

Part 2 Local Plan for Corby

July 2021

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Document Version Control

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

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

Type of document: Development Plan Document

Version Number: 1

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

Issue date: 19 July 2021

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

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

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

Document stored on Council website or Intranet?: Council website

Next review date: Not applicable

Change History

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

NB: Draft versions 0.1 - final published versions 1.0

Consultees

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

Distribution List

Internal	External
e.g. Individual(s) / Group / Section	e.g. Stakeholders / Partners /Organisation(s)
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Links to other documents

Document	Link

Additional Comments to note

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

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Foreword

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

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

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

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

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

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

If you would like any further information or advice on this Plan or on the direction of planning policy in Corby, please contact a member of the Local Plan team on 01536 464165 or email planningservices.cbc@northnorthants.gov.uk. 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.

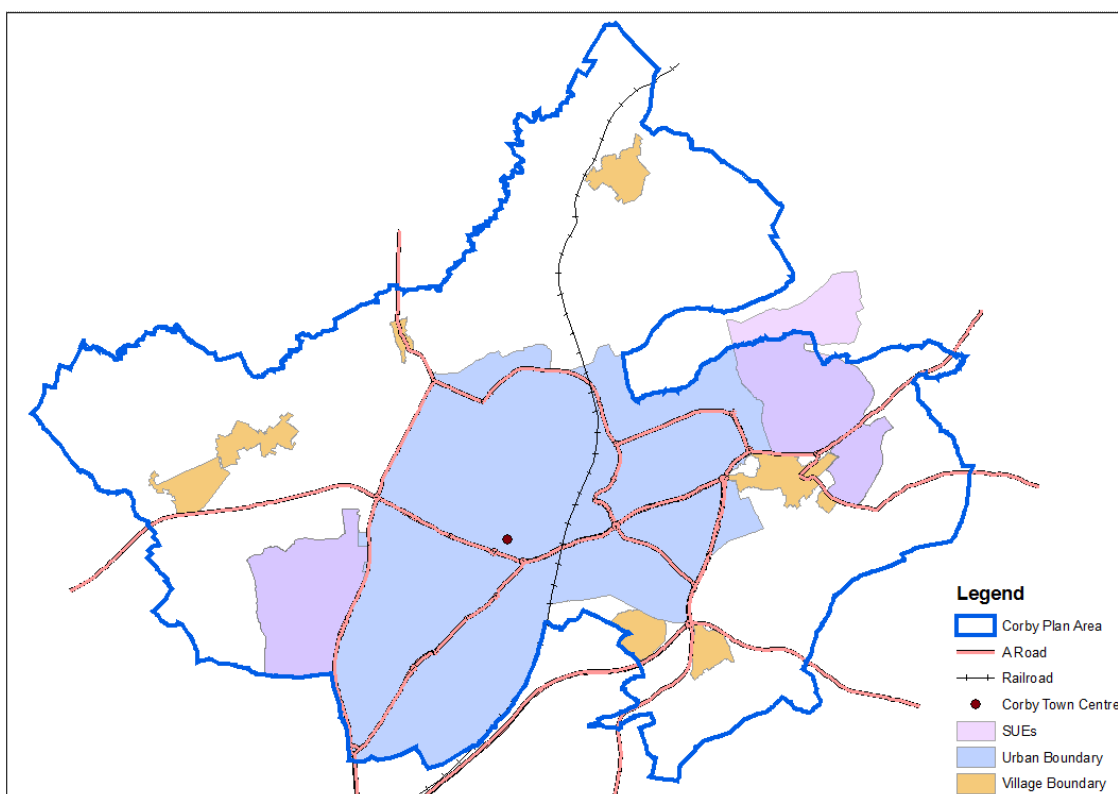


Figure 1. Corby Context Diagram

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.

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

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

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

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

2.0 Spatial Portrait

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

Spatial context

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

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

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

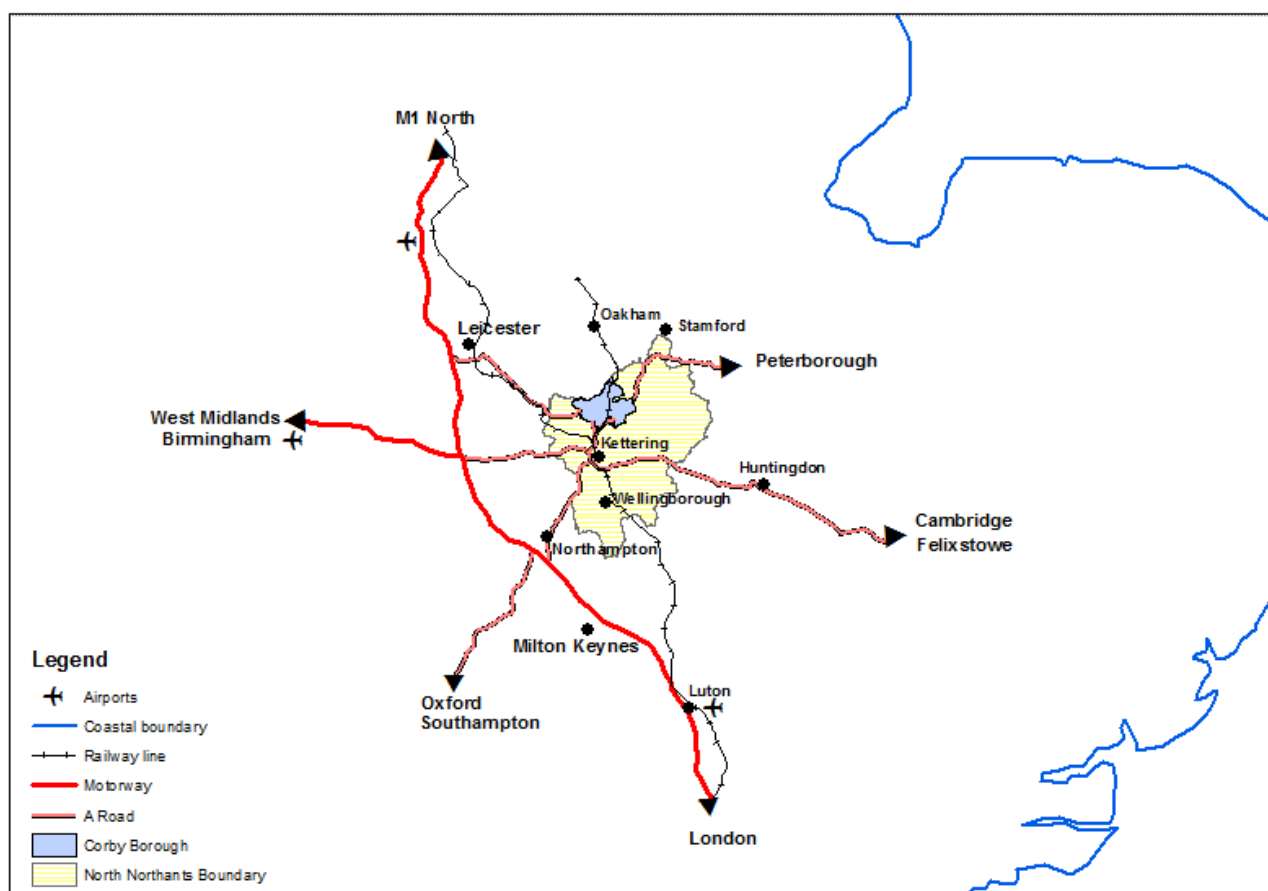


Figure 2. Corby in the South East Midlands Context

The network of settlements

2.5 Corby is a diverse district comprising of the main urban area of Corby town which is surrounded by a handful of small villages. The town serves a primary service role for the wider rural hinterland. The town has experienced significant transformation in its urban character over recent years, recognised as the Great Town for 2018 in the Academy of Urbanism Awards².

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

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

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

Housing

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

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

Economy

2.16 The local economy is growing, characterised by a strong manufacturing and logistics sector which has experienced significant growth over the past two decades. There are a number of globally recognised companies based in Corby including Weetabix, Tata Steel, Avon and RS Components. In contrast, the office employment sector is very 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.

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

2.22 Corby is home to some key energy assets including Corby Power Station; however the capacity of the electricity network to accommodate growth is 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

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.

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

3.0 Vision and Outcomes

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

Joint Core Strategy Vision

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

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

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

Ecosystems will be protected and enhanced and provision of ecosystem services increased where demand exists. The Rockingham Forest will be re-invigorated through major new tree planting, providing carbon storage and a focus for tourism, recreation and sustainable wood fuel production. Restored and newly created habitats in the Nene Valley Nature Improvement 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

⁹ [Nene Valley Nature Improvement Area](#)

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

Local Outcomes for Corby

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

Table 2 – Local Outcomes for Corby

Strategic Outcomes	Local Outcomes for the Part 2 Local Plan	Delivered by Part 2 Local Plan Policy
Empowered and Proactive Communities	<ol style="list-style-type: none"> 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	<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. 	1, 2, 3, 4, 6, 8, 9, 11, H1, H2, H3, H4, H5, H6, 12, 13, 14, 19, 20, 21, 22,

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

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

4.0 Securing Infrastructure and Services

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

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

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

4.3 The concern that the infrastructure cannot cope with new development is often raised. The Infrastructure Delivery Plan (IDP) is a document that outlines the key infrastructure requirements, including physical, social and green infrastructure, needed to deliver the overall development set out in the Local Plan, and how it is to be delivered in a timely, coordinated, efficient and sustainable manner. The production of the IDP involves collaborative work between the Council and a range of key partners responsible for delivering the infrastructure needed to cope with the impact created by future development. It is a 'living' document that will be reviewed and updated on a regular basis during the plan period. The latest update was published in September 2017.¹⁰

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	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/>

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

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

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

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

Policy 1 – Open Space, Sport and Recreation

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

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

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

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

Health and Wellbeing

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

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

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

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

Policy 2 – Health and Wellbeing

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

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

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

Secondary School Opportunity Site

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

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

4.23 The IDP identifies a pressing need for a new secondary school in Corby. The Council is aware of a proposal for a new secondary school to the east of Weldon which offers a potential exceptional opportunity to meet the identified need. A background paper has been prepared by LocatED in consultation with the Council to demonstrate that the site offers the most suitable, available and deliverable option that best meets the school 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:

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

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

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

Policy 3 – Secondary School Opportunity Site

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

Electronic Communications

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

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

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

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

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

Policy 4 – Electronic Communications

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

Bad Neighbour Uses

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

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

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

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

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

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

Policy 5 – “Bad Neighbour” Uses

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

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

5.0 Natural Assets

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

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

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

Table 4 – A breakdown of the different types of national and local nature conservation 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

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.

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.

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.

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

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

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

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

5.12 In cases where there is an unavoidable need to trade off existing green infrastructure assets to meet social and economic needs, this should be offset by appropriate mitigation and compensation measures to enhance the functionality of other green infrastructure assets elsewhere within the green infrastructure network. However, some semi-natural habitats, such as ancient woodlands, are irreplaceable and need protection and appropriate connections between spaces need to be maintained. A number of documents such as the Planning Obligations Supplementary Planning Document, North Northamptonshire Green Infrastructure Delivery 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:

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

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

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

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

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

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

Policy 7 – Local Green Space

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

6.0 Delivering Economic Prosperity

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

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

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

6.4 The Plan seeks to assist the JCS in improving employment opportunities and diversifying the economy and supports the strategic priorities of the SEMLEP Strategic Economic 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

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

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, 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

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

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

Employment Uses in Established Industrial Estates

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

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

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

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

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

6.15 Small scale development proposals of less than 1,000m² 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

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

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

Table 7 – Housing Land Supply 2011-2031

Completions (net) 2011-2019	3,644
Sites of 10 or more dwellings with planning permission	4,827
Site of less than 10 dwellings with planning permission	83
Lapse rate	-3
Strategic Allocations in the JCS	1,171
Additional Sources of Supply	692
Windfall Sites	160
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

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

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

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

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

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

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

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

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

⁴¹ Subject to conditions

Policy 11 – Delivering Housing

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

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

Site Specific Allocations

Builders Yard, Rockingham Road

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

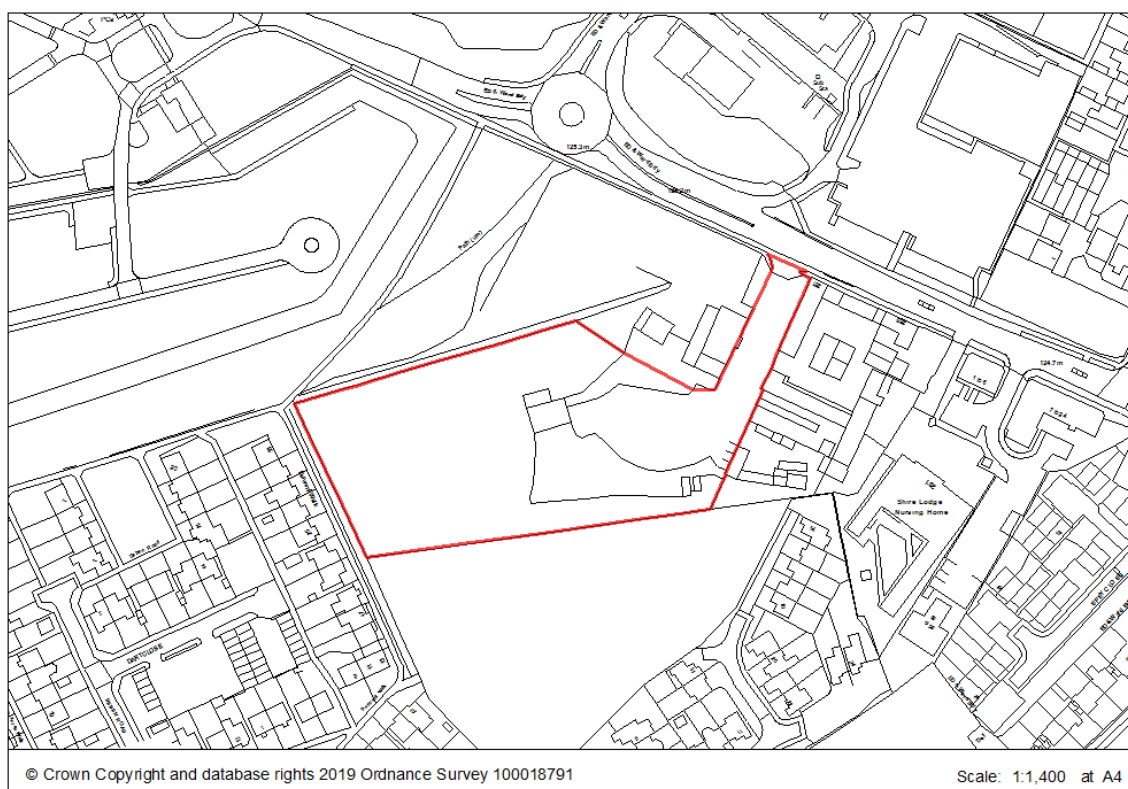


Figure 3. Builders Yard, Rockingham Road

Policy H1 – Builders Yard, Rockingham Road

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

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

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

Maple House, Canada Square

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

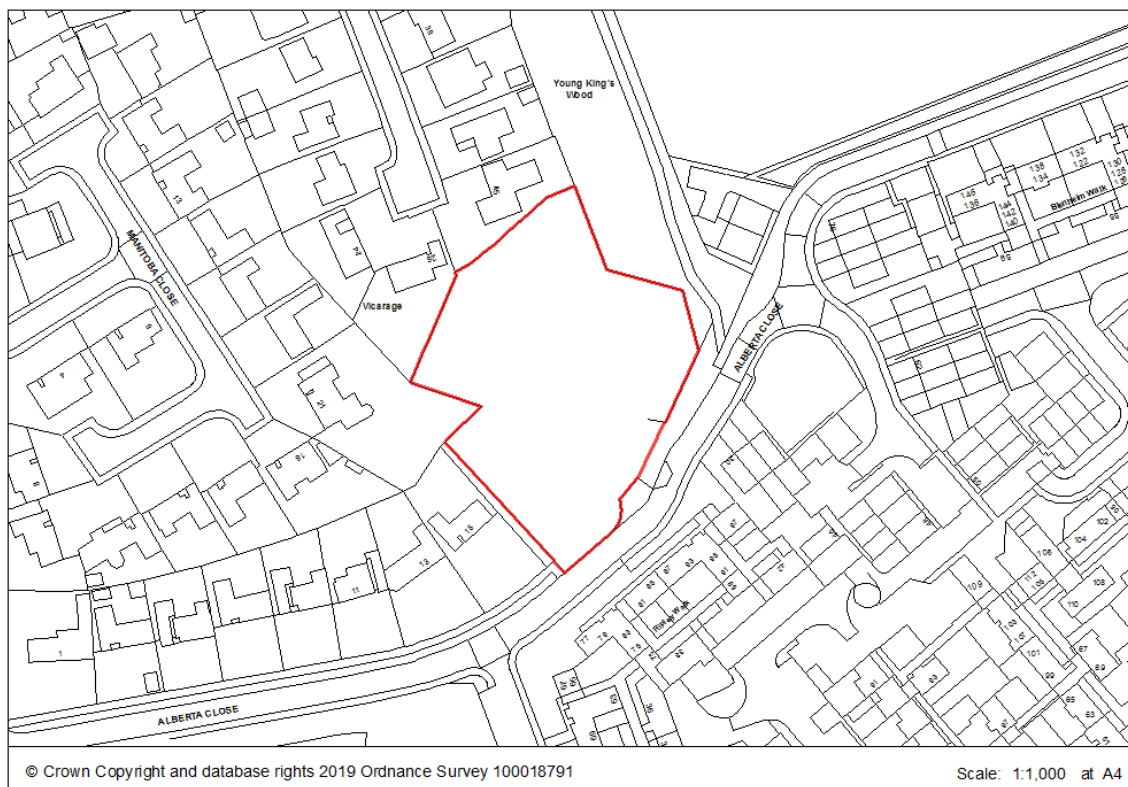


Figure 4. Maple House, Canada Square

Policy H2 – Maple House, Canada Square

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

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

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

Land at Station Road

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

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

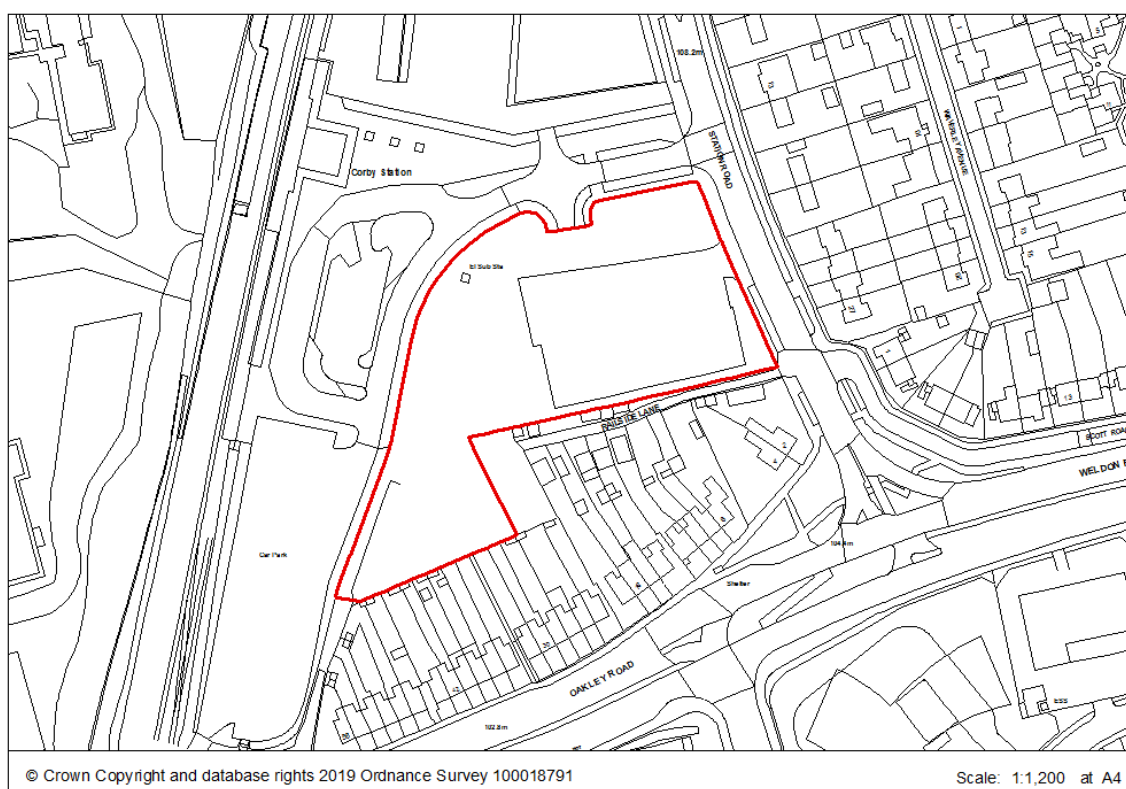


Figure 5. Land at Station Road

Policy H3 – Land at Station Road

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

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

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

Land off Elizabeth Street

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

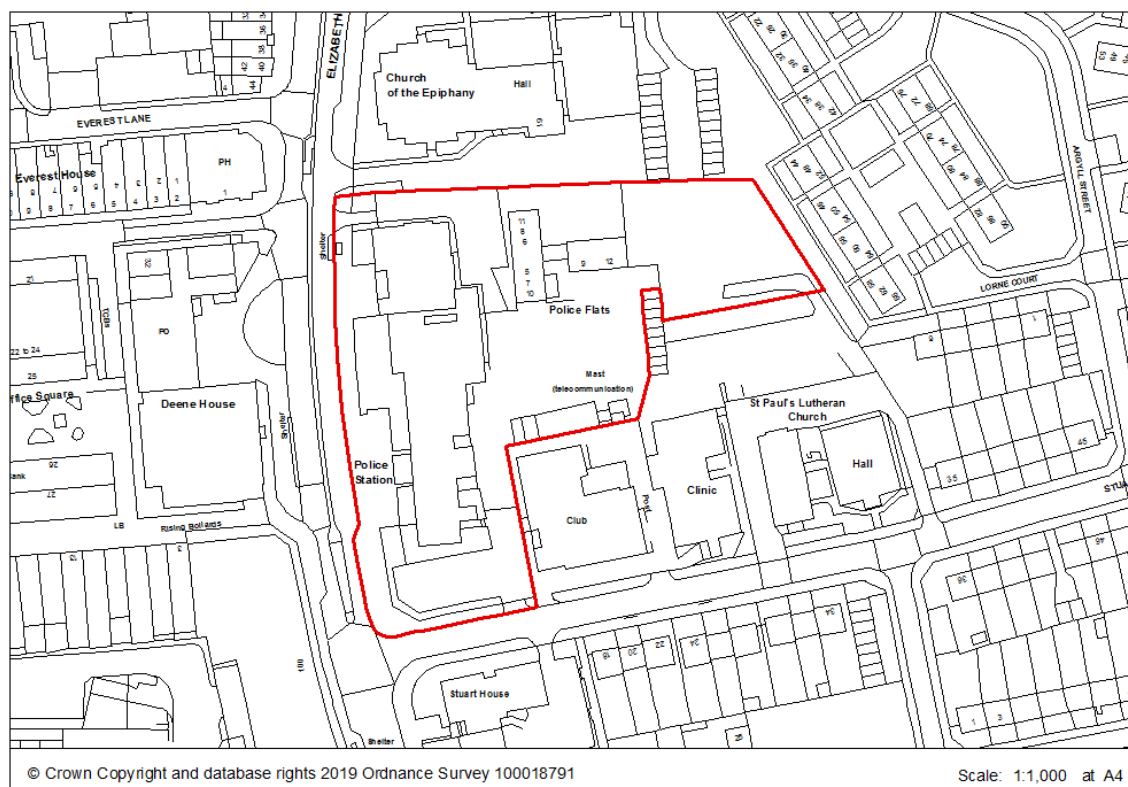


Figure 6. Land off Elizabeth Street

Policy H4 – Land off Elizabeth Street

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

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

- a) 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.

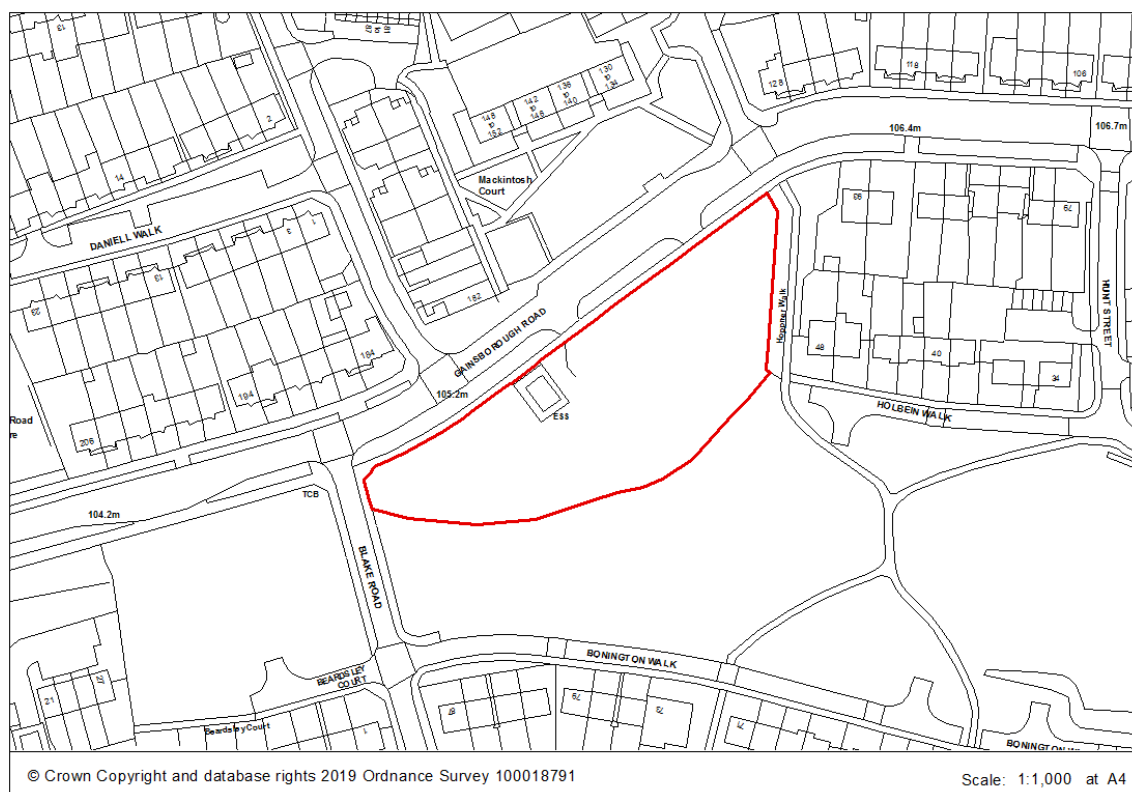


Figure 7. Pluto, Gainsborough Road

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.

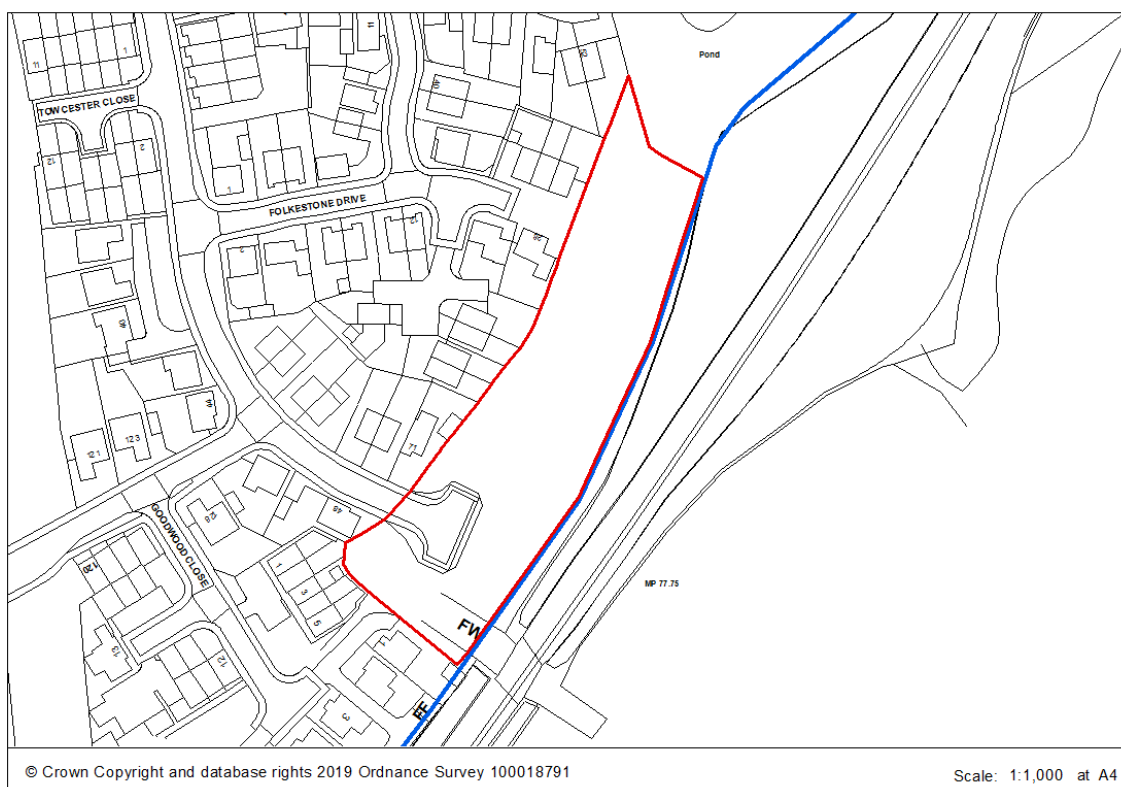


Figure 8. Cheltenham Road

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

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

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

Policy 12 – Custom and Self-Build

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

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

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

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

Single Plot Exception Sites for Custom and Self Build

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

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

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

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

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

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

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

Gypsies and Travellers

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

7.33 Opinion Research Services were jointly commissioned in April 2018 by Corby Borough Council, Kettering Borough Council, East Northamptonshire Council and the Borough Council of Wellingborough to prepare a Gypsy and Traveller Accommodation Assessment covering North 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.

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

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

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

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

Policy 14 – Gypsies and Travellers

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

Specialist and Older People's Accommodation

7.40 The updated North Northamptonshire Strategic Housing Market 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

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

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

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

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

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

7.47 In 2009, the Housing our Ageing Population: Panel for Innovation published a 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.

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

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

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

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

Policy 16 – Residential Gardens

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

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

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

8.0 Villages and Rural Areas

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

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

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

Settlement Boundaries

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

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

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

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

Policy 17 – Settlement Boundaries

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

Restraint Villages

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

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

8.10 The Local Plan 1997 recognised Rockingham and East Carlton as Restraint Villages. Both of these villages are covered entirely by a designated Conservation Area. Furthermore, this has been followed up with the Rural 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,

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

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

9.9 The scale of some retail and leisure development outside of town centres has the potential to affect the vitality and viability of defined centres, potentially diverting investment away from these important centres. National planning policy requires the preparation of an impact assessment for retail and leisure beyond the town centres, except where sites are allocated through an up-to-date plan. The NPPF sets a default threshold of 2,500m² 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)

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

- Weldon Village Centre

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

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

- For Corby Town Centre – 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:

- 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 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.

⁵⁷ [The Regeneration Framework](#), 2003

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

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

Policy 22 – Regeneration Strategy for Corby Town Centre

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

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

9.25 The spatial framework set out in Policy 23 and Figure 9 is focused around identifying and supporting opportunities to improve connectivity in and around Corby Town Centre. It also identifies opportunities to strengthen the relationship between the built and natural form, particularly in regards to the western part of the town centre bordering the ancient woodland of Hazelwood. The spatial framework extends beyond the Corby Town Centre's boundaries, identifying routes between the town centre and Corby railway station that provide opportunities to improve the quality of connections between these two key locations and ensure that Corby Town Centre is easy to reach by more sustainable modes of transport. It adds further weight to ensuring high quality developments and supports the Place Shaping agenda that underpins the JCS and reflects national guidance and best practice such as the National Design Guide, Manual for Streets⁶⁰ and the principles of 'Healthy Streets'⁶¹.

⁶⁰ [Manual for Streets](#), 2007

⁶¹ <https://healthystreets.com/>

Policy 23 – Spatial Framework for Corby Town Centre

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

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

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

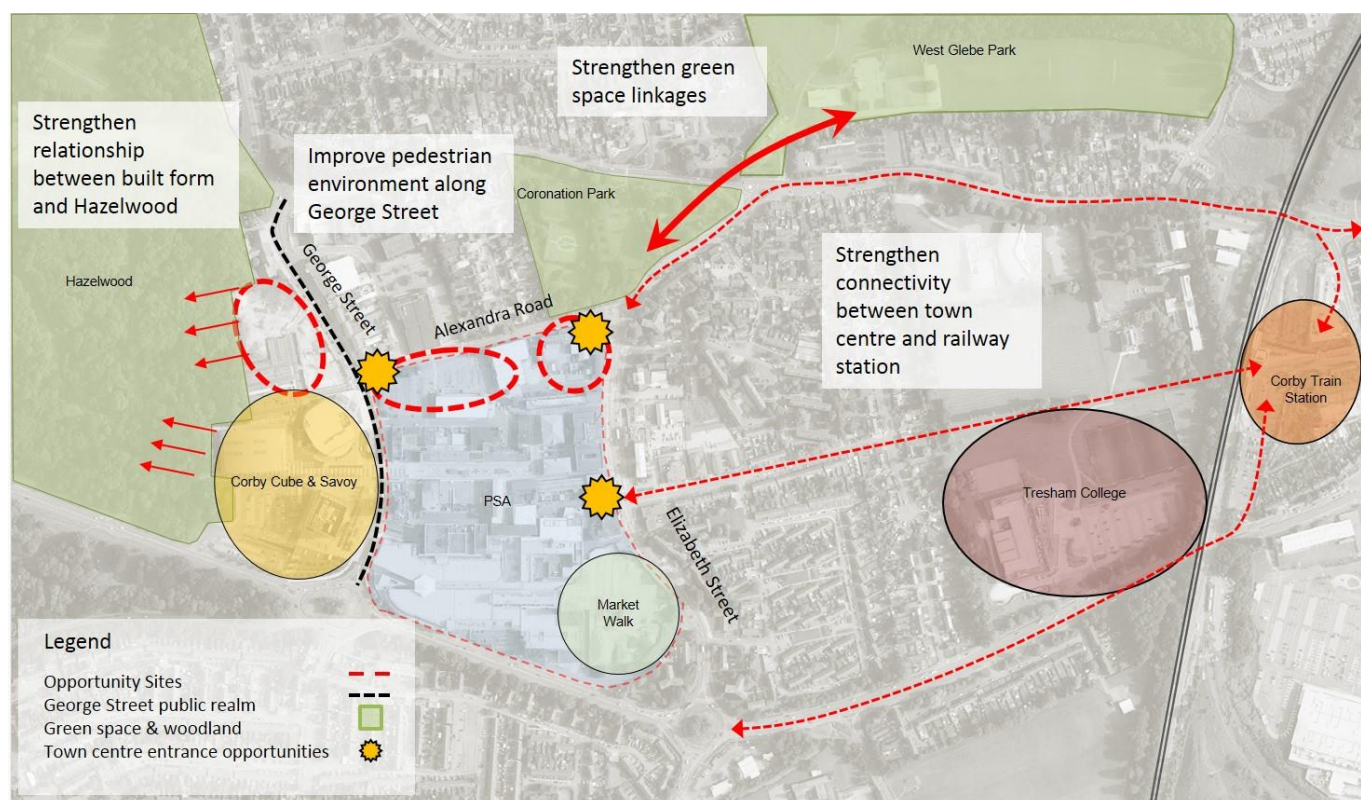


Figure 9. Spatial Framework Plan for Corby Town Centre

Corby Town Centre Redevelopment Opportunities

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

9.28 Retail requirements are typically split into two categories: non-food (comparison goods) and food (convenience goods). The JCS established a need for a minimum increase of 12,500m² 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.

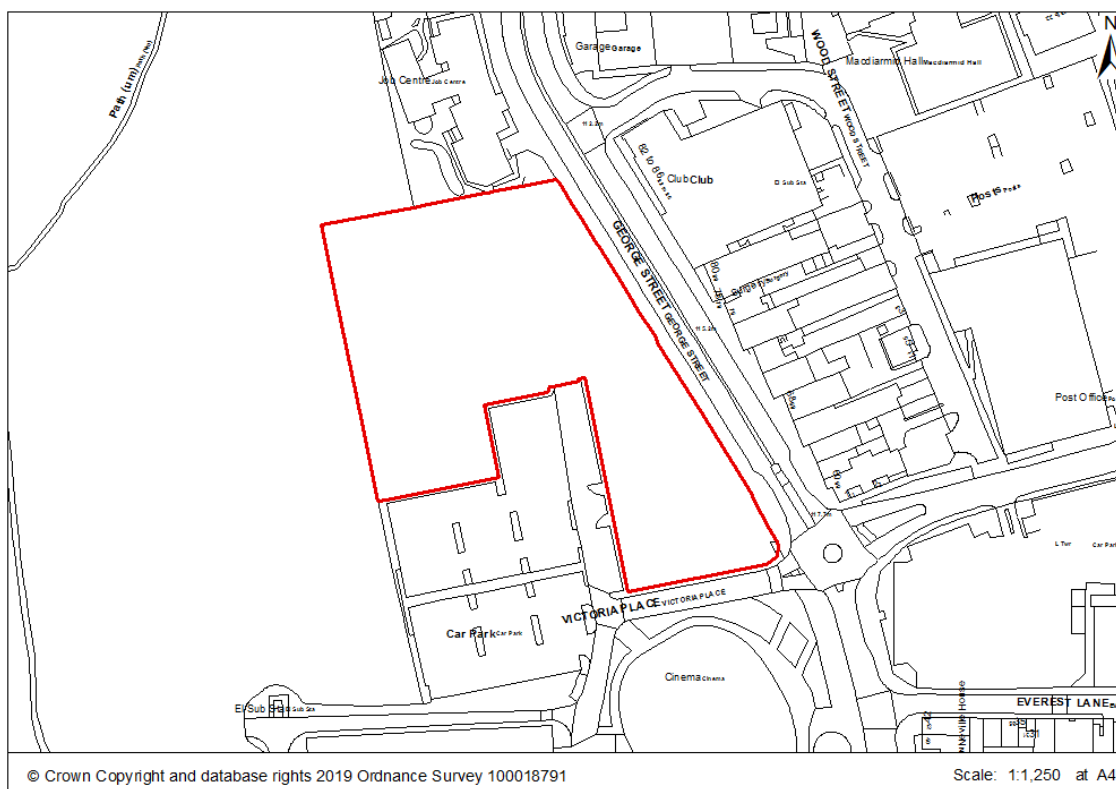


Figure 10. Parkland Gateway

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.

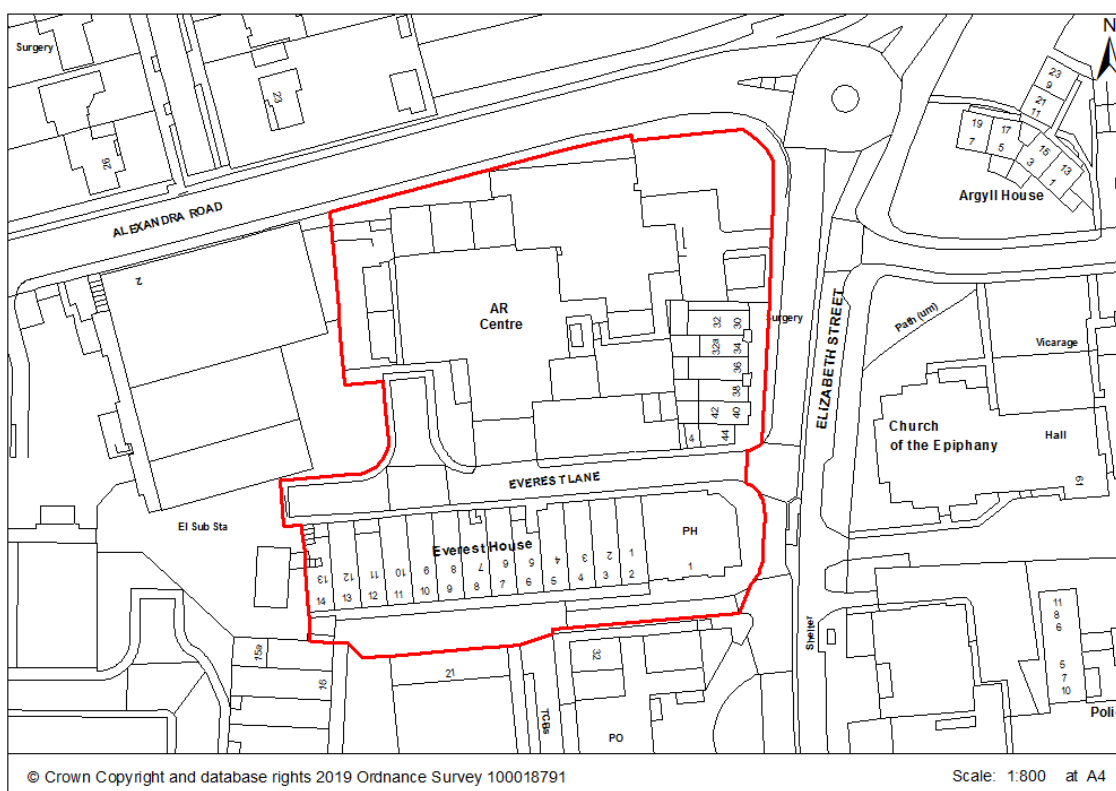


Figure 11. Everest Lane

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:

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

Former Co-Op, Alexandra Road

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

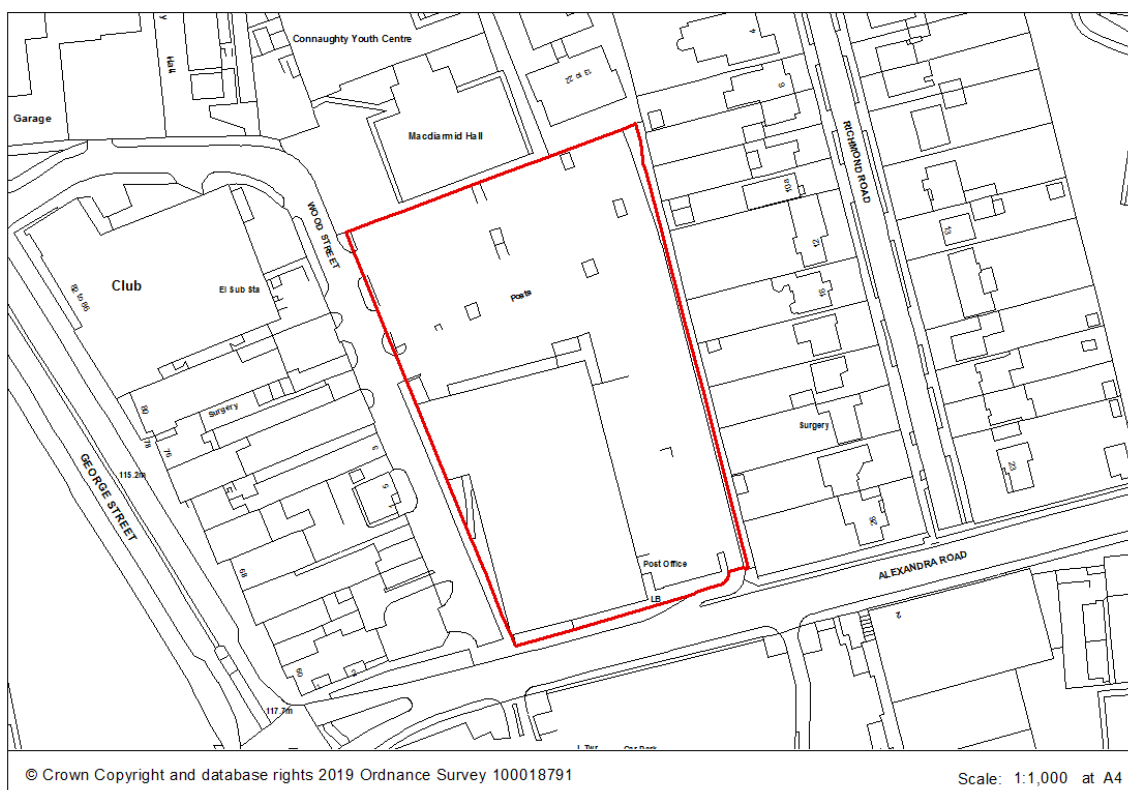


Figure 12. Former Co-Op, Alexandra Road

Policy TC3 – Former Co-op, Alexandra Road

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

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

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

Oasis Retail Park

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

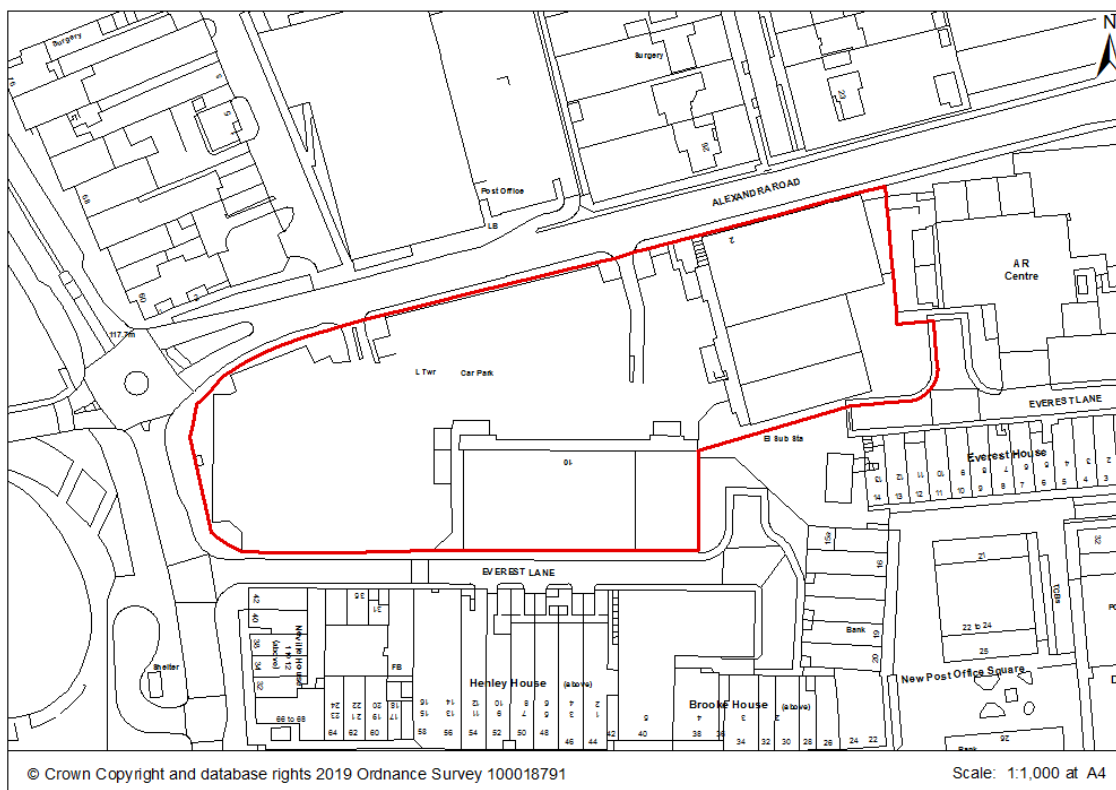


Figure 13. Oasis Retail Park

Policy TC4 – Oasis Retail Park

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

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

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

10.0 Monitoring

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

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

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

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

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

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

Table 11 – Monitoring Framework

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

	provision and air quality		people to enjoy living, working, and recreating in and to protect and enhance residential amenity
Policy 3 Secondary School Opportunity Site	New secondary school provided	Facilitate the provision of a new secondary school by 2031	To improve overall levels of education and skills
Policy 4 Electronic Communications	Provision of electronic communications infrastructure	Delivery of appropriate electric communications infrastructure should meet specific criteria set out in Policy 4	Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors
Policy 5 'Bad Neighbour' Uses	Development proposals within 400m of 'bad neighbour' use	No development falling within 400m of a 'bad neighbour' giving rise to any adverse impacts 100% of relevant applications to provide relevant assessments to demonstrate no adverse impacts	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity
Policy 6 Green Infrastructure Corridors	Net loss or gain in green infrastructure New open space provided within or connected to GI corridors New development to enhance open space in GI corridors	A net gain in green infrastructure Development must protect and enhance the green infrastructure corridors	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation Improve overall levels of physical, mental, and social well-being, and reduce disparities between different groups and different areas
Policy 7 Local Green Space	Losses in Local Green Space	No loss of Local Green Space	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities
Policy 8 Employment Land Provision	Permit sufficient employment use at identified site allocations in Corby.	397,839m 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 Industrial Estates	<p>The amount of additional employment use floor space provided within established industrial estates</p> <p>Projects enhancing the physical environment and infrastructure of established industrial estates</p>	No specific target	<p>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p> <p>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</p>
Policy 10 Non- Employment Uses in Established Industrial Estates	<p>Amount of non-employment uses floorspace in established industrial estates</p> <p>Projects enhancing the physical environment and infrastructure of established industrial estates</p>	No loss of employment uses floorspace in Established Industrial Estates, unless it can be demonstrated that the site is no longer suitable for employment uses	<p>Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs</p> <p>Retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors</p>
Policy 11 Delivering Housing	<p>Delivery of housing to meet housing need.</p> <p>Net completions reported in the annual Authorities Monitoring Report and 5 year housing land supply assessment</p>	Delivery of 460 dwellings per annum.	<p>Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all</p> <p>Value and nurture a sense of belonging in a cohesive community whilst respecting diversity</p> <p>To create healthy, clean, and pleasant environments for people to enjoy living, working, and recreating in and to protect and enhance residential amenity</p> <p>Reduce the emissions of greenhouse gases and impact of climate change (adaptation)</p>
Policy H1 Builders Yard, Rockingham Road	Development permitted on the Builders Yard, Rockingham Road site	Redevelopment of site for around 31 dwellings in accordance with all the relevant policy criteria by 2031	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy H2 Maple House, Canada Square	Development permitted on the Maple House, Canada Square site	Redevelopment of site for around 14 dwellings in accordance with all the relevant policy criteria by 2031	Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all

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

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

Policy 20 Change of Use of Shops Outside the Defined Centres	Loss or gain of retail use outside the defined centres	Limit the net loss of retail use outside the defined centres	Protect and enhance the vitality and viability of town centres and market towns
Policy 21 Primary Shopping Areas	Development proposals within the Primary Shopping Areas	No specific target	Protect and enhance the vitality and viability of town centres and market towns
Policy 22 Regeneration Strategy for Corby Town Centre	Development proposals within the town centre	No specific target	Protect and enhance the vitality and viability of town centres and market towns
Policy 23 Spatial Framework for Corby Town Centre	Development proposals within the town centre	No specific target	Protect and enhance the vitality and viability of town centres and market towns
Policy 24 Corby Town Centre Redevelopment Opportunities	Development proposals for comparison floorspace within Corby Town Centre, including the identified redevelopment opportunity sites.	Contribute to minimum of 12,500m 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	Protect and enhance the vitality and viability of town centres and market towns Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy TC3 Former Co-Op, Alexandra Road	Development permitted on the Former Co-Op, Alexandra Road site	Redevelopment of site for mixed use including around 150 dwellings in accordance with all the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all
Policy TC4 Oasis Retail Park	Development permitted on the Oasis Retail Park site	Redevelopment of site for mixed use in accordance with all the relevant policy criteria	Protect and enhance the vitality and viability of town centres and market towns Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs

Appendix 1: Housing Site Schedule (at 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	Kings Wood
	Great Oakley Meadow
Local Wildlife Sites ⁶³	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

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

	Harry's Wood Quarry
	Bangrave Wood
	Corby Old Quarry Gullet
	Corby Old Quarry Ponds
	Weldon Churchyard
	Weldon Little Wood
	Weldon Marsh
	Weldon Mound
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/4b6ddab7-6c0f-4407-946e-d6499f19fcd6/priority-habitat-inventory-england>

Appendix 3: Glossary of Terms and Abbreviations

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

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

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

		Strategy for North Northamptonshire up 2031. The document is subject to monitoring and regular review.
	Irreplaceable Habitat	Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity.
JCS	Joint Core Strategy	The North Northamptonshire Joint Core Strategy. This covers the period 2011 - 2031 and was adopted in July 2016. It replaced the adopted Core Spatial Strategy.
JPDU	Joint Planning and Delivery Unit	The North Northamptonshire Joint Planning and Delivery Unit is a local partnership between Corby, Wellingborough, Kettering and East Northamptonshire councils with Northamptonshire County Council. Its key responsibility is to review the Joint Core Strategy. The JPDU reports to the Joint Delivery Committee for North Northamptonshire made up of three elected members from each of the councils.
	Listed Buildings	Buildings of special architectural or historic interest. Listed buildings are graded 1, 2 or 2* with grade 1 being the highest. English Heritage is responsible for designating buildings for listing in England.
	Local Centre	A centre that includes a range of small shops and services of a local convenience nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy and take-away.
LDS	Local Development Scheme	The document which sets out which development plan documents are to be prepared and includes a timetable for their production.
LEP	Local Enterprise Partnership	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. The local LEP is the South East Midlands Local Enterprise Partnership (SEMLEP).
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.

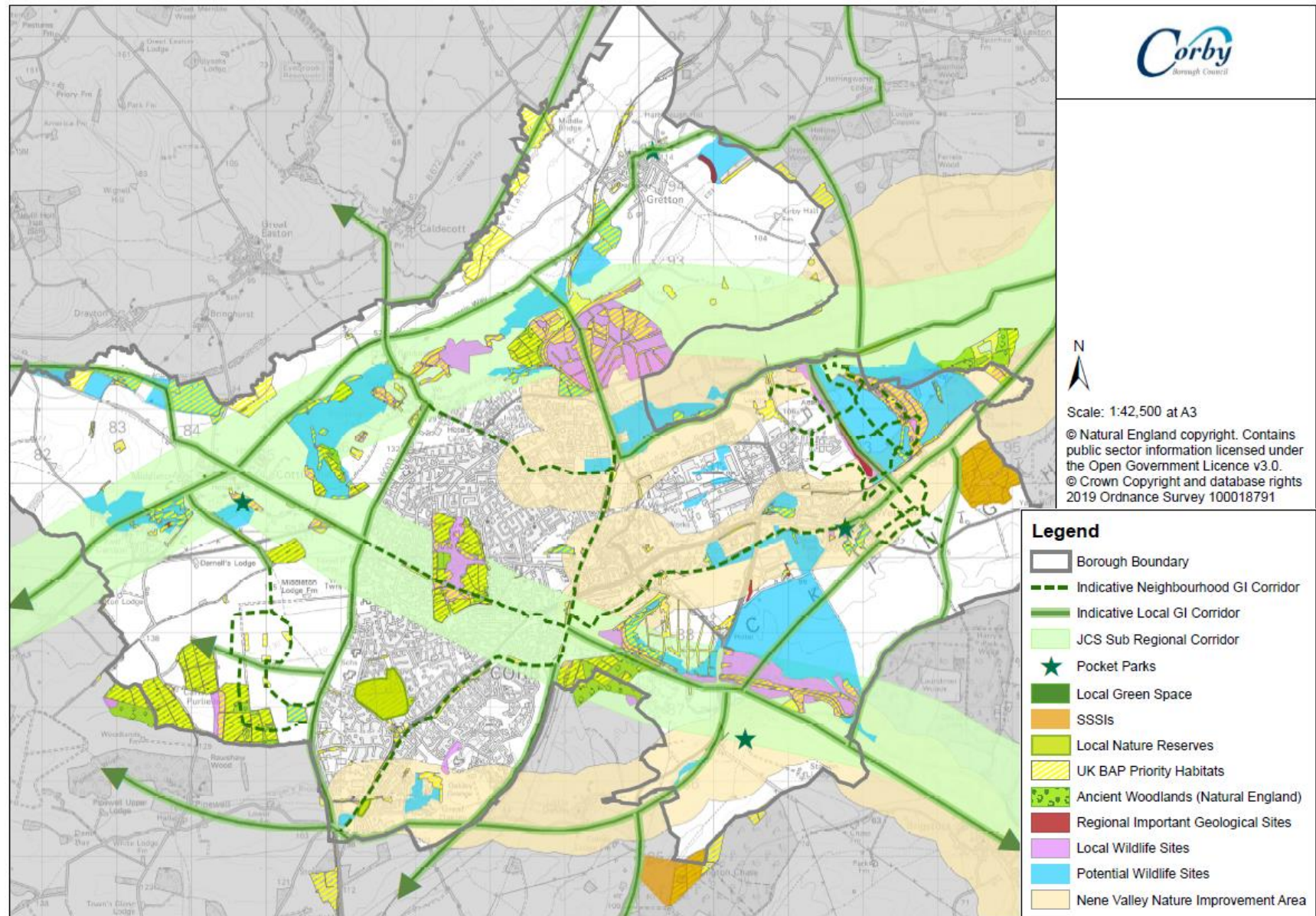
	Natural Surveillance	The placement of physical features, activities, and people in a way that maximises visibility. It allows people to overlook and watch public or semi-public spaces either from surrounding buildings/ areas or by having enough people in them. This involves ensuring that public spaces 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.

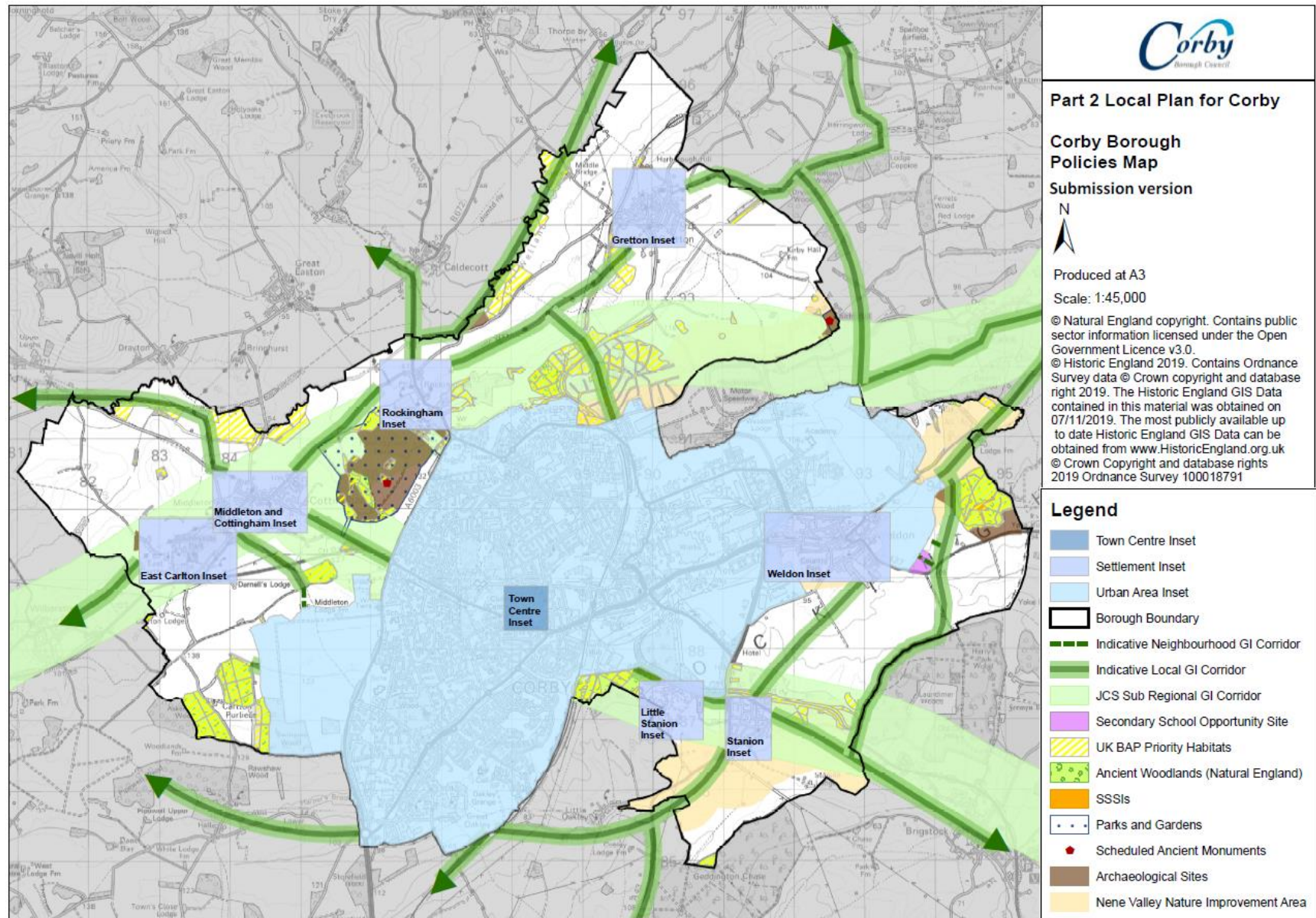
	Windfall Sites	Sites not specifically identified in the development plan.
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Appendix 4: Green Infrastructure Network

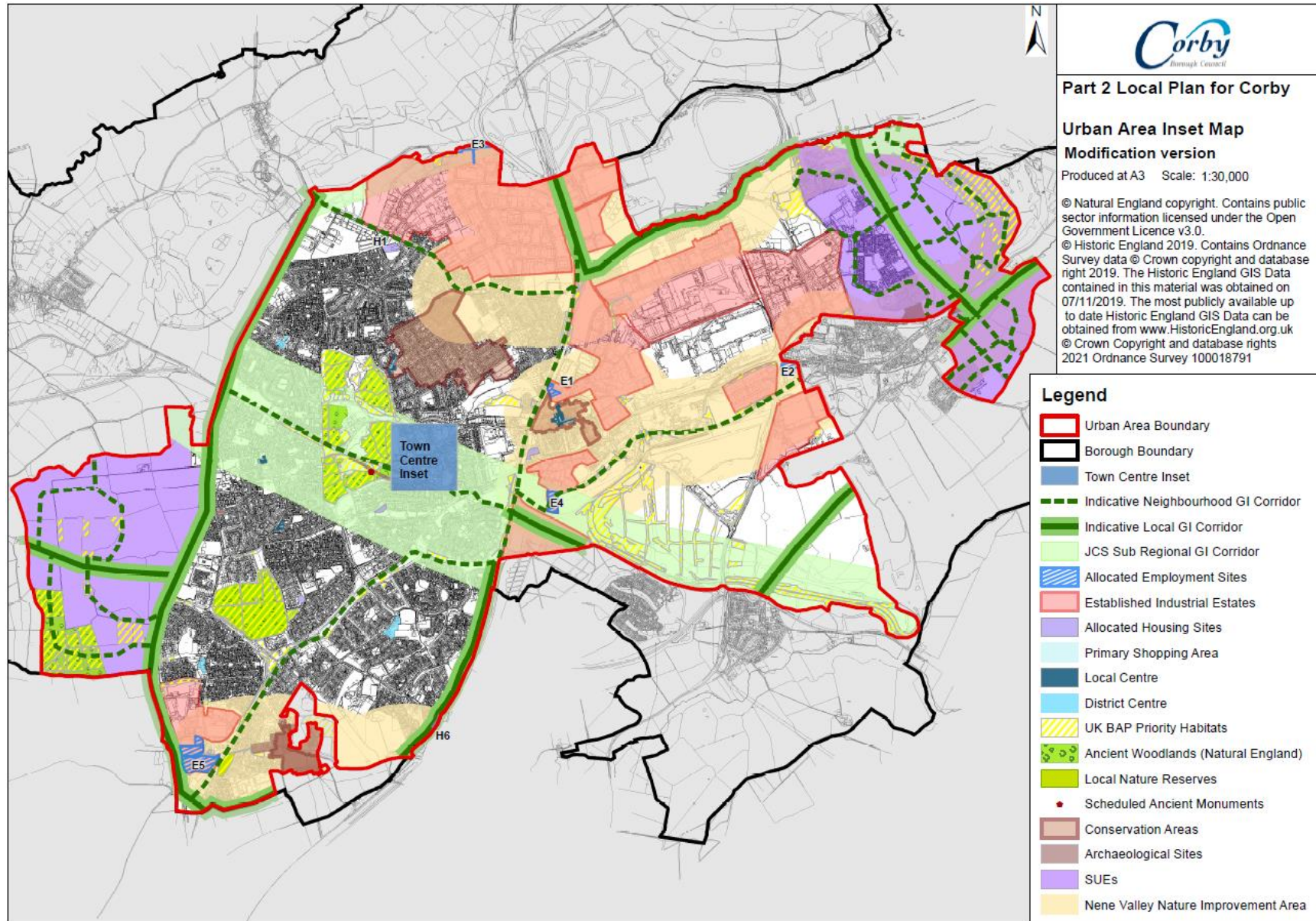


Appendix 5: Policies Map

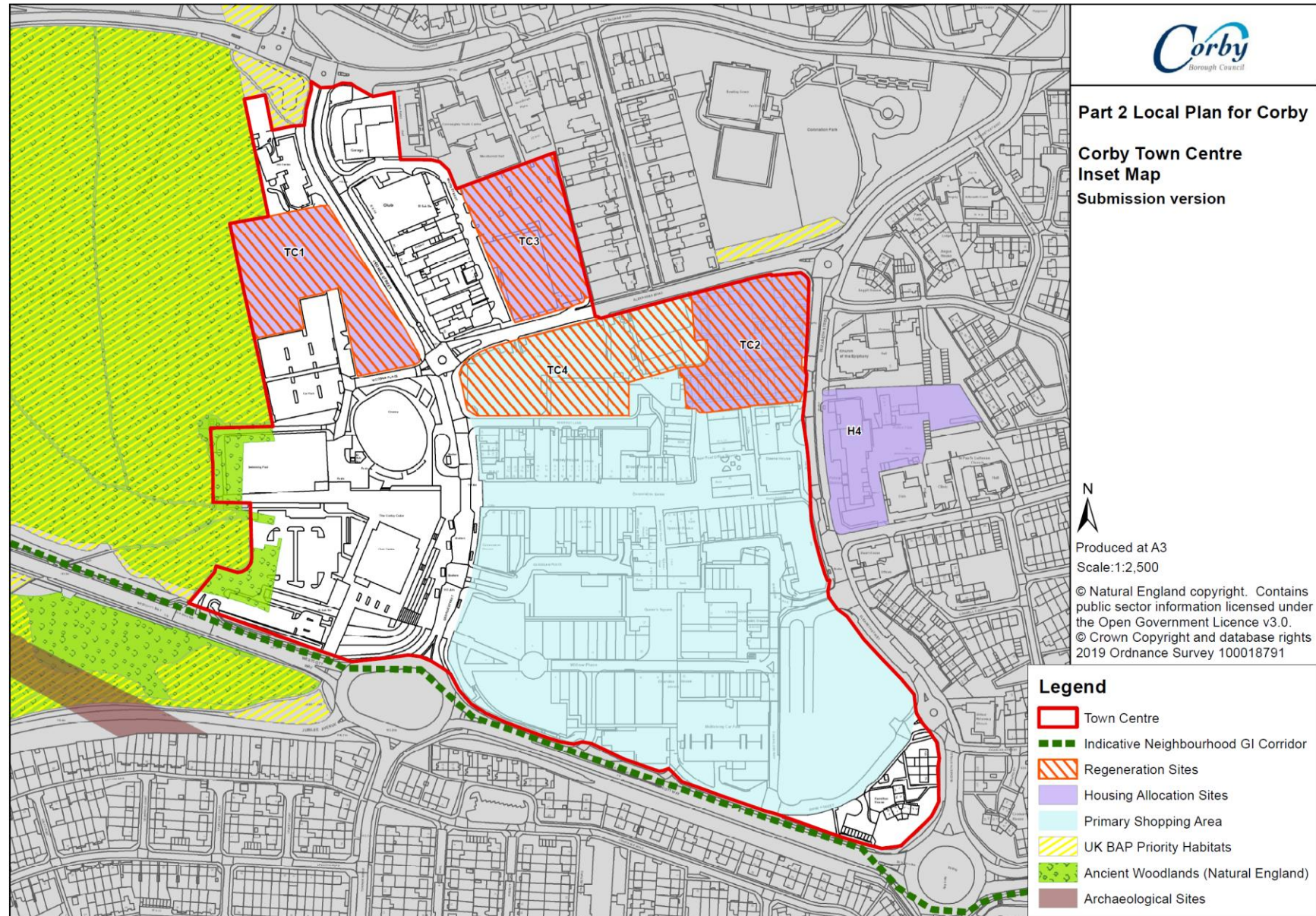
Appendix 5.1: Corby Borough



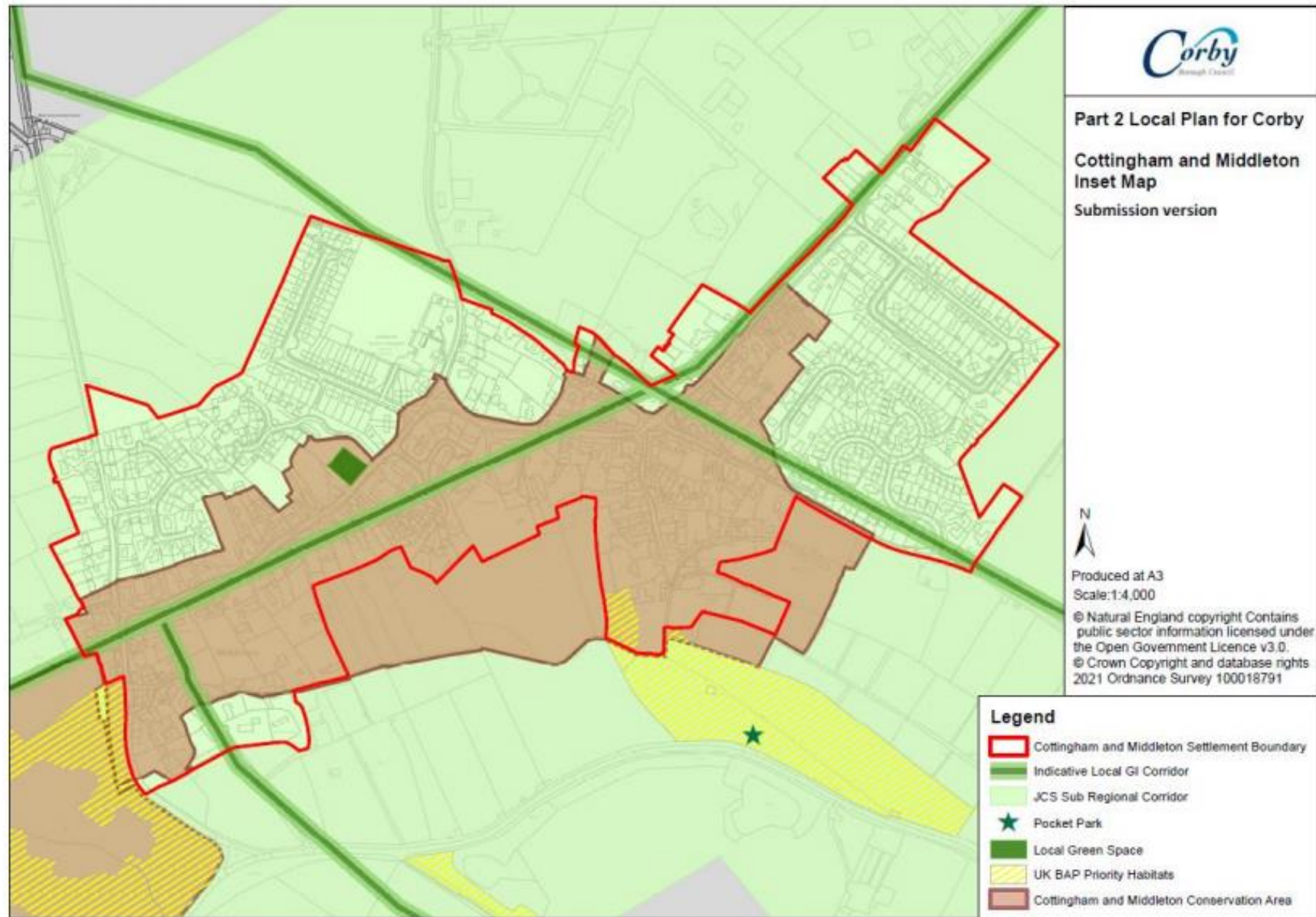
Appendix 5.2: Urban Area



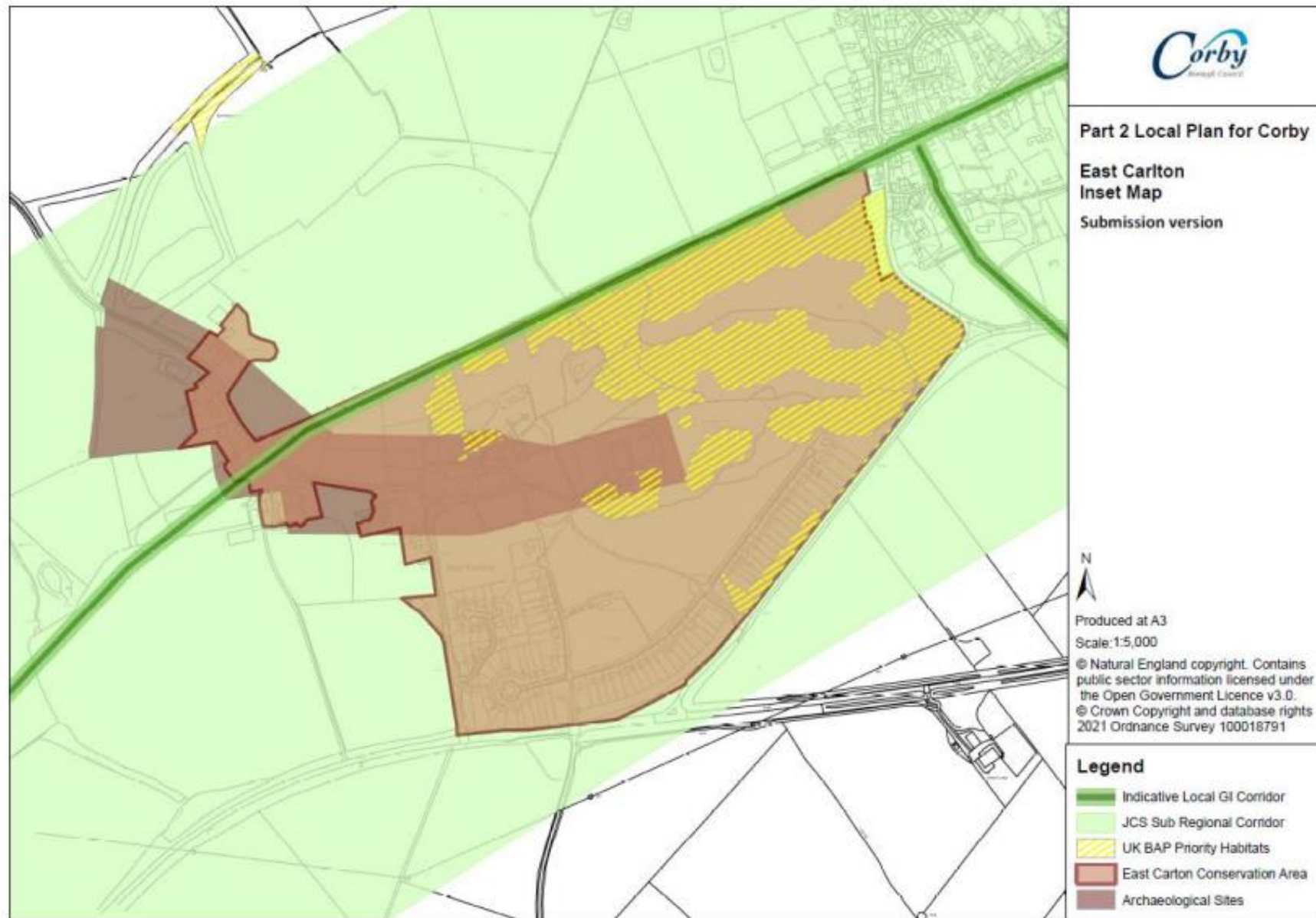
Appendix 5.3: Town Centre



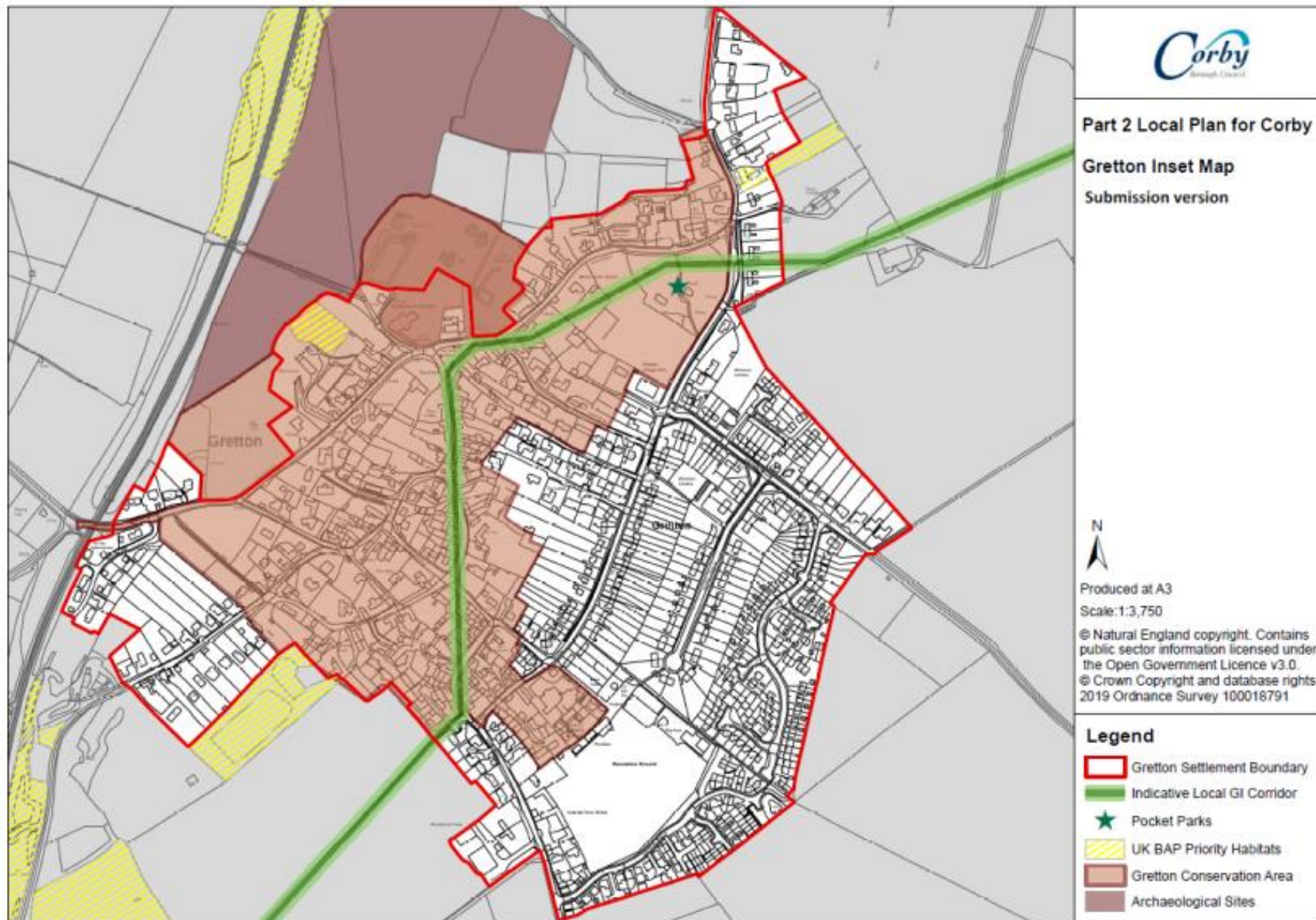
Appendix 5.4: Cottingham and Middleton



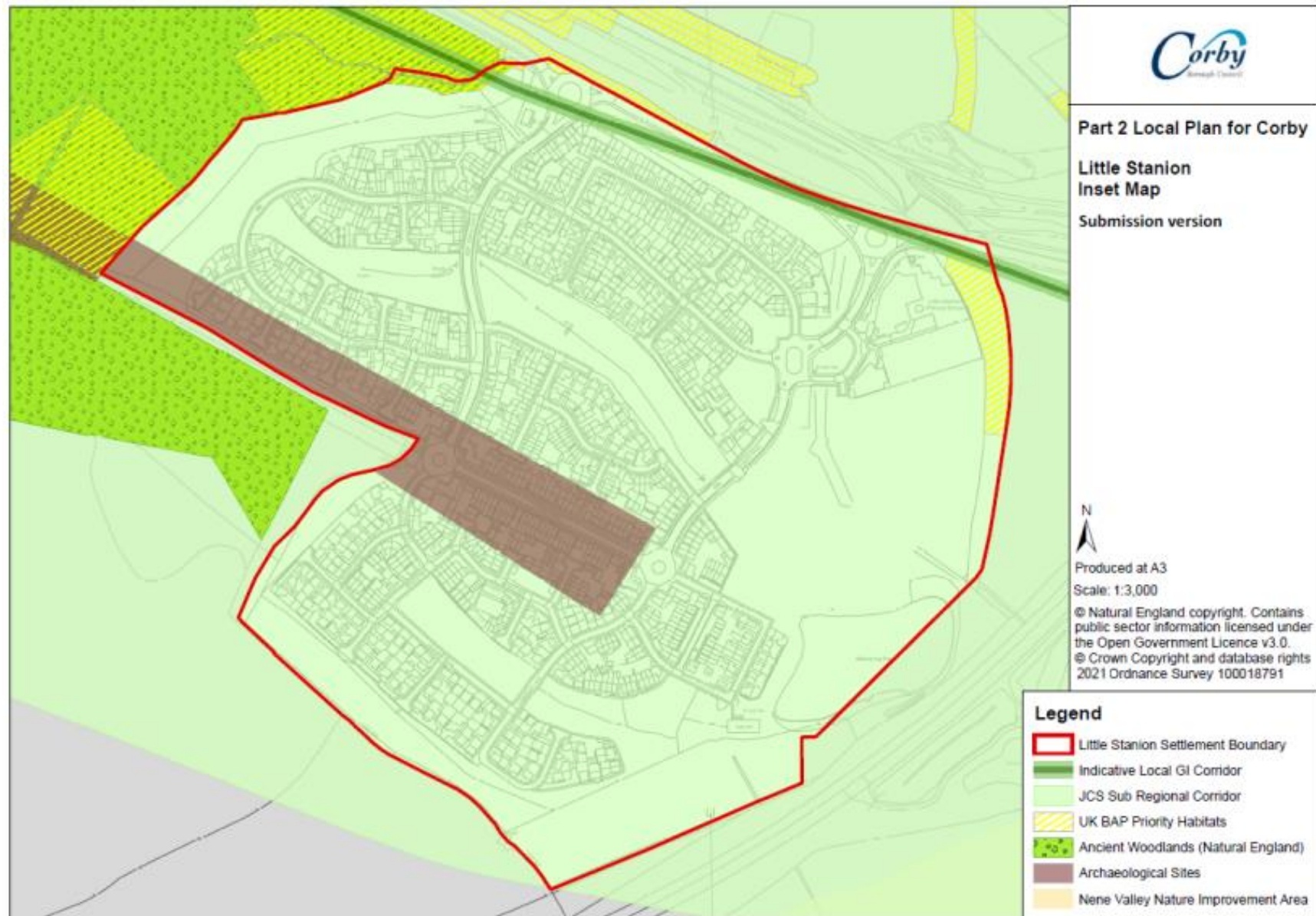
Appendix 5.5: East Carlton



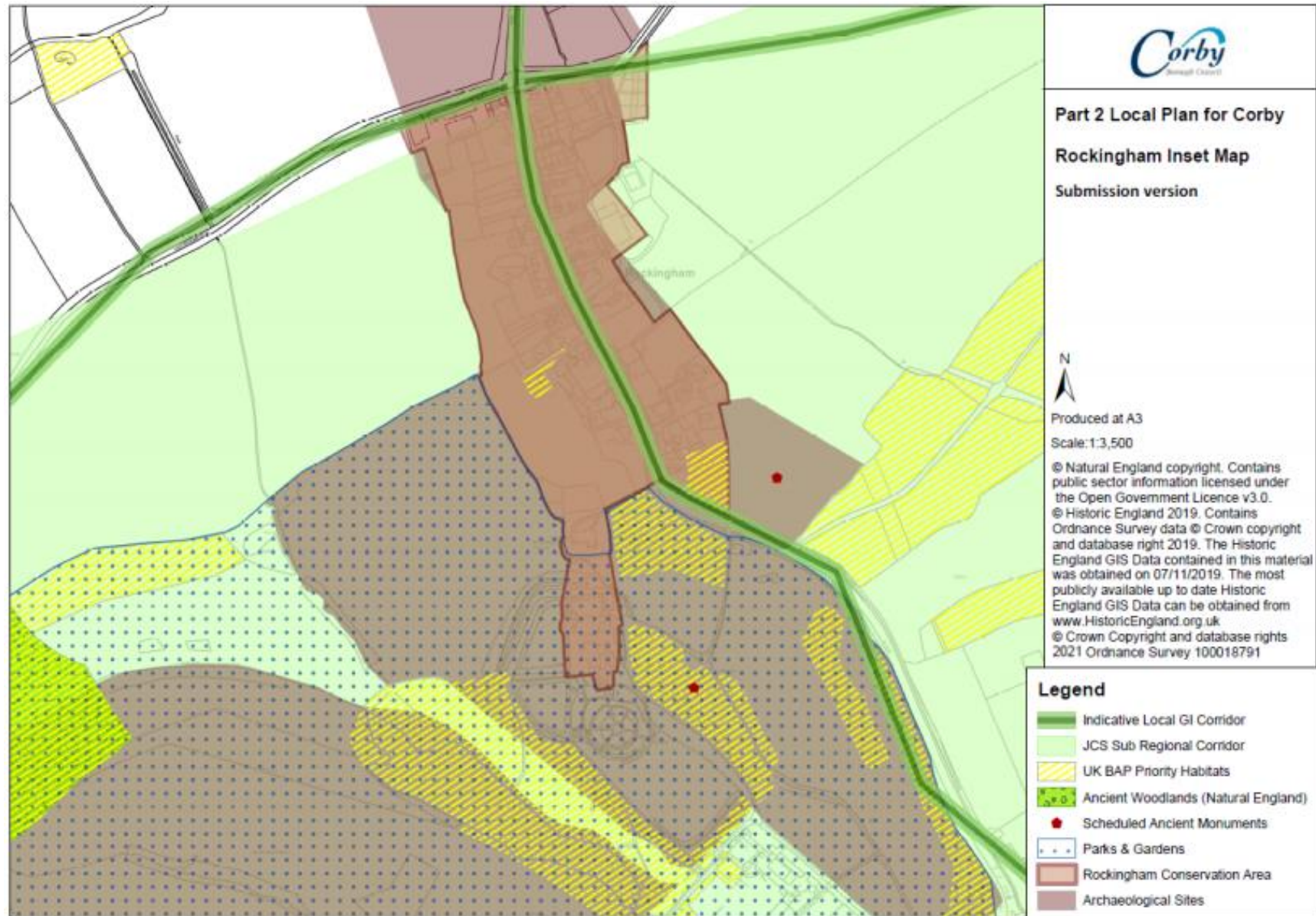
Appendix 5.6: Gretton



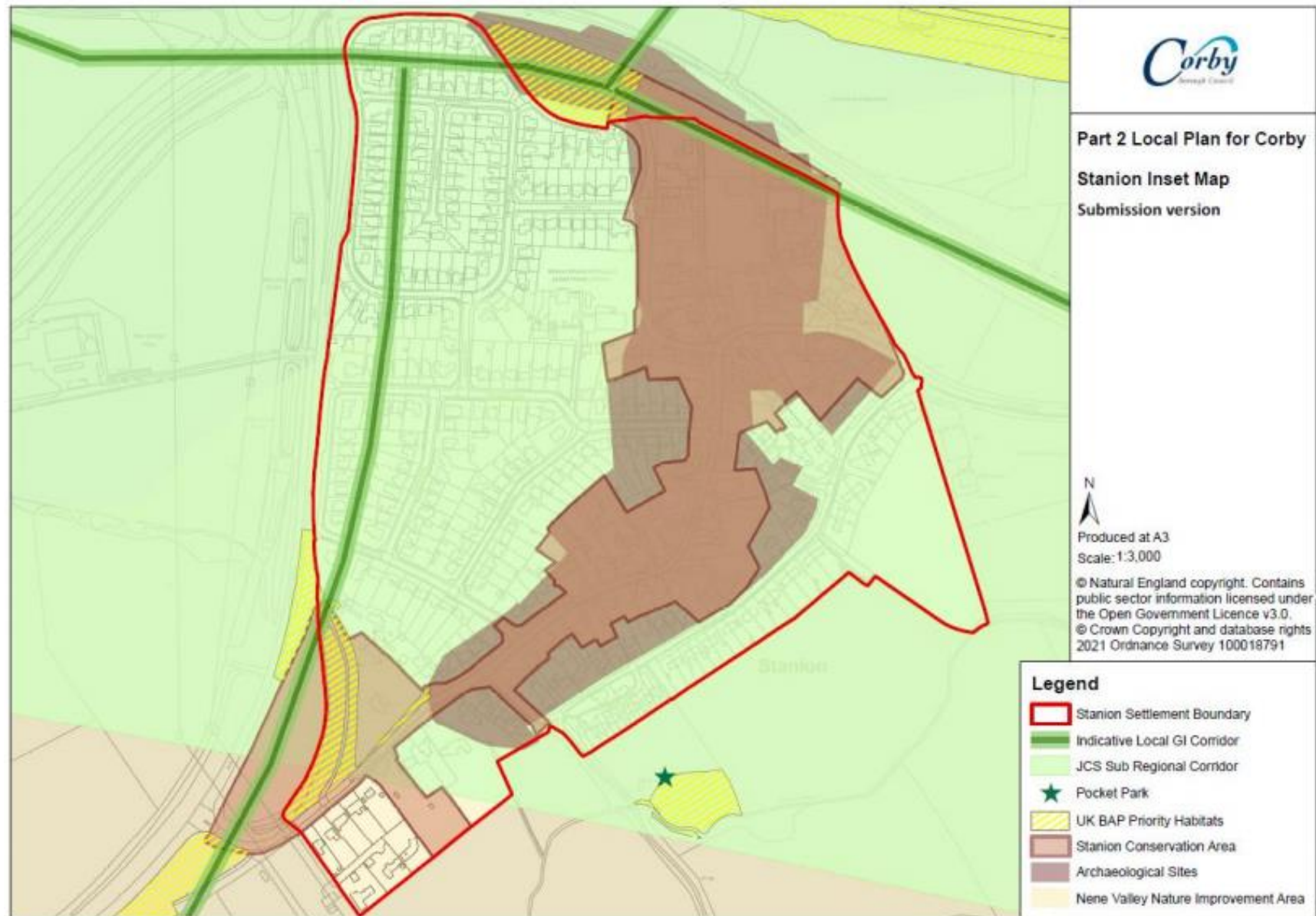
Appendix 5.7: Little Stanion



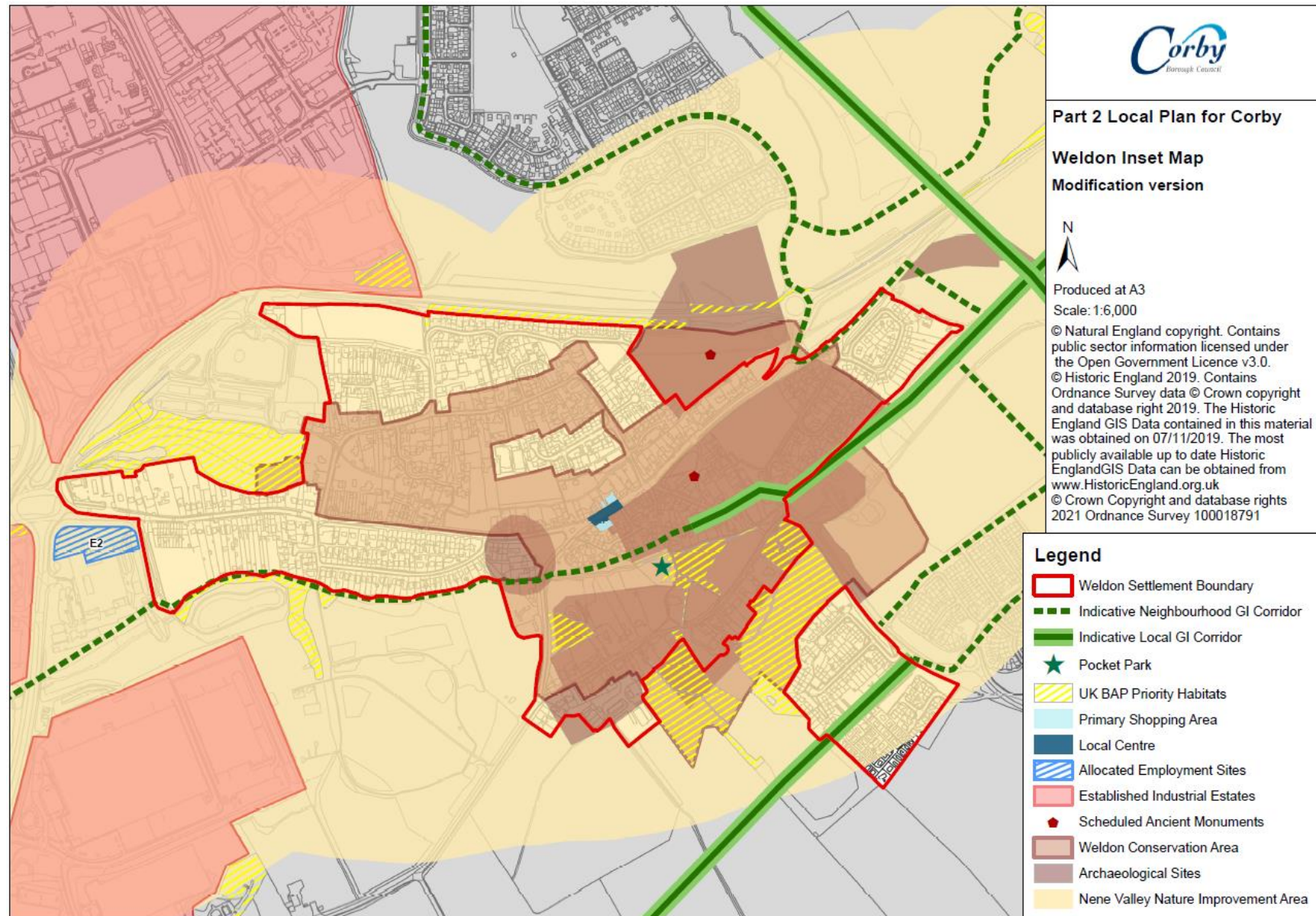
Appendix 5.8: Rockingham



Appendix 5.9: Stanion



Appendix 5.10: Weldon



Appendix 6: Superseded Policies

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

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

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

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

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

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