere.

Contributions towards new schools

For large scale developments which require the provision of a new school(s) to mitigate its impact on local school capacity, developers will be expected to provide a fully serviced site free of charge, the building costs including site infrastructure and playing fields, and the full capital costs of education equipment. The need for a new school will be informed by predicted pupil generation figures and the capacity of existing schools.

Contributions will be sought based on the estimated cost of the provision of a new school. This will be informed by the costs for other recently built schools that meet the minimum design standards for schools and best practice. Where a number of sites are contributing to a new school, each site will be required to pay a proportionate amount of the total cost, including land and design.

In a situation where the capacity of a new school will also be used to serve the existing community needs, the developer will be expected to provide the land and the education contribution which is proportionate to the serve the expected number of pupils which will be generated from that development.

The site should be agreed with the County Council. Sites for new schools should be in accessible locations, such as close to a neighbourhood centre within new housing development and in line with the current site size guidance in Department for Education & Skills (now DfE) 'Building Bulletin 98' (for secondary schools) and 'Building Bulletin 99' (for primary schools) and suitable for its purpose. As well as detailing the size of the buildings and playing fields required, these bulletins also include detail on the design and layout of the school, including classroom sizes, access to the buildings, the need for the buildings to be flexible and adaptable, as well as the requirement to meet BREEAM very good at least. In addition, new schools should consider 'Building Bulletin 100', specifically the need for sprinklers to be included in all new schools. Accessibility planning tools and techniques will be used to evaluate the suitability of potential sites.

Highway and pedestrian access must be to adoptable standard prior to opening and the site should be transferred to the County Council at the earliest opportunity (1 year after first occupation at latest).

The opening date for all new schools is to be September. This will either be the first September after the completion of 300 dwellings or a specified date whichever is the later.

A new primary school should be within 400 metres of the housing it is designed to serve. This helps to ensure walking and cycling to school. Schools should be located centrally within the development, ideally close to the local centre. Schools should not be located on a cul-de-sac and should have space for parents to drop-off and pick up close to the school, on the same side as the school, and ideally so they do not have to turn in the road. There should be separated pedestrian and vehicle access to the school as well as good pedestrian and cycling routes to school. No parking should be provided on site for parents. Locations close to local centres are encouraged. There should be room provided for coaches to access the school to pick children up for trips etc. Playing-fields should be co-located with the school buildings.

The site should be flat, for both use of the playing fields and disabled access, and well drained. Ideally they should be protected from the wind and should avoid proximity to noise or smells. The location and design of the building should facilitate community use.

Provision of the school and associated facilities by the developer will be considered in appropriate circumstances. These will be to agreed specifications, with design and build costs also paid by the developer. The agreement will be insured by a bond. Specifications will need to meet the current Department for Education (DFE) guidance and best practice for the type of school as well as latest government advice on design and environment.

The County Council will work with other service providers to ensure that local educational facilities are built to serve a multifunctional purpose if needed to meet a wider community need.

The use of DFE cost multipliers/ pupil place is inappropriate for new schools as these figures do not reflect the real costs e.g. include associated central facilities and land. This is why overall costs are to be used.

The building costs will be index- linked in accordance with Building Construction Industry Standards. Land costs will be valued at the level agreed in a Certificate of Appropriate Alternative Development (Section 17, Land Compensation Act 1961) or other agreed valuation of the land.

Extended services

All schools are expected to provide extended services. The Government define extended services as:

- A varied range of activities including study support, sport and music clubs, combined with childcare in primary schools;
- Parenting and family support;
- Swift and easy access to targeted and specialist services;
- Community access to facilities including adult and family learning, ICT and sports grounds.

These will often be provided beyond the school day but not necessarily by teachers or on the school site.

The extended services approach encourages multi-agency partnership working in order to ensure that children, young people and their families can access the services that they need more easily. Ideally this should be locally either through a school, children's centres or other local community venue. These areas of work require additional facilities to be provided as part of the specification for new schools.

The core offer for extended services requires schools and their partners to consider five broad areas of work:

- Childcare - linked to the LA's statutory responsibility to ensure a sufficient supply of childcare for those who require it.
- Parent Support - including access to information advice and guidance, family learning opportunities and parenting classes.
- Swift and easy access to specialist services such as speech and language, family support, mental health etc.
- A varied menu of study support activities including sports, arts & ICT.
- Community Use of school facilities including access to adult and community learning, integrated local services and wider community access.



Contributions to school extensions

To assess the level of contribution towards existing schools the County Council relies on numbers of pupils generated from new developments, known in this document as 'pupil generation' figures. These are defined as the estimated pupil numbers to be generated by the proposed development. Different housing types, sizes and tenures generate different levels of demand on education facilities.

The Population research undertaken enabled 'Pupil Generation' figures to be derived for different types of housing. Contributions towards extensions to schools are then derived using the cost of pupil places standards adopted by the DFE for determining capital allocations to local authorities (See table 2.4).

Calculating school contributions

The DFE provide a range of "basic need multipliers" which take into account the different school age ranges. These costs can be translated into the cost per dwelling using new development pupil generation figures (see Table 2.4 below) and assume that there is no long-term spare capacity at the recipient school (i.e. a worst case scenario). Future pupil forecasts will also be taken into account as noted above.

Cost of school place by

Early Years	12,412
Primary	12,412
Secondary	18,703
Sixth Form	20,284

Units to generate 1 pupil

Dwelling size	2 bed	3 bed	4+ bed
Early Years	3.33	3.13	2.94
Primary	7.69	3.13	2.7
Secondary	33.33	5.88	4.55
Sixth Form	33.33	14.29	11.11

Taken from 2014 Population Forecasting Study



Education/children's services contributions arising from affordable housing

The approach set out applies to both housing schemes where affordable housing forms a component part of a larger market housing development and to those schemes which are 100% affordable housing.

The County Council's approach is that it will seek education contributions on the whole housing site including any component of the proposal which may be developed for affordable housing. The reasons for seeking such contributions are:

- Affordable housing may involve a variety of tenure types, for example rented, shared equity or cheaper market housing. The 2014 Northamptonshire Population Forecasting Survey found that on average affordable housing has a significantly higher pupil production ratio when compared with similar privately owned housing; and
- Those families moving into a new affordable development will almost certainly have vacated a home elsewhere, which could in turn be occupied by another family containing children. This means the new development could lead in net terms to more families in the area and more children attending local schools.

Other sources of funding

It is clear that public funding sources are becoming tighter. The County Council will continue to work to maximise income from other funding sources to enable schools capital projects to occur. However it is not responsible to assume that any Government funding will be provided towards the cost of additional school places. As a result the County Council will always seek to ensure that developers provide the full costs of any additional school places required, that are related to their development.

School transport

Where it is not possible to provide secondary school places within a reasonable walking distance of the new development or via a safe route, an additional contribution will be required if the implementation of a new school transport route is required to safely transport children to school. This contribution will be in addition to any pupil places contribution and will pertain to the cost of providing a new transport route for the number of additional pupils for a defined period of time. This situation may also apply during early phases of a major development ahead of the delivery of a local school.

Safer routes to school

The County Council will seek to ensure the provision of walking and cycling routes between new sites and local schools. Financial and offsite works may be required to make the routes to the school safer.

Viability

Where viability is an issue for a development and is evidenced clearly, the County Council is prepared to work with the developer and the Local Planning Authority in order to reach a mutually agreeable solution. Notice of such issues should be given at the earliest opportunity.

Post-CIL Implementation

Where CIL has been adopted from April 2015 and beyond, the County Council expects to generate planning contributions for education infrastructure through a combination of S106 and CIL funding. This will be dependent on what is stated regarding education on the Local Planning Authority's Reg. 123 list.

Transport and Highways

As the Transport and Highways authority, the County Council needs to identify the improvements necessary to accommodate the growth allocated within the county.

It is proposed that the contribution from developers towards transport infrastructure will be identified through a Transport Assessment process and will be made up from all or some of the following components:

- Contributions to strategic infrastructure
- Contributions to town/area infrastructure
- Contributions to or Delivery of site specific measures
- Contributions to, or Service Level Agreements for, public transport
- Contributions to travel plan monitoring and where appropriate, the management and delivery of approved travel plans by the County Council.



The County Council will refer applicants to the national guidance produced by the Department for Transport (DfT) and its own Northamptonshire Transportation Plan (2012) and associated Daughter Documents for consideration of impact of the development and likely mitigation. Local transport and highways requirements are also set out within each Local Planning Authority's Local Plan, as well as the Joint Core Strategies for Northamptonshire. The County Council also recommends pre-application discussions with Northamptonshire Highways Development Control officers to ensure that Transport Assessment will meet requirements.

Transport Policy for Northamptonshire

The Local Transport Plan for Northamptonshire published in April 2012 is the 'Northamptonshire Transportation Plan'. Transportation is not an end in itself. The movement of people and goods takes place not for its own sake, but to fulfil the diverse needs and desires of the public. Therefore the County Council's transport policies are similarly promoted for their effect on other specific goals, priorities and objectives, rather than as an end in themselves.

Northamptonshire Transportation Plan Vision

For Transport and Travel to contribute towards making Northamptonshire a great place to live and work, through creating tangible transport options to satisfy individual needs and to encourage more sustainable travel. The transport system will provide fast and efficient movement of people and goods, and will be accessible for all. Expanding networks and capacity of networks in Northamptonshire will be fully integrated into new developments and regeneration areas to support more sustainable communities.

Economic growth and prosperity is a top priority for Northamptonshire and connectivity has a vital role to play in encouraging businesses to locate to the area, and getting people to work and services such as education and health, as well as to leisure activities and for shopping. Improved technology and local accessibility will reduce the need to travel, whilst supporting economic growth, within a low carbon environment and Northamptonshire will become an exemplar for the latest developments in information technology, fuel technology, and new forms of transport.

The county council will work in partnership with all stakeholders and the wider community to deliver this transport vision and strategy.

This transportation plan needs to be both aspirational and realistic at the same time. Current economic climates mean that transport is certainly in a more austere time than in the last 15 to 20 years and this plan needs to reflect that but at the same time still plan for future growth.

The overall aim for this Transportation Plan is: **'Northamptonshire Transportation - Fit for ... Purpose'**

The aim 'fit for purpose' means creating a network that delivers exactly what Northamptonshire needs to be able to function plus what it needs to be able to grow, no more and no less.



This overarching aim can then be broken down into six objectives that have been chosen to guide this Transportation Plan. These objectives have been drawn up to reflect the issues which have been identified as locally important through consultation, while at the same time reflecting wider national and local policy context. These objectives have been deliberately chosen to reflect the main impacts that transport can have on the wider community, rather than being linked to particular schemes or measures. They form the basis upon which the policies and programmes contained in this Plan have been developed.

- 1** **Fit for.....the Future** - creating a transport system that supports and encourages growth and plans for the future impacts of growth, whilst successfully providing benefits for the County.
- 2** **Fit for.....the Community** - through the transport system help to maintain and create safe, successful, strong, cohesive and sustainable communities where people are actively involved in shaping the places where they live.
- 3** **Fit to.....Choose** - ensuring that the people of Northamptonshire have the information and the options available to them to be able to choose the best form of transport for each journey that they make.
- 4** **Fit for.....Economic Growth** - creating a transport system that supports economic growth, regeneration and a thriving local economy and successfully provides for population and business growth.
- 5** **Fit for.....the Environment** - to deliver a transport system that minimises and wherever possible reduces the effect of travel on the built, natural and historic environment.
- 6** **Fit for.....Best Value** - being clear about our priorities for investment and focusing on value for money by prioritising what we spend money on and how it can be beneficial for the county as a whole and search for alternative sources of funding.

Daughter Documents

The Northamptonshire Transportation Plan (2012) is supported by a series of daughter document see figure 1. This suite of documents will include strategies or plans covering a range of transport themes and also detailed geographic strategies or plans for the Northamptonshire's main towns and will contribute solutions towards the achievement of the overall objectives of the Northamptonshire Transportation Plan.

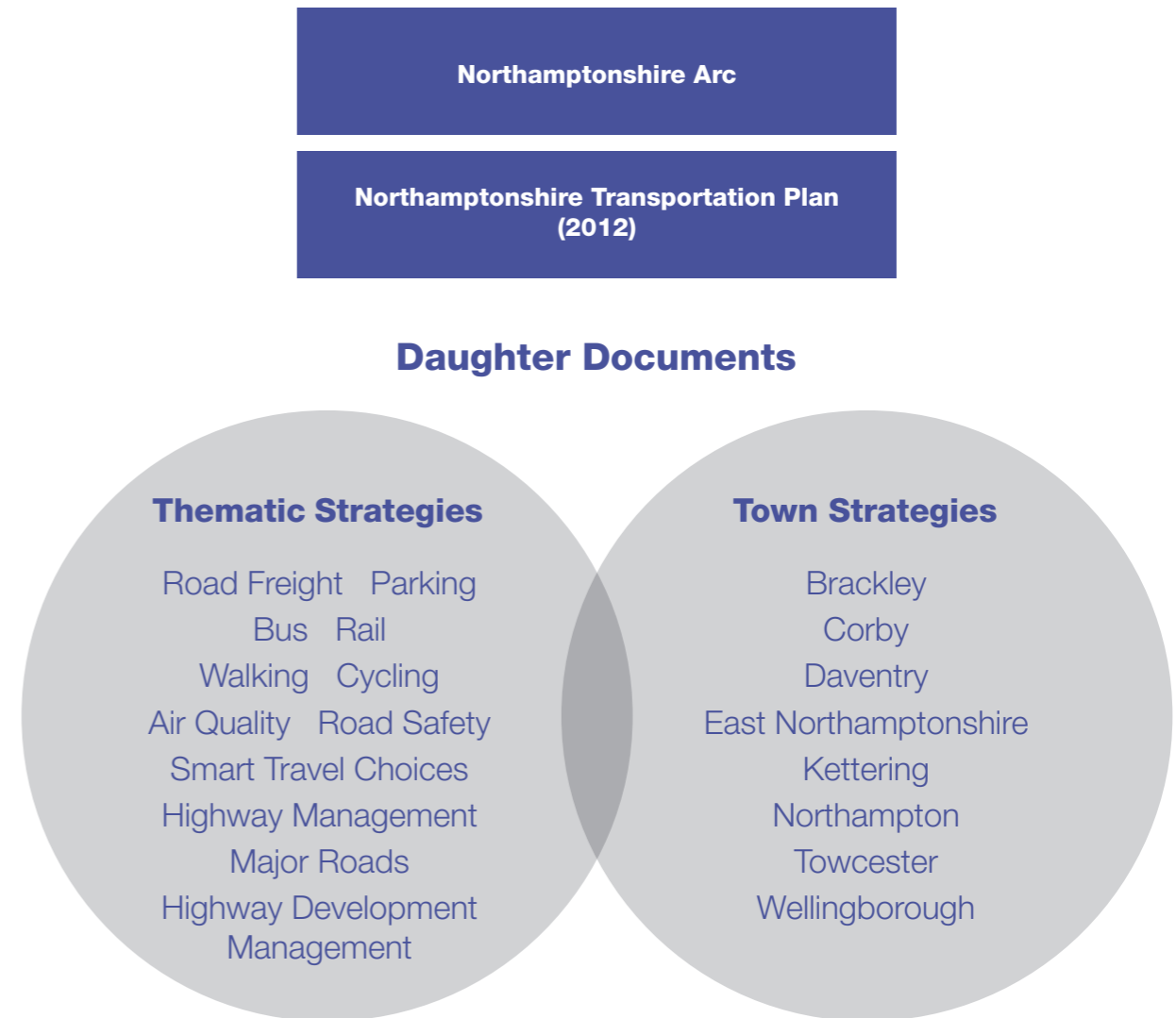


Figure 1: Northamptonshire Transportation Plan Document Framework

The Northamptonshire Transportation Plan fits in with the Northamptonshire Arc, helps to deliver the Core Spatial Strategies in West and North Northamptonshire and supports the work of the Local Enterprise Partnerships, namely Northamptonshire Enterprise Partnership (NEP) and South East Midlands Local Enterprise Partnership (SEMLEP).



Post-CIL Implementation

Where CIL has been adopted from April 2015 and beyond, the County Council expects to generate planning contributions for large scale strategic transport and highways infrastructure (e.g. A45 Northampton Growth Management Scheme) through CIL funding. Planning contributions for site specific transport and highways infrastructure will continue to be generated through S106 agreements.

Sustainable Transport

This authority supports a movement towards walking, cycling and the use of public transport away from the private car, as this will reduce congestion whilst having a positive effect on health and the environment.

The County Council expects developments to produce a travel plan in line using local and or Government guidance. The DfT have highlighted the importance of travel plans through 'Making Residential Travel Plans Work: Guidelines for new development'. This highlights the main objectives of a travel plan, which includes lowering car travel and encouraging more sustainable modes and development, as well as providing guiding principles and a checklist for what should be addressed in a travel plan. The County Council sets out plans in the Smarter Travel Choices Strategy, daughter document to the Northamptonshire Transportation Plan (2012). The travel plan provision will be secured, where appropriate, through a planning obligation in agreement with the Local Planning Authority and the County Council.

A key element in supporting sustainable transport is good public transport and walking and cycling connectivity into and around a new development and into established local areas. Presence and promotion of infrastructure and services is essential in encouraging its use, particularly for shorter trips, and achieving modal shift.

Public rights of way

The County Council has a duty to sign and maintain 3,750 km Public Rights of Way (PROW). The County Council also has responsibility for Long Distance Paths, Permissive Access and for developing new access opportunities. New development may directly affect routes through for example:

- Requiring those that exist to be moved or adopted; or
- Creating the need for new ones; or
- Requiring existing ones to be improved.

Where detached ways are proposed, it is in the public benefit that they be dedicated as public rights of way. Increased use will be made of off-site routes requiring enhanced maintenance incurring cost to the County Council. Therefore, where proposed development is likely to have an impact on PROW, the County Council will seek to negotiate a contribution.

Procedures

The County Council's general approach is that it is not considered appropriate to set a threshold level over which development will contribute towards transport measures. Therefore all new development is liable to pay a contribution towards the transport mitigation measures proportionate to the impact of the development on the local infrastructure, which should be established through a Transport Statement or Assessment.

Site specific transport measures

The County Council will continue to negotiate site specific measures on a case by case basis. These are measures that the development requires to enable it to go ahead. These could be on-site e.g. public transport infrastructure or off-site e.g. alterations to a local junction. These measures should be provided by the developer and, where appropriate, will be secured by planning conditions and Section 278 agreements rather than through a planning obligation.

It is the preferred option of the County Council that planning obligations should take the form of a contribution from the developer towards the necessary infrastructure and services to enable the County Council to deliver the infrastructure at the appropriate time. In certain circumstances, and by agreement with the County Council, a developer may provide the infrastructure themselves using appropriate Section 278 agreements.

The County Council recognises that not all transport contributions will be able to be made up front due to the cost of infrastructure. However, the preference is for contributions to be phased ahead of the impact of the development to ensure infrastructure is in places when it is required. The phasing of payments will be dependent on the need for infrastructure to mitigate the development as it is built out. The County Council will continue to work with the local planning authorities to ensure that the phasing of transport schemes and other interventions is in-line with local development strategies for that area. Where contributions are phased, the contribution will be index linked to an appropriate Price Index (Building Cost All Tender Price or Retail Price).

Waste management (household waste and recycling centres)

Improvements and additions to existing household waste recycling centres (HWRCs), (including replacement and extensions to existing static sites, additional sites and other building works), may be necessary in order to accommodate additional waste from new housing development. New residential development proposals will therefore be considered individually to assess their impact on the household waste recycling facilities serving the area within which the waste would be generated, taking into account other development that is already permitted and allocated in the Local Plan.



Prospective developers should be encouraged to ensure that the occupants of new dwellings are able to minimise the amount of waste they produce. Storage space should always be provided for recyclable materials and, wherever practicable, facilities should be provided for home composting. Where appropriate, and subject to consultation with the local District or Borough Authority, medium sized housing developments should include local recycling collection points and the inclusion of a neighbourhood recycling centre may be justified in larger developments.

SPD requirements

The Development and Implementation Principles Supplementary Planning Document (SPD) was adopted in March 2007. It identifies principles and provides guidance to support:

- Minimisation of development related waste;
- Provision of waste management facilities with other development;
- Innovative sensitive design of minerals and waste development; and
- Responsible stewardship which provides beneficial after-use of minerals and waste development.

The SPD is applicable to all development (in relation to the minimisation of development related waste, and the provision of waste facilities with other development), as well as minerals and waste development (in relation to development design and site restoration, after-care and after-use) within the Northamptonshire area.

Post-CIL Implementation

Where CIL has been adopted from April 2015 and beyond, the County Council expects to generate planning contributions for strategic waste infrastructure (e.g. waste transfer stations) through CIL funding. Planning contributions for site specific waste infrastructure will continue to be generated through S106 agreements.



Fire and Rescue

The Fire and Rescue Service works on an integrated, countywide structure. Where a need for supporting infrastructure in relation to a proposed development is identified, a proportional contribution towards the cost of the infrastructure will be required.

The contribution will be based on the capital cost per dwelling in relation to the projected dwellings generated by the proposed development. The Contributions collected will be allocated to specific service/facility improvements which will be related to the development in question.

Page 443



The County Council has a statutory duty to ensure efficient and effective fire and rescue provision and that the service contributes effectively to the wider community safety agenda. The County Council has an adopted response time to emergencies of 8 minutes. This response time takes into account a risk management plan work based on the mobilisations of services to respond to calls based upon existing population and location of existing fire stations.

Maintenance of the current level of fire and rescue provision across the county is required to maintain the ability to continue to meet the adopted response times into the future. New developments place additional demand for fire and rescue resources and therefore the County Council have developed a clear and transparent basis for seeking to mitigate this impact.

Contributions are based on an activity factor, i.e. the percentage of time spent on a particular activity for instance; 61% of fires attended by the service are residential with the remainder occurring in non-residential developments. This is reviewed annually and will be updated accordingly.

The main capital cost is to provide sufficient fire station capacity. There are currently 22 fire stations in Northamptonshire, each covering on average 13,541 dwellings. In order to maintain the current level of service, for each additional 13,541 dwellings, an additional fire station or equivalent increase in capacity of existing stations, fully equipped, is required.

Non residential

Currently the 22 fire stations cover 20,102 non-domestic premises. This means that each station on average covers 914 premises. The average property floorspace is 968 sq m. The per sq m contribution is therefore calculated using the capital costs of providing extended/new fire provision, taking into account the 39% activity factor for Non Residential property and the number of premises the fire service covers.

Fire hydrant provision

In addition to this capital cost, the County Council requires fire hydrants to be installed within all developments. On average, 1 fire hydrant is needed for every 50 properties or 5,000 sqm of non-residential property (although a risk based assessment will be required to confirm this) and the cost to install a fire hydrant is £892. This equates to a cost of £18 per dwelling or £18 per 100 sq m.

Whilst this capital contribution can be secured through a planning obligation, it is the preference of the County Council that fire hydrants should be designed into the development at the masterplan stage and implemented through a planning condition. Below is a suggested standard condition for securing fire hydrants:

No development shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason

To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Post-CIL Implementation

Where CIL has been adopted from April 2015 and beyond, the County Council expects to generate planning contributions for strategic fire and rescue infrastructure (e.g. fire stations) through CIL funding. Planning contributions for site specific fire and rescue infrastructure will continue to be generated through S106 agreements. Fire hydrants will be delivered through planning conditions.

Cultural services

'Toward a Standard Charge for Culture in North Northamptonshire' outlines the areas where benchmark charges, based on National standards, have been developed. These include:

- Museums
- Art spaces
- Libraries
- Archives
- Community and village halls
- Public art

This document outlines specific policy for County Council services (Libraries and Archives). The County Council acknowledges the importance of the cultural infrastructure for creating sustainable communities and enhancing the experience of new residents, and supports the need for a range of cultural services to be considered when looking at planning obligations from new developments. The County Council will work with the local planning authority to ensure that provision for cultural infrastructure is taken into account in planning obligations.



Libraries

Where a new development will generate additional need and library space requirement, contributions will be sought towards the capital costs of providing new, extended and/or improved library facilities. The County Council has developed a Library Strategy to 2021. This examines the improvements required across all library provision in the county to support the delivery of growth and will act as further local needs guidance for developers. However, the needs of the library services relating to new development proposals will have to be assessed individually and in context.

The County Council has adopted the National Library Tariff formula produced by the Museums Libraries and Archives Council (MLA). This includes;

- A minimum standard of 30 sq metres of new library space per 1,000 Population.
- A construction and initial equipment cost on a per sq metre (adjusted to reflect Northamptonshire building costs)

The starting point for the calculation is the building cost derived from the Building Costs Information Service (BCIS) of the Royal Institution of Chartered Surveyors. The figures are based on the updated costs of accepted tenders for 98 public library schemes across England over recent years and are published quarterly. The capital costs includes:

- Northamptonshire adjusted model building costs (98% of national figure per sq m)
- External works, car parking, hard standing, landscaping, security fencing, signage (assume 15%)
- Design costs (assume 15% of cost of A + B)
- Fitting out costs, including initial book etc stock and IT (88% of capital costs of A + B)

A cost is derived based on the local requirements. If the library needs capacity improvements and these can be delivered within the fabric of the building then just the fitting out costs D are used, if a physical expansion is required then all costs A - D are used. This then provides a per person cost.

The person generation factor is then applied to determine the number of persons a development is expected to generate. This is based on the housing size mix proposed in the application and the information from the latest population generation surveys (See Appendix 1).

New libraries

New library facilities may be required in one of two instances:

- The County Council has a target for 85% of the resident population to live within 2 miles of a static library. This will be maintained, where necessary, by sighting new libraries in new major developments.
- Where a library is within 2 miles of a new development, there may still be a requirement for a new library facility if the existing libraries in the area do not have space to expand, or if accessibility to those libraries is poor.

Where a new library facility is required on a new development, it is the preference of the County Council to have it co-located with other services. These could be any number of services including, but not limited to, schools, community halls or local health facilities. The site should also be located close to, or part of, the local centre. It will be necessary to refer to the Local Plans to determine the optimal spatial distribution of new libraries. Where a new library is required, the developer will be expected to provide a fully serviced site free of charge, the building costs, and the full capital costs of library equipment. The requirements of the library service will be appropriate to the location and size of the development.



Archives

Local authorities are required by The Local Government Act 1972 (s.224) to make proper arrangements for any documents that belong to, or are in the custody of, the council. The Public Record Act of 1958 places additional responsibilities for safe keeping upon local authorities who act as 'Places of Deposit' for records covered by the Act. Other requirements with regard to access to information in records and archives have been placed on public bodies through the Data Protection Act 1998 and the Freedom of Information Act 2000 which came into force in 2005.

Archives are used by 5-7% of the adult population with this figure rising annually. Archives are an expanding resource with communities increasingly using them to provide information on family and local history and to develop community identity. They can be a positive tool for new developments in providing a focus for community development and an interaction with the existing communities.

The County Council will be establishing a service plan to highlight the impact of growth on the service and identify where new or expanded services are required to support growth in the county. The needs of the archive services relating to new development proposals will have to be assessed individually and in context.

The MLA provides a benchmark standard for Archives services and capital costs of expanding services:

- Benchmark of six square metres of new or refurbished archive space per 1000 population.
- Construction and initial equipment cost per square metre (at Northamptonshire costs).

Post-CIL Implementation

Where CIL has been adopted from April 2015 and beyond, the County Council expects to generate planning contributions for cultural services infrastructure (e.g. libraries) through CIL funding.



Social care

People who use social care services are by definition individuals vulnerable by their level of frailty, disability or ill health. This is accompanied by the need for specialist services and physical environments that enable normal living. Therefore the County Council believes that new developments need to ensure the availability of housing that is able to meet the needs of vulnerable people, the safety and accessibility of the community and community services for vulnerable people.



Page 446

The total adult population of Northamptonshire is estimated to be 549,400 of which 118,100 people are aged 65 and over. One of the main challenges facing Northamptonshire in the future is the growth in the older people's population. It is predicted that the over 65 population will increase by 25% by 2020. This is above the national average of 17% by 2020 (see Table 1). Northamptonshire's ageing population and the migration of people of retirement age into the county is thought to be contributing to this upward trend.

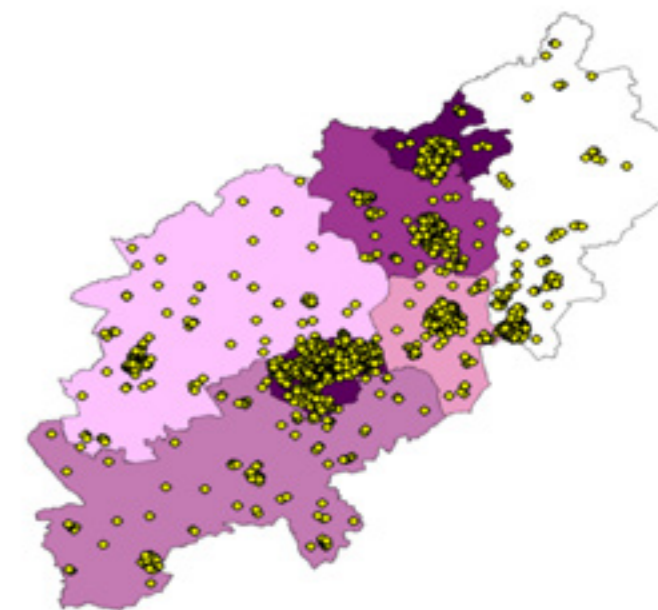
Table 1: Estimated population growth for Northamptonshire

	2012 population (% increase)	2014 population (% increase)	2016 population (% increase)	2018 population (% increase)	2020 population (% increase)
18-64	431,300	434,800 (0.8%)	439,700 (1.9%)	445,000 (3.2%)	449,400 (4.2%)
65+	112,900	121,500 (7.6%)	128,900 (14.2%)	135,300 (19.8%)	141,500 (25.3%)
90+	5,200	5,700 (9.6%)	6,300 (21.2%)	6,800(30.8%)	7,400 (42.3%)
Totals	549,400				

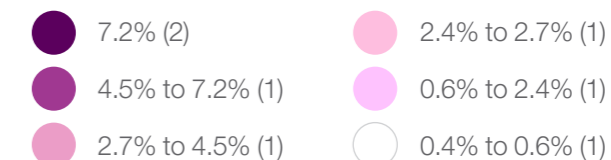
The potential market for care and support services is likely to be in the region of 25% of the County's adult population, and likely to increase in the years to come (see Tables 1 and 2).

- Whilst access to services is mediated through the application of Fair Access to Care Services (FACS), this shows that only 2.4% of the adult population use Social Care services, equivalent to only 9.6% of the estimated potential population with a disability or mental health problem of 136,800.
- The majority of service users are located in and around the main urban centres. This is seen most clearly in the map of 18-64 year olds (Map 1).
- For 18-64 year olds, the estimated population change highlights that extra pressure may be on the areas where clients are highly concentrated. Northampton and Corby are forecasted to have the highest change in population and this is the area where currently the highest numbers of clients are located.
- For 65 year olds and over, the greatest change is estimated to occur in Daventry, South Northamptonshire and East Northamptonshire. This could require attention because currently here client levels are scattered, reflecting the rural nature of the districts. Therefore providing community-based services may be difficult but become a priority to reach all potential clients.
- The same is for clients aged older than 80 and 90. Whilst the majority of current clients are located in urban centres, the highest population change is estimated for more rural districts. For example in South Northamptonshire there is a 57.1% forecasted increase in population aged 90 and over, where current clients are sparsely located in the district. Therefore future services may need to be more tailored to reach future service users.

Map 1: All current service users aged 18-64 years against the project population increase by 2020



Projected population increase for 18-64 year olds by 2020 - Source: Popp 2011



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Table 2: Estimated population aged 18-64 in Northamptonshire with a disability or mental health problem

	2012 population	2014 population (% increase)	2016 population (% increase)	2018 population (% increase)	2020 population (% increase)
People with moderate or serious learning disability	2,352	2,379 (1.1%)	2,416 (2.7%)	2,454 (4.3%)	2,489 (5.8%)
People with early onset dementia (aged 30-64)	182	184 (1.1%)	188 (3.3%)	194 (6.6%)	202 (11.0%)
People with common mental health disorder	69,610	70,109 (0.7%)	70,873 (1.8%)	71,663 (2.9%)	72,443 (4.1%)
People with moderate physical disability	33,997	34,260 (0.8%)	34,821 (2.4%)	35,519 (4.5%)	36,177 (6.4%)
People with serious physical disability	10,103	10,141 (0.4%)	10,326 (2.2%)	10,582 (4.7%)	10,853 (7.4%)
People with moderate or serious personal care disability	20,556	20,692 (0.7%)	21,070 (2.5%)	21,559 (4.9%)	22,046 (7.2%)
Totals	136,800				

The County Council's Planning Obligations Framework and Guidance ensures that new developments play a fair role in delivering the infrastructure and services required to facilitate and support new communities. It is the preference of the Council for local planning authorities and developers to address Social Care needs through the design of development through the following means:

- The level of Lifetimes Homes standards
- The integration of assistive technology within homes and the community
- Promotion of high BREEAM rating buildings to reduce future effects of fuel poverty on an ageing population
- Through the provision of social housing models of Extra Care and adapted accommodation with care support for people with disabilities

Principles

Vulnerable people will be supported to live in their own home throughout their life.

- Vulnerable people should not be forced to move from their chosen community due to the design limitations of their home or environment.
- Vulnerable people have a right to their own home and should not be forced to live with parents or in institutional care due to the lack of social or specialist housing.
- Design solutions should be developed to reduce the need for people to leave their homes and communities and move to residential care services.
- Local planning authorities and developers should work with the County Council to identify vulnerable groups and individuals and develop design solutions.

Existing market factors

The following are existing factors that need to be addressed:

- The Strategic Housing Market Assessments highlights the numbers of people with high needs as a result of frailty, disability or ageing. These are significantly higher in Northamptonshire than the national average.
- The availability of affordable and social rented accommodation is significantly below market requirements. This impacts on the availability of housing for vulnerable people and therefore the demand on social care funded residential services.
- Demographic growth will see increasing life expectancy. This will result in greater numbers of frail, disabled and older people.

New developments should not exacerbate existing problems. Therefore the County Council will look for new developments to address the above issues in the context of their new development.

It is the preference of County Council for local planning authorities and developers to address social care services through the design of development through the following means:

- The level of Lifetimes Homes standards.
- The integration of assistive technology within homes and the community
- Promotion of high BREEAM rating buildings to reduce future effects of fuel poverty on an ageing population.
- Through the provision of social housing models of extra care and adapted accommodation with care support for people with disabilities.
- Working with County Council to identify the needs of vulnerable people and how developers can create living environments that enable these people to live in the community and not need residential care.

Lifetime homes

The type of service provided and the way they are delivered is changing. It is the preference of the County Council to move away from segregated residential care towards a community and home-based service. The needs of the individual are paramount, with care packages becoming more bespoke.

Developments should therefore look to apply Lifetimes Homes standards for all new housing. This will enable vulnerable people to remain in their homes for more of their life and therefore reduce the need for residential care and strengthen local communities.

Accessible communities

Estate planning and design needs to take into account vulnerable peoples' needs. Walking, mobility scooters and wheel chairs are very important modes of transport for many vulnerable people. Communal areas need to be well lit, overlooked by homes and have wide walkways for powered wheelchairs, cycles and pedestrians. Public toilet facilities need to ensure that they are able to meet the needs of people of all ages with complex and multiple disabilities. This will require full wash, change and feeding facilities within community centres.

Sustainable community infrastructure

Access to an appropriate mix of commercial, social and community infrastructure is of key importance. Many vulnerable people are not able to travel far and therefore receiving their service close to home is a key priority. The balance, accessibility and availability of services are a key component of supporting people at home. Accessibility planning tools and techniques²⁹ should be used to provide a sustainable development.

Safe communities

Fear is a major cause of people seeking institutional care. This can be fear of falling, fear of isolation or fear of crime. Secured by Design must be implemented in a way that develops liveable solutions to promote a sense of community and community cohesion. Advice on this is provided in the Supplementary Planning Guidance (SPG) on Planning Out Crime.

Cost of new development on social care

The County Council will seek to deal with new developments in the manner outlined above. Through the implementation of Lifetime Homes standards, and involvement in the outlining of community facilities and master-planning of a new development, it is possible to mitigate the impact a new development has. However, some capital expenditure may be necessitated by new developments that do not follow this approach.

The County Council will seek to work with developers to ensure adequate design and facilities are included in new developments that will mitigate the impact on adult social care in the county. If it is clear that a development has not taken account of social care within its application the County Council will look to include costs for facilities for adult social care provision within the Section 106 agreement relating to that development.

Post-CIL Implementation

Where CIL has been adopted from April 2015 and beyond, the County Council expects to generate planning contributions for social care infrastructure (e.g. specialist care homes) through CIL funding.



Neighbourhood renewal

A new development has the potential to impact negatively on existing surrounding developments. The County Council, working with the local planning authorities, will seek to mitigate this impact through new development and minimise neighbourhood renewal challenges in specific areas, both those built as part of the development and those directly located next to it.

The preferred approach of the County Council towards issues affecting neighbourhood renewal is to support the local planning authority in addressing the issues in the planning and designing of new developments and through the master-planning process to avoid creating potential future areas of high deprivation at the outset.

The County Council will work with the developer and local planning authorities to ensure that new developments produce sustainable communities.

A key feature of this is the community development approach whereby the local communities are involved in the design process and ensuring that there are good community networks and facilities. The adopted SPG on Planning Out Crime highlights spaces that could be used for anti-social behaviour and how these should be designed out of the development.

As the issues affecting neighbourhood renewal will not be relevant or consistent across all sites, the County Council will work with local planning authorities to identify any contributions that may be necessary on a site by site basis.

New developments can offer opportunities to both new and neighbouring residents. This can be done through simple design issues, such as encouraging walking; through developing programmes which enhance the skills of residents; and through Local Employment Agreements whereby the new business development includes a commitment to recruit from the local community.



Other potential infrastructure considerations



Green infrastructure

The County Council will support the local planning authorities in requiring the developers to contribute towards the appropriate provision of green infrastructure as part of the development.

Biodiversity

The County Council has a duty to protect biodiversity. The County Council will support the local planning authorities in requiring the developers to contribute towards improving areas of open space and/or the creation of new habitats in order to maintain, enhance, restore or add to biodiversity interests, where they relate to new housing development. Such contributions towards biodiversity interests will assist local authorities discharge their responsibilities under the Section 40 of the Natural Environment and Rural Communities Act (2006).

Historic environment

Developers will usually be required to meet the costs of protecting or examining and recording archaeological remains or historic buildings through planning conditions or legal agreement. The County Council will support the local planning authorities in requiring the developers to meet these responsibilities.

Police

Northamptonshire Police have developed their own policy for mitigating the impact of new developments, and provide their own response on requirements for obligations to planning applications. The County Council works closely with the Police on planning application responses and will continue to do so. For information purposes a copy of the summary of the Police model used for calculating the Section 106 requirements is included in Appendix 2.

Training during construction

New development, particularly major developments, creates jobs which are important for the local economy. This includes during the construction phase. At this point there is also the opportunity to raise skill levels and job opportunities for local people which are fundamental objectives supported by the County Council.

The County Council supports the inclusion of training opportunities created as part of the construction of new developments and will support the Local Planning Authority in the use of Section 106, where appropriate, to enable this to happen. The County Council encourages developers to work with training programmes such as Construction Futures to establish a mechanism to ensure training spaces are provided as part of a new development.

Sports

The Northamptonshire Sports Partnership provides direct responses to planning applications. The County Council is part of the Sports Partnership and will look to support this organisation in ensuring that sports facilities are considered as part of planning applications. The County Council will also work with the Sports Partnership in looking at opportunities of co-location of services in new developments, where new or improved services are being considered as part of the application and where the applicable standards can be maintained.



Broadband

The Superfast Northamptonshire Project has ambitions to provide full coverage of superfast broadband to all residents and business of Northamptonshire by 2017. This requires new developments (both housing and commercial) to be directly served by high quality fibre networks. Supporting high quality communications infrastructure which provide a next generation network will bring a multitude of opportunities, savings and benefits to the county. It also adds value to the development.

There is increasing interest from major telecoms to deployment Next Generation Access to new developments. In order for the commercial communications market to be able to deploy to these new build areas, suppliers must be contacted and measures introduced at the earliest opportunity. Engagement at this early stage will ensure the required specification to enable fibre connectivity for all new developments in respect to receiving superfast broadband services is implemented.

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts (found at <http://www.dft.gov.uk/ha/standards/mchw/index.htm>). Contacts for Northamptonshire Highways are available on request from the Project Team.

Providing the infrastructure at this early stage will future proof Northamptonshire and ensure it's at the leading edge of the global digital economy.

If the development proposal does not adequately address superfast broadband connectivity, the county council may request contributions to improve linkages to an available backhaul, exchange and the upgrading of an exchange where this has been identified as necessary to ensure superfast speeds can be provided.

It is the preference of the County Council that broadband connectivity should be designed into the development at the masterplan stage and implemented through a planning condition. Opposite is a suggested standard condition for securing broadband connectivity:

Residential

No dwellings shall be occupied until the appropriate telecommunication structures, ducting and connections are put in place to ensure that the development is able to receive superfast broadband speeds. The definition of superfast broadband speeds is based on Next Generation Access technical and access line speeds. Approval will be required by Northamptonshire County Council as the local body identified by Government for taking forward projects to deliver improved broadband in the area.

Non-residential

No premises shall be occupied until the appropriate telecommunications structures, ducting and connections are put in place to ensure that the development is able to receive superfast broadband speeds. The definition of superfast broadband speeds is based on Next Generation Access technical and access line speeds. Approval will be required by Northamptonshire County Council as the local body identified by Government for taking forward projects to deliver improved broadband in the area.

Reason

To ensure that the development is able to comply with the latest EU and national government targets for superfast broadband before dwellings are occupied. These conditions relate to internal telecommunications structures, ducting and connections.

For further information on the project please visit www.superfastnorthamptonshire.net or contact:
Ross Griffin:
Broadband Delivery Team
T: 01604 366641
E: rgriffin@northamptonshire.gov.uk



Monitoring, reporting, implementation and management

The County Council will ensure that its role in the development management process is maintained to a high standard. The roles of the development management function of the County Council is; to ensure a timely response to planning applications and queries, review accuracy of Section 106 agreements on behalf of the County Council, to continually maintain a Section 106 monitoring database. Produce regular reports, including reviewing the implementation and enabling activity that has been completed each year. To ensure this level of service is maintained and to support the implementation of the S.106 projects the County Council development management section assumes a 2% level of the project management fee included within the overall infrastructure costs, lowering to 0.5% for project spend over £2million, these costs will be noted separately within the annual report.

The County Council will recharge its legal costs incurred in agreeing planning obligations and these are payable for work done regardless of whether agreements ultimately complete, legal work will be recharged on a time expended basis.

For further information regarding the framework and guidance note please contact:

developmentmanagement@northamptonshire.gov.uk

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Part 3: Appendices

Appendix 1. Service area calculations guide 2014

This section provides a summary of the latest unit costs based on the approach outlined in Part 2 of the Planning Obligations Framework and Guidance document. These are the current day costs; the County Council will seek to use the most up to date costs available to them when responding to a planning application. This Summary document will be updated annually to ensure up to date costs are widely available to the public and developers.

Research undertaken in 2014 forms the basis for the contributions. This work enabled both Pupil and People Generation figures to be derived for different types of housing, applications and the development of planning policy.

Education

If contributions are required for education, in line with the approach included in the Framework guidance, contributions are derived using the cost of pupil places standards adopted by the Department for Education (DFE) for determining capital allocations to local authorities. The current DFE cost multipliers (adjusted for Northamptonshire) are:

- Primary school place: £12,412
- Secondary School Place (>16 years old): £18,703
- Sixth Form Place (16-18 years old): £20,284

Summary Table: Contributions towards local education authority provision from residential developments

Dwelling size	2 bed	3 bed	4+ bed
Early Years	£3,724	£3,972	£4,220
Primary	£1,614	£3,972	£4,592
Secondary	£561	£3,180	£4,115
Sixth Form	£609	£1,420	£1,826

Contributions towards Early Years and Childcare (LEA provision)

	2 bed	3 bed	4 bed
Pupil per dwelling ratio	0.3	0.32	0.34
Contribution per residential unit	£12,412 x 0.3 = £3,723.60	£12,412 x 0.32 = £3,971.84	£12,412 x 0.34 = £4,220.08

Primary School (4-10) – Pupil Generation

	2 bed	3 bed	4 bed
Pupil per dwelling ratio	0.13	0.32	0.37
Contribution per residential unit	£12,412 x 0.13 = £1,613.56	£12,412 x 0.32 = £3,971.84	£12,412 x 0.37 = £4,592.44

Secondary School (11-15) – Pupil Generation

	2 bed	3 bed	4 bed
Pupil per dwelling ratio	0.03	0.17	0.22
Contribution per residential unit	£18,703 x 0.03 = £561.09	£18,703 x 0.17 = £3,179.51	£18,703 x 0.22 = £4,114.66

Sixth Form (LEA provided) – Pupil Generation

	2 bed	3 bed	4 bed
Pupil per dwelling ratio	0.03	0.07	0.09
Contribution per residential unit	£20,284 x 0.03 = £608.52	£20,284 x 0.07 = £1,419.88	£20,284 x 0.09 = £1,825.56

Fire services

The costs of Fire Contributions to maintain the current standards across the county and will help fund new station facilities; from residential development will be calculated as follows:

Residential contributions

FS – is the cost to build a new fire station - £2,000,000

FA – is the cost of new fire appliances and equipment - £351,000

AF – is the activity factor - 61%

DP – is the average number of domestic properties – 13,541

Contribution £106 per dwelling (FS+FA x AF)/DP

Non residential contributions

FS and FA is as above.

AF – is the activity factor 39%

NDP – is the average number of non-domestic properties - 914

PF – is the average property floorspace - 968 sq m

Contribution £104 per 100m² (FS + FA x AF)/NDP/PF

Fire hydrant costs

In addition to this capital cost, the County Council requires fire hydrants to be installed within all developments. On average, 1 fire hydrant is needed for every 50 properties or 5,000 sqm of non-residential property (although a risk based assessment will be required to confirm this) and the cost to install a fire hydrant is £892. This equates to a cost of £18 per dwelling or £18 per 100 sqm. However, it is the preference of the County Council to secure the hydrant provision via a planning condition.

Libraries

- A. Northamptonshire adjusted model building costs (98% of national figure of £1,279 per sq m) - £1,253.42 per sq m
- B. External works, car parking, hard standing, landscaping, security, fencing, signage (assume 15%) - £188.01
- C. Design costs (assume 15% of cost of A + B) - £216.22
- D. Fitting out costs, including initial book etc stock and IT (88% of capital costs of A + B) - £1,268.46
- H. Total = £2,926

Standard of 30sqm x £2,926/1000 = £88 per person

Dwelling size (beds)	1	2	3	4
Contribution per dwelling	£109	£176	£239	£270

For fitting out of library where construction of library has been delivered by developer or expansion is within the existing fabric of the library. 30 x £1268/1000 = £38 per person

Dwelling size (beds)	1	2	3	4
Contribution per dwelling	£47	£76	£103	£117

Archives

The MLA provide a benchmark standard for Archives services upon which the charge is based:

Benchmark of six square metres of new or refurbished archive space per 1,000 population.
Construction and initial equipment cost per square metre (at Northamptonshire costs). = £3,528 per Sqm

6 x £3,528/1000 = £21 per person cost

Dwelling size (beds)	1	2	3	4
Contribution per dwelling	£26	£42	£57	£65

Page 454

Adult Social Care

Current Supply and Demand

Map 1:
All current service users aged 18-64 years against the project population increase by 2020

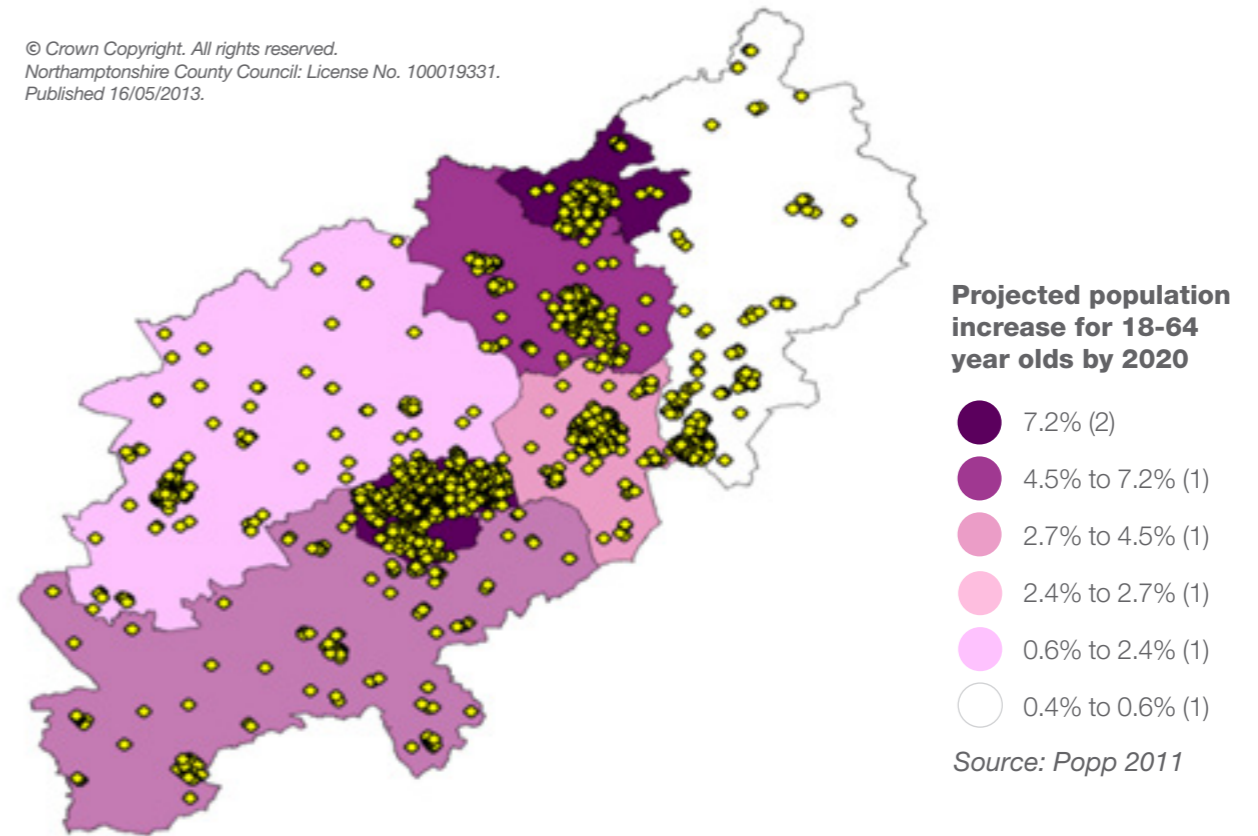


Table 1: Estimated population growth for Northamptonshire

	2012 population	2014 population (% increase)	2016 population (% increase)	2018 population (% increase)	2020 population (% increase)
18 - 64	431,300	434,800 (0.8%)	439,700 (1.9%)	445,000 (3.2%)	449,400 (4.2%)
65+	112,900	121,500 (7.6%)	128,900 (14.2%)	135,300 (19.8%)	141,500 (25.3%)
90+	5,200	5,700 (9.6%)	6,300 (9.6%)	6,800 (30.8%)	7,400 (42.3%)
Totals	549,400				

Table 2 Estimated population aged 18-64 in Northamptonshire with a disability or mental health problem

	2012 population	2014 population (% increase)	2016 population (% increase)	2018 population (% increase)	2020 population (% increase)
People with moderate or serious learning disability	2,352	2,379 (1.1%)	2,416 (2.7%)	2,454 (4.3%)	2,489 (5.8%)
People with early onset dementia (aged 30-64)	182	184 (1.1%)	188 (3.3%)	194 (6.6%)	202 (11.0%)
People with common mental health disorder	69,610	70,109 (0.7%)	70,873 (1.8%)	71,663 (2.9%)	72,443 (4.1%)
People with moderate physical disability	33,997	34,260 (0.8%)	34,821 (2.4%)	35,519 (4.5%)	36,177 (6.4%)
People with serious physical disability	10,103	10,141 (0.4%)	10,326 (2.2%)	10,582 (4.7%)	10,853 (7.4%)
People with moderate or serious personal care disability	20,556	20,692 (0.7%)	21,070 (2.5%)	21,559 (4.9%)	22,046 (7.2%)
Totals	136,800				





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Population Forecasting Study

Population Forecasts for New Dwellings 2018

Cognisant Research for Northamptonshire County
Council



Table of Contents

1	Introduction	2
2	Methodology	3
2.1	Questionnaire Design	3
2.2	Population	3
2.3	Sample	3
2.4	Fieldwork	3
2.5	Data Validation	4
3	Pupil Product Ratio	5
3.1	PPR by Dwelling Size	6
3.2	PPR by Dwelling Type	6
3.3	PPR by Dwelling Tenure	6
4	Northants New Build Population	8
4.1	Dwelling Size	8
4.2	Dwelling Type	8
4.3	Tenure	9
4.4	Age Product Ratio by Dwelling Size	9
4.5	Other Occupancy Data	10
4.6	Residents with a Disability	10

Appendix 1 – Data Tables

1 Introduction

In January 2018 Northamptonshire County Council (Northants) commissioned a research project to establish the Population Forecasts for new housing developments across the County. In particular, the project was designed to establish robust Pupil Product Ratios (PPRs); the number of school age children, or pupils, typically generated by a new housing development. These figures are used to support proposed levels of developer contributions, required under Section 106 of the Town and Country Planning Act 1990. PPRs are also used to assist with the production of pupil forecasts.

This report sets out the results of the Population study. Section 2 of this report details the methodology that was used to conduct the research and identify the PPRs. Section 3 sets out the PPR data collected across the different types of dwellings in Northants. Section 4 provides a summary of the resident population ratios related to the new dwellings visited, detailing the total number of all residents, including children.

Appendix 1 contains additional data tables created as part of this study.

For the purposes of consistency in this report, the following phrases are defined as follows:

Child – a household member aged between 0-19 years.

Resident – a household member living at the address during school term time.

2 Methodology

This section sets out the methodology used to conduct the Northants Population study. The methodology described in this report has been developed by Cognisant Research Ltd. Any queries regarding the data collected and reported for the project should be addressed to Cognisant Research Ltd (Cognisant).

2.1 Questionnaire Design

The questionnaire was paper based and designed so that it could be completed with or without the assistance of an interviewer.

This core questionnaire has been successfully used in PPR studies conducted across multiple Local Authorities, including two previous projects in Northamptonshire.

2.2 Population

Cognisant used Annual Completion data, collected from each of the seven District Councils, covering the period 2012 to 2017. In total this accounted for an estimated 19,251 dwellings.

2.3 Sample

In order to achieve the target number of completed interviews, 5,997 addresses were chosen at random. This provides a robust indication of child yield, within the margins of error described in section 3 of this report.

2.4 Fieldwork

Four fieldwork researchers conducted interviews across Northants during the period June to September. The fieldwork researchers used for this study operated according to the Market Research Society Code of Conduct.

Face-to-face interviews were conducted with residents who agreed to participate. When residents were unavailable a questionnaire, covering letter and reply-paid envelope were posted through the letterbox.

The covering letter explained to respondents why the research was taking place and provided basic instructions on how to complete and return the questionnaire. This mixed method approach of using face-to-face interviews and a postal survey was chosen because it was the most effective way of maximising participation. Whilst the face to face interview style and self-completion methods represent two different data collection techniques, neither can be considered any more robust than the other, in the event that a participant wishes to provide erroneous information.

Where an address could not be found by a fieldworker, the dwelling was flagged to be re-visited by the Project Manger, Ian Nockolds. Fieldworkers

were instructed that when a property was confirmed as a retirement home or commercial property, the dwellings concerned were not to be included in the study, along with dwellings which had not been completed or were clearly vacant.

Previous experience of conducting PPR research has highlighted the problem that households with children are more likely to participate than those without. Cognisant's experience of conducting door to door interviews would suggest that this differential participation is caused by households without children believing that a study of this nature is not relevant to them.

In order to compensate for differential participation, Cognisant conducted a separate study across 303 randomly selected dwellings in the population, in order to assess the proportion with and without children resident.

2.5 Data Validation

Prior to data entry, Cognisant conducted a back check by telephone of 5% of all completed questionnaires (face-to-face and self completion, where possible). The back checks included confirmation that the interview had taken place and confirmed the response of at least 1 question. The respondents chosen for back checking were randomly selected.

Completed questionnaires were entered for analysis using specialist software. The software enables rules to be created, ensuring that keystrokes used for data entry relate to a value appropriate to the question concerned.

Rules were also established to ensure that only appropriate questions were served up for data entry (e.g. it would not be possible to enter data related to the age of a child, or the type of school a child attended, if the respondent indicated that they had no children). Using data entry rules in this way greatly reduces the potential for error during the process of data entry.

Following data entry a final audit was conducted of the raw data file, confirming the quantitative totals for the number of children identified, cross-referenced against the ages recorded and the types of school (Primary, Secondary, etc.) attended.

3 Pupil Product Ratio

This section of the report identifies how many children are produced by the newly built dwellings across Northants. These figures are broken down across the different years of school, including pre-school and those eligible for post-16 education. All statistics have been rounded up to 2 decimal places.

Where a respondent indicated that a child was resident, they were required to indicate which type of schooling, if any, the child attended. Respondents could choose from a variety of categories covering pre-school, primary, secondary and post-16 education.

Table 2, below, shows that the pupil product ratio for secondary school children in Northants is 0.14. Therefore, for every new dwelling created in Northants, 0.14 secondary school age children will be created. Alternatively, if 100 new dwellings were to be created, 14 secondary school age pupils would be produced.

The mean number of children, 0.81, represents the number of children (aged 0-19) resident across all new dwellings relevant to this study.

Table 2 - Top Level PPR Statistics

	PPR
Pre School	0.31
Primary School	0.29
Secondary School	0.14
Post 16	0.08
Special School	0.01
Mean Number of Children	0.81

3.1 PPR by Dwelling Size

Table 3, below, shows how many pupils are produced when a new dwelling is built in Northants, broken down by the size of the dwelling as defined by the number of bedrooms. The results show that a 2-bedroom dwelling typically generates 0.16 Primary school pupils, whilst a dwelling of 4 bedrooms generates 0.37 Primary school pupils.

Table 3 – PPR Across all Sizes of Dwelling

No. of Bedrooms in Dwelling					
	1	2	3	4	5+
Pre School	0.05	0.20	0.31	0.37	0.29
Primary School	0.00	0.16	0.26	0.35	0.44
Secondary School	0.00	0.01	0.13	0.17	0.34
Post 16	0.08	0.04	0.06	0.09	0.16
Special School	0.00	0.00	0.01	0.01	0.01
Mean	0.13	0.42	0.77	0.99	1.23

3.2 PPR by Dwelling Type

Table 4, below, shows how many pupils are produced when a new dwelling is built in Northants, broken down by the type of dwelling. The results show that a Detached house generates 0.33 Primary school pupils, whilst a Flat/Apartment generates 0.11 Primary school pupils.

Table A in appendix 1 sets out the number of completed interviews achieved across the different types of dwelling, detailed in table 4, below.

Table 4 – PPR Across Dwelling Type

Type of Dwelling				
	Detached	Semi Detached	Flat / Apartment	Terrace/ End terrace
Pre School	0.34	0.32	0.08	0.28
Primary School	0.33	0.25	0.11	0.28
Secondary School	0.16	0.13	0.00	0.12
Post 16	0.07	0.07	0.02	0.09
Special School	0.01	0.01	0.00	0.01
Total Number of Children	0.91	0.76	0.20	0.79

3.3 PPR by Dwelling Tenure

Table 5, below, shows how many pupils are produced when a new dwelling is built in Northants, broken down by the tenure of dwelling. The results show that

an Owned (inc. mortgaged) dwelling generates 0.27 Primary school pupils, whilst a Housing Association/Council dwelling generates 0.46 Primary school pupils.

Table 5 – PPR Across Dwelling Tenure

Type of Dwelling	Owned (inc. mortgaged)	Privately rented	Shared ownership (part own/part rent)	Housing Association / Council	Other ¹
Pre School Children	0.31	0.23	0.38	0.34	0.17
Primary School Children	0.27	0.22	0.24	0.46	0.33
Secondary School Children	0.13	0.17	0.04	0.18	0.50
Post 16	0.07	0.07	0.06	0.16	0.00
Special School	0.00	0.01	0.00	0.03	0.00
Total Number of Children	0.78	0.70	0.74	1.18	1.00

Table B in appendix 1 sets out the number of completed interviews achieved across the different tenures of dwelling, detailed in table 5, above.

Cross-referencing the data collected from properties classified as social housing shows what the PPR is in these dwellings. Table 6 below shows that 0.26 primary school children are resident in a 2 bed social property, whilst 1.60 primary school age children are resident in a 4 bed social house.

Table 6 – PPR Across all Sizes of Dwelling for Social Housing

No. of Bedrooms in Dwelling	Overall	1	2	3	4 ²	5+
Pre School Children	0.36	0.07	0.30	0.51	1.00	-
Primary School Children	0.37	0.00	0.26	0.61	1.60	-
Secondary School Children	0.12	0.00	0.02	0.32	0.40	-
Post 16	0.14	0.11	0.09	0.03	0.40	
Special School	0.02	0.00	0.01	0.04	0.00	-
Total Number of Children	1.01	0.18	0.67	1.69	3.40	-

¹ Only 6 dwellings were interviewed in the Other ownership category, making this data potentially unreliable.

² Only 5 dwellings were interviewed in the 4-bed Social Housing category, making the data collected potentially unreliable.

4 Northants New Build Population

This section of the report identifies the total number of residents, including children, resident in newly built dwellings across Northants, referred to as the residential product ratio (RPR). All statistics have been rounded up to 2 decimal places.

Table 7, below, shows that the RPR for the average newly built dwelling in Northants is 2.67.

Table 7 – Top Level RPR Statistics

RPR	
Number of Residents	2.67
Sample Standard Deviation	0.03
95% Confidence Interval	2.66
	2.72

4.1 Dwelling Size

Table 8, below, shows how many people, of all ages, are produced when a new dwelling is built in Northants, broken down by the size of the dwelling as defined by the number of bedrooms. The results show that a 2-bedroom dwelling typically generates 1.92 people, whilst a dwelling of 4 bedrooms generates 3.07 people. Participation data for size categories can be found in table A of Appendix 1.

Table 8 – RPR Across all Sizes of Dwelling

How many bedrooms in this property?	RPR
1	1.23
2	1.92
3	2.63
4+	3.07

4.2 Dwelling Type

Table 9 sets out the RPR for dwelling types across Northants.

Table 9 shows that the average number of residents produced by one Detached house is 2.91, whilst 1.48 residents are created for every one Flat/Apartment. Participation data for type categories can be found in table A of Appendix 1.

Table 9: No. of Residents Produced by New Dwelling Broken Down by Dwelling Type

What type of dwelling do you live in?	RPR
Detached	2.91
Semi detached	2.54
Flat/Apartment	1.48
Terrace/End terrace	2.60
Other	2.10

4.3 Tenure

Table 10, below, sets out the RPR for different newly built dwelling tenures across Northants.

Table 10 shows that the average number of residents produced by one Owned (inc. mortgaged) dwelling is 2.70, whilst 2.69 residents are created for every Housing Association/Council dwelling. Participation data for tenure categories can be found in table B of Appendix 1.

Table 10: No. of Residents Produced by New Dwelling Broken Down by Tenure

What is the tenure of this property?	RPR
Owned (inc. mortgaged)	2.70
Privately rented	2.66
Shared ownership (part own/part rent)	2.35
Housing Association/Council	2.69
Other	2.67

4.4 Age Product Ratio by Dwelling Size

Table 11, below, shows how many residents, broken down by age group, are produced when a new dwelling is built in Northants, broken down by the size of the dwelling as defined by the number of bedrooms. The results show that a 2-bedroom dwelling typically generates 0.62 residents aged 20-30, whilst a dwelling of 4 bedrooms generates only 0.33 residents in the same age group.

Table 11 – PPR Across all Sizes of Dwelling

Age Band	Dwelling Size (Bedrooms)				
	1	2	3	4	5+
0-19	0.13	0.42	0.77	0.98	1.23
20-30	0.15	0.62	0.61	0.33	0.39
31-50	0.28	0.51	0.85	1.10	1.34
51-64	0.41	0.23	0.25	0.36	0.40
65-74	0.15	0.10	0.12	0.19	0.11
75+	0.10	0.04	0.04	0.04	0.00

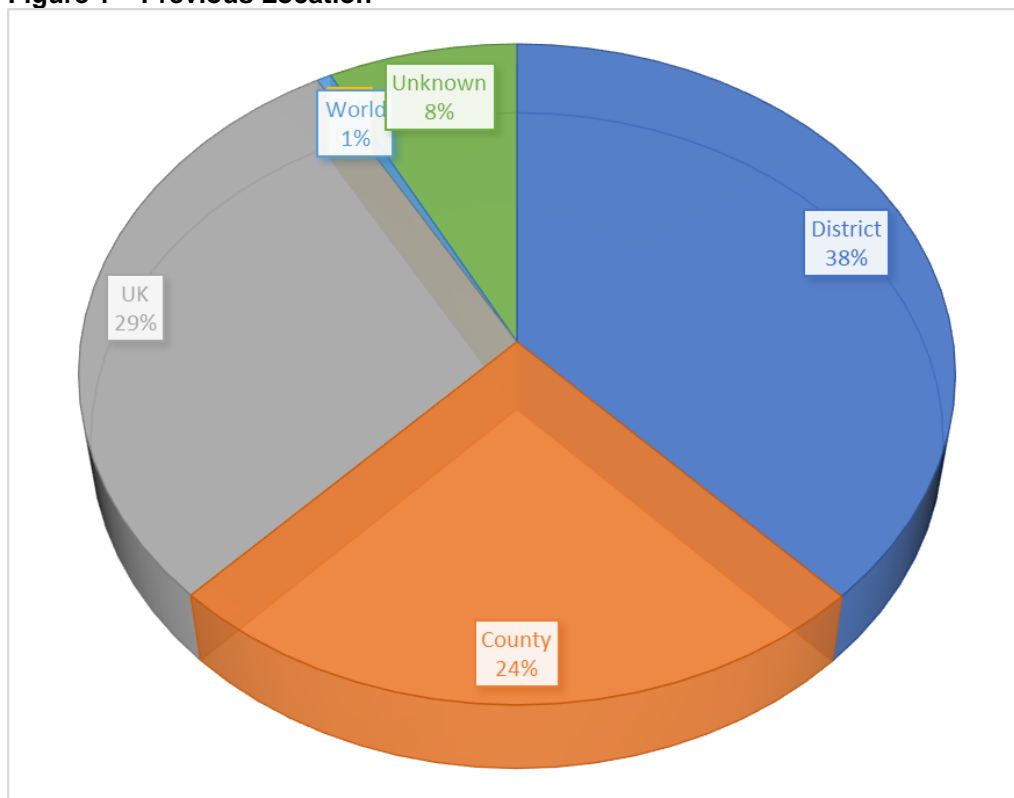
4.5 Other Occupancy Data

84% of the households participating in the study indicated that they were the first to occupy the dwelling.

Occupancy

62% of all households surveyed had moved to their new home from an address within Northamptonshire.

Figure 1 – Previous Location



4.6 Residents with a Disability

10% of households interviewed included an individual with a disability. Table 12 sets out the proportion of households containing each specific type of disability recorded.

Table 12 – Disabled Residents

What is the specific type of disability recorded?	
Physical Disability	41%
Eyesight	7%
Hearing	10%
Learning Disability	9%
Mental Health	23%

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EXECUTIVE

26 AUGUST 2021

Report Title	Additional Restrictions Grant Top-Up Funding
Report Author	Rob Harbour - Assistant Director for Growth and Regeneration
Executive Member	Councillor Steven North – Executive Member for Growth and Regeneration

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

List of Appendices

Appendix A – Summary of options for distribution of Additional Restrictions Top-Up Grant funding

1. Purpose of Report

- 1.1. The Additional Restrictions Grant (ARG) aims to support businesses most severely impacted by coronavirus disease (COVID-19) restrictions. The Government announced that further funding would be made available for Local Authorities, through a conditional ARG top-up. The purpose of this report is to outline the progress to date with the distribution of previous discretionary ARG funding, and set out the options for distribution of this top-up funding to support the local economic recovery framework.

2. Executive Summary

- 2.1 Additional Restrictions Grants (ARG), awarded by Government and channelled via local councils, have provided discretionary support to local businesses impacted by the COVID-19 pandemic. Initial ARG support was distributed via

the sovereign councils. In May 2021, North Northamptonshire Council opened the Discretionary Restart Grant and the Local Business Hardship Fund utilising remaining combined ARG funds. The scope of the grants was based on:

- Analysis of sectors most impacted by restrictions in the local economy at that time
- Feedback from business from earlier legacy discretionary grants
- Feedback from local business representatives

- 2.2 The Government have indicated that a provisional allocation of a conditional top-up of £2,987,165 is available to the Council subject to verified payment of all previously allocated ARG funding. The Council made a submission to Government on 26 July 2021 providing this verification. This was ahead of the final deadline of 30 July 2021.
- 2.3 The Council's focus is now to consider how this top-up funding of £2,987,165 is best utilised to aid the survival and recovery of businesses most impacted by the pandemic. Funding must be distributed and paid by Local Authorities by 31 March 2022. Four options for targeting the top-up funding are outlined in this report at Appendix A. These are not mutually exclusive and the intention would be to deliver these in combination. The aim being to build back better, stronger and greener in North Northamptonshire.
- 2.4 The options were considered at the Council's Climate Change, Environment & Growth Executive Advisory Panel meeting on 21 July 2021 and received support. The plan is to launch proposals in September following endorsement from the Executive.

3. Recommendations

- 3.1 It is recommended that the Executive:
- a) notes the approach taken by the Council to allocate previous discretionary Additional Restrictions Grant; and
 - b) agrees the four options outlined at Appendix A for utilising Additional Restrictions Grant top-up funding to support the local economic recovery.
 - c) Delegate authority to the Executive Member of Growth and Regeneration in consultation with the Executive Director of Place and Economy to allocate the Additional Restrictions Grant funding

Reason for Recommendations

- 3.2 To enable the distribution of Additional Restrictions Grant top-up funding to support the local economic recovery framework.

4. Report Background

- 4.1 The four previous sovereign authorities had, between them, been provided with **£10.057m** of discretionary ARG monies by central government. At the start of the financial year 2021 - 2022, North Northamptonshire Council had **£4.579m** of unspent ARG, of which about **£750,000** was committed by the sovereign authorities, but not yet spent.
- 4.2 It was agreed by the Council that the unspent monies would be used to:
- a) Honour existing commitments from discretionary grant regimes, that had existed up to the 31 March, that sovereign authorities had not been able to pay out in time, including some spend on the business advice and support service that East Northamptonshire Council (ENC) had set up at a Rushden Lakes venue and other activities related to the wider 'Recovery through Enterprise' initiative created by ENC. These activities, which offer support across North Northamptonshire, include business advice and help for people finding employment, training and other services.
 - b) Mirror the new 'Restart' scheme that had been created by government – as had happened with earlier grant schemes; making payments to those businesses who were not eligible for the mandatory scheme. With the extension of restrictions, an additional small top-up payment was also provided to beneficiaries of the Restart scheme. This was agreed by the Council's Section 151 officer.
 - c) Help businesses with critical running costs who were aiming to re-commence business at scale via a new 'Hardship' fund, modelled on the schemes developed by Kettering Borough Council and ENC.
- 4.3 Both the Restart and Hardship schemes were launched by the Council in May 2021.
- 4.4 Following the announcement of further conditional top-up ARG funding, the Council was allocated a provisional amount of **£2,987,165**. The top-up would only be payable if 100% of the previous ARG allocations had been paid by 30 June 2021.
- 4.5 The deadline to pay-out previous ARG funding was then extended to 30 July 2021 due to step four of the roadmap out of restrictions being delayed by a period of up to four weeks. This extension gave businesses more time to submit necessary pre-payment evidence and for the Council to support as many applicants as possible.
- 4.6 Since May 2021 almost 800 local businesses have received funding under these two grant schemes across North Northamptonshire and the Council has paid out all the funding as required by Government. The breakdown of payments by sector for the Restart and Hardship schemes is as follows:

Discretionary Restart Grant – by sector	Total funding awarded	%
Accommodation	£14,455	0.7
Gym and Sports	£66,493	3
Hospitality	£612,979	27.8
Leisure	£805,187	36.6
Non-essential retail	£359,579	16.3
Personal Care	£344,029	15.6
Total	£2,202,722	

Hardship Fund – by sector	Total funding awarded	%
Charity	£92,000	10.1
Hospitality, Leisure and Retail	£470,184	51.7
Manufacturing and related	£261,624	28.8
Creative and Cultural	£85,000	9.4
Total	£908,808	

4.7 In addition to the payments shown in the table above, a further top - up payment was made to businesses within the Discretionary Restart Grant scheme ensuring that the balance of grant funding, totalling just over **£700,000**, was distributed before the deadline of 30 July 2021.

4.8 As the Council has evidenced full payment of previous ARG, it is eligible for top-up funding. Options for distribution of this top-up ARG have been developed and are set out in Appendix A.

5. Issues and Choices

5.1 The guidance¹ for Local Authorities sets out criteria on which top-up ARG funding can be distributed. Funding should be allocated through business support grants or through wider business support measures. Local Authorities are encouraged to support businesses most severely impacted by restrictions. There are no restrictions on the number of grants a business can receive, outside of Covid-19 business grant subsidy allowance. Therefore, previous

¹[Local Restrictions Support Grants \(LRSG\), Restart Grant, Additional Restrictions Grant \(ARG\): guidance for local authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/local-restrictions-support-grants-lrsg-restart-grant-additional-restrictions-grant-arg)

grant recipients will be able to apply again depending on the eligibility criteria agreed for further grant support.

- 5.2 During the application process for the discretionary Restart and Hardship schemes, it was evident that whilst some sectors are recovering there are others still severely impacted by restrictions such as travel, events and hospitality and their supply chains. Furthermore, there were a number of applications to the Hardship scheme seeking funding to innovate, expand and diversify. Whilst this was outside of the scope of the scheme at that time, it is evident that there is a demand for funding to aid recovery via diversification, investment and innovation in businesses across different sectors.
- 5.3 The options identified for consideration by the Executive are targeted at businesses who remain severely impacted by the pandemic and require continued funding to keep trading because of the continued impact of previous restrictions. The options also provide access to support for businesses looking to diversify and invest, and facilitate innovation, on the path to recovery and sustained growth. In summary, the proposals are that the Council:
- a) Distribute the final committed legacy and NNC Discretionary Grants;
 - b) Create a new Recovery and Innovation Grant;
 - c) Create a new sector Hardship Support Grant; and
 - d) Maintain local business support by utilising existing networks.

Further information on each of the above proposals is contained within Appendix A of this report.

- 5.4 Complementing financial support, there is a continuing focus on business support. Restrictions on the use of ARG mean that the Council is unable to contract a third party to deliver wider business support if it did not have a contract in place by 15 April 2021. There is, however, scope to deliver additional business support through Local Enterprise Partnerships (LEPs) and Growth Hubs. This support would be designed to complement existing COVID-19 business support which will continue to be delivered via the Council's Business and Jobs Hub at Rushden Lakes under the Recovery through Enterprise initiative [Recovery Through Enterprise | The Economic Recovery Plan](#). Appendix A therefore also proposes that discussions take place with the South East Midlands Local Enterprise Partnership (SEMLEP) Growth Hub to agree the form of this business support, appropriate milestones and targets, reporting and a payment schedule.
- 5.5 The ARG Top-Up fund is time-limited. All spend must be incurred by 31 March 2022. Any underspend will be recovered by Government. This means that the Council's plans to spend the top-up funding must be designed to be simple and attractive for businesses to access, as well as targeted. The process must be straight forward to set-up, manage and administer. Proposals for the delivery

of the options outlined at Appendix A would follow this approach. This would include:

- the preparation of guidance notes for applicants detailing eligibility criteria;
- standardised grant agreements with bespoke conditions;
- co-ordinated use of social media and other communications;
- use of local business networks to promote the opportunity to apply for funding; and
- replicating systems and processes which have worked well for the Restart and Hardship schemes.

5.6 In designing the ARG Top-Up Funding scheme, due consideration will be given to the financial weightings required for each of the Options delivered, ensuring that the overall funding available is best utilised to ensure survival and recovery of businesses most impacted by the pandemic. This will be informed by a number of indicators including likely call on funds for legacy grant payments, levels of sector need, interest generated for the new grant schemes and the resource required to provide Local Business Support activity.

6. Implications (including financial implications)

Resources and Financial

6.1 As outlined in this Report, the total previous ARG fund allocated by Government to the four predecessor authorities totalled **£10.057m**. At the start of the financial year, the Council had **£4.579m** of unspent ARG which has been distributed and paid out on the remaining legacy discretionary grants awarded by the predecessor councils, the Discretionary Restart grant and the Local Business Hardship Fund. The top-up fund will provide an additional **£2,987,165**.

6.2 The distribution of discretionary ARG funding requires significant input of officer time from the Council's Growth & Regeneration Service. Providing grants and support to local businesses through ARG funding will remain a key focus for the Service in 2021/22 in collaboration with the Council's Revenues and Benefits team. The Council's Finance Team were involved in the design of the recent Restart and Hardship schemes. This involvement will continue for the successor schemes outlined in Appendix A.

Legal

6.3 The Council has a responsibility to Government to ensure that applicants do not exceed the COVID-19 business grant subsidy allowance. This will be undertaken through the application and pre-payment verification process. For businesses receiving funding, a grant offer letter setting out the conditions of funding, including eligible expenditure, will need to be signed by both the Council and the grant recipient prior to payment.

Consultation

- 6.4 The options presented in Appendix A reflect the feedback of continued discussions with local businesses and umbrella business organisations such as the Federation of Small Businesses, and intelligence collected by the Council on those sectors more impacted by the COVID-19 pandemic within the local economy. The options were also reported to the Climate Change, Environment and Growth Advisory Panel on 21 July. The Panel supported the four options and their use in combination to help provide a broad range of support for local businesses most impacted, including the proposed focus on environmental improvements and climate change in the assessment process. It also indicated support for the use of bespoke grant sizes to reflect different business needs, and the importance of checks to ensure eligibility.

Consideration by Scrutiny

- 6.5 None. The Executive is requested to consider the options presented. The Council will only spend the funding received by Government.

Climate Impact

- 6.6 The submission of applications for funding does not adversely impact on climate change, with the Council promoting all reasonable steps to minimise environmental impact in its activities. Climate impact will be a consideration in all grant applications. Moreover, the proposal for a new Recovery and Innovation Grant will specifically encourage projects which help to mitigate any negative impacts on climate change and promote positive change and impact.

Community Impact

- 6.7 In developing options to utilise ARG funds from Government for consideration, the Council has prioritised a range of activities to help support and sustain a local economic recovery. This should have a positive community impact helping local businesses to survive, grow and thrive.

Risks

Risk	Impact/Mitigation	RAG
Grant spend for invalid or incorrect expenditure	(I)-Financial risk to NNC (M) Pre-payment checks and post assurance verification	
NNC lacks capacity to manage continued ARG programme	(I)-Undermines ability to deliver programme and outputs and harms reputation (M)-Prioritisation of resource to manage programme, including additional dedicated resource funded through ARG. However, it is still inevitable that this could have an impact on other	

	economic development related activities, at least in the short-term	
Total grant spend not achieved within timeframe	(I)-Funding recouped by Government. (M)-Flexibility between the four strands identified in Appendix A with no fixed allocations. Ongoing review of spend and take-up of support	

7. Background Papers

[Local Restrictions Support Grants \(LRSB\), Restart Grant, Additional Restrictions Grant \(ARG\): guidance for local authorities - GOV.UK \(www.gov.uk\)](#)

APPENDIX A: Summary of Options for delivery of top-up ARG to support businesses in North Northamptonshire

Options	Details
Distribution of final committed grants for legacy and NNC Discretionary Grants	Take up for both legacy and North Northamptonshire Council Discretionary Grants has been high. Funding from the 'top-up' will be set aside to cover the cost of payments from previous schemes and support any remaining successful applicants awaiting payments from previous schemes, who have met these requirements and are entitled to a payment as set out in the grant criteria of the grant scheme to which they applied, should costs exceed the previous ARG allocation of £10.057m which was previously available to the Council.
A new Recovery and Innovation Grant	Building on the discretionary Hardship scheme for local businesses, a new grant programme will be introduced to focus on facilitating recovery through diversification, innovation and growth . Applicants will request funding towards the implementation of growth plans to support and sustain recovery. This will include encouraging diversification and growth projects which reduce emissions, or other harmful environmental impacts, and support a transition to net-zero. The minimum target grant value will start from £10,000, but with scope to fund smaller projects later in the programme, dependent on available budget.
A new sector Hardship Support grant	Following from the discretionary Restart scheme, this ' hardship ' grant will narrow its focus to specific sectors who continue to be severely impacted by the COVID-19 pandemic . These sectors include: events, hospitality and travel. This will be a one-off set grant dependent on business size. Previous applicants will be able to apply for this grant if they continue to be severely impacted. It is proposed that this element of the top-up programme will be fast-tracked.
Local Business Support	This involves a focus on maintaining existing activities and 'top-up' and targeted business support . Activity would include continued support of the Council's Business and Jobs Hub at Rushden Lakes, maintaining existing Council capacity to deliver ARG (including the extension of related temporary/fixed term roles) and related recovery and support activity (including the existing Recovery through Enterprise website and social media programmes to promote the wider offer and provide 'signposting'), promoting the sectors impacted by the pandemic including local visitor attractions, and enhanced recovery support delivered through the South East Midlands Local Enterprise Partnership (SEMLEP) Growth Hub.

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