

## **Appendix – Main Modifications**

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

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

## Schedule of Main Modifications

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

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

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

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

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

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

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

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

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

E3	Princewood Road	1.6	Use Classes B2, B8												
	St Luke's Road, St James Industrial Estate	1.8	Use Classes E(g)B4, B2, B8												
<p>Development should be in accordance with the specified <u>employment uses class</u>. To ensure the Borough-wide development requirement can be met, these sites will normally be protected from alternative forms of development. <u>Long-term Land Reserve</u></p> <p>The following sites have been assessed and safeguarded for employment as a long-term land reserve. Whilst these sites have no current evidence of demand, depending on how the market progresses <u>they may have market potential</u> during the plan period <del>they may have market potential</del> or in the longer term <u>and should not normally be released for non-employment uses</u>. This long-term land reserve comprises:</p> <table border="1"> <thead> <tr> <th>Ref</th><th>Site</th><th>Size (hectares)</th><th>Employment Uses</th></tr> </thead> <tbody> <tr> <td>E5</td><td>Tripark*</td><td>5.8</td><td>Use Classes E(g)B4, B2</td></tr> <tr> <td>E6</td><td>Saxon 26</td><td>0.6</td><td>Use Classes E(g)B4, B2, B8</td></tr> </tbody> </table> <p>*Includes two parcels of land</p> <p>In some cases sites may be at risk from flooding, including surface water or ground water flood risk. A site specific Flood Risk Assessment would be required to accompany any future development proposals to ensure no significant negative effects arise from development in accordance with the National Planning Policy Framework. Where there are existing sewers within the boundary of the site the site layout should be designed to take these into account.</p>				Ref	Site	Size (hectares)	Employment Uses	E5	Tripark*	5.8	Use Classes E(g)B4, B2	E6	Saxon 26	0.6	Use Classes E(g)B4, B2, B8
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E6	Saxon 26	0.6	Use Classes E(g)B4, B2, B8												
MM9	Policy 9 and Explanatory Text	<p>Amend Policy 9 to read:</p> <p>Within established industrial estates as defined on the Policies Map, proposals for employment use (<u>Under Use Classes E(g)B4; B2 and B8</u>) and for modernising and/or enhancing the physical environment and infrastructure will be supported.</p>													



		<p>Amend Explanatory Text to read:</p> <p>6.4218 Whilst some of the estates are fairly modern with good accessibility and a wide range of good quality units, some estates will require refurbishment of older buildings and some general improvements to access. In general, the occupancy rates at the industrial estates are currently high. The Council will continue to monitor their performance in order to review their function and role as established industrial estates. Triggers for a review in the future will include: high levels of vacancies over a prolonged period of time; an increase in the number of planning enquiries; planning applications for alternative uses and proportion of non-<del>B</del> <u>employment</u> uses; and signs of general deterioration in the physical environment.</p>
MM10	Policy 10 and Explanatory Text	<p>Amend Policy 10 to read:</p> <p><b>Policy 10 - Non-Employment Uses (non-<del>B</del><u>E(g), B2 or B8</u>) in Established Industrial Estates</b></p> <p>Subject to compliance with other development management policies, proposals which involve non-employment uses <u>under use classes E(g), B2 or B8</u> (other than ancillary uses in accordance with Policy 9) within the established industrial estates as defined on the Policies Map will be permitted where they satisfy all of the following criteria:</p> <ul style="list-style-type: none"> <li>a) they will not have a negative impact on the character of the industrial estate and its role as an industrial and business location by, in isolation or in combination with other completed or committed development, prejudicing the maintenance of the overall balance of employment <del>B</del> uses within the area;</li> <li>b) they will not prejudice the current and future operations of adjoining businesses;</li> <li>c) if the proposal involves vacant land or buildings, there is clear and robust evidence of prolonged marketing with registered commercial agents at a reasonable price to demonstrate that there is no realistic prospect for continued employment use; and</li> <li>d) the land or premises is not capable of adaptation for business or industrial use.</li> </ul> <p>Amend Explanatory Text to read:</p> <p>6.4516 The established industrial estates continue to offer good quality, popular employment sites that are considered the most sustainable locations for employment. The locational and environmental advantages of the established industrial estates subjects them to development pressures for non-employment uses (<del>non-B uses</del>), other than the small scale ancillary services considered under Policy 9. Encroachment by such uses could undermine the attractiveness and viability of the industrial areas, thereby undermining further investment.</p>

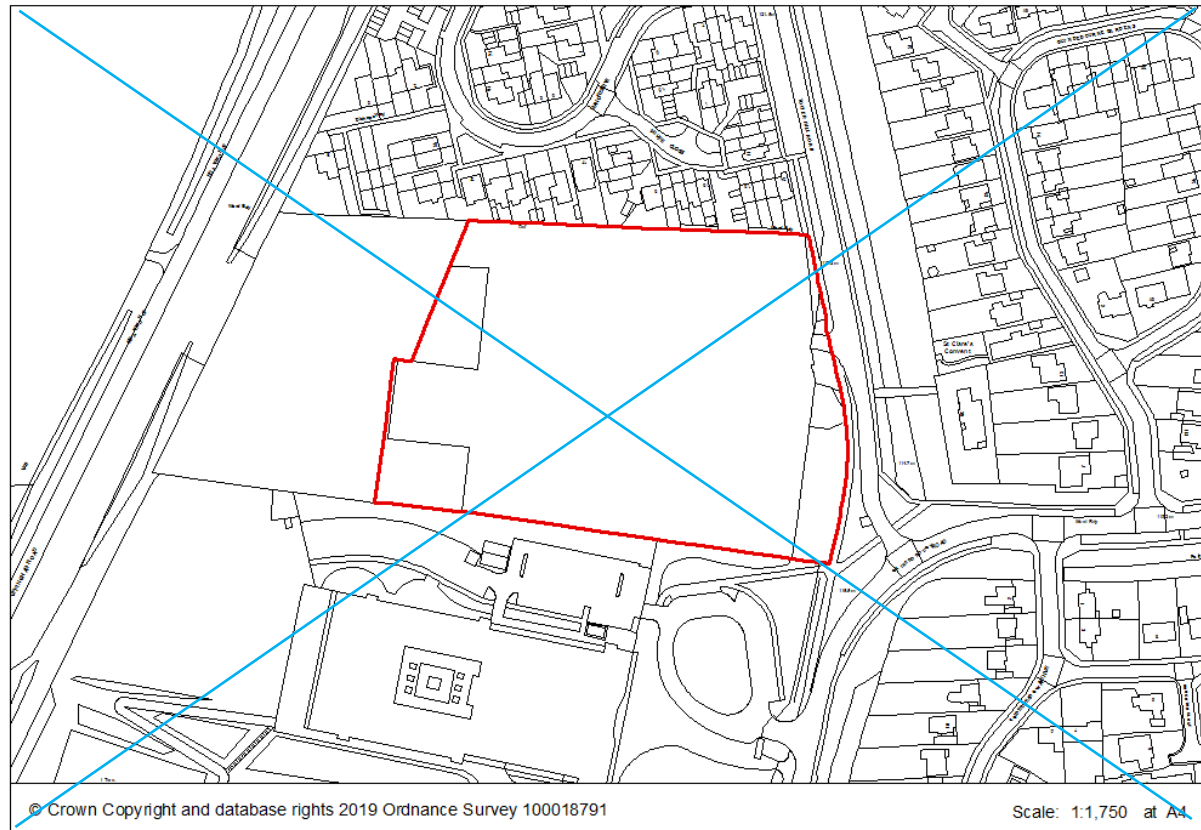
		<p>6.4617 Loss of these sites can also harm local businesses which may find it difficult to find suitable replacements. Therefore, the Council will seek to retain the established estates for uses primarily falling within <u>B employment</u> use classes in order to ensure there are opportunities for both relocation and incoming businesses. However, it will not continue to seek to retain existing employment sites where there is no reasonable prospect that the sites will be used for that purpose in the future. Policy 22 (Delivering Economic Prosperity) of the JCS allows for the flexibility to use the sites for alternative uses in such circumstances.</p> <p>6.4718 These opportunities mainly arise where buildings have become desolate, obsolete or vacant and marketed for a long period of time or there are infill sites. Persistent renewals of planning permission may also be a sign of delivery constraints.</p> <p>6.4819 Alternative uses may be acceptable depending on the impact the proposals will have on the industrial and business areas and on other policies in the Local Plan. These new uses should not compromise or hinder the future operation and/or expansion of adjoining businesses by placing unreasonable restrictions on them because of changes in nearby land uses. Proposals for the alternative uses will need to demonstrate that there is no reasonable prospect that the sites will be used for employment purposes. Where continued viability of a site for employment use is in question, applicants will be required to demonstrate that the site has been actively marketed with a commercial agent at a realistic price for a continuous period of at least two years <u>or for an alternative period first agreed with the local planning authority to reflect the existing use, size and conditions of the land or premises.</u> Depending on the traffic implications of the developments, the proposals may also be required to address issues of accessibility, including the provision of travel plans where appropriate. The Council will resist proposals which are sensitive to industrial operations, especially where there is not sufficient mitigation to address issues such as noise, vibration and lighting.</p>				
MM11	Paragraph 7.6	<p>7.6 The current housing land supply relative to the requirements of the JCS and the strategic opportunity (as at 31 March 2019) is set out in Table 7 below. The information shows that a total of 3,643 <u>644</u> dwellings were completed between 2011 and 2019. As a percentage this means that 39% of the JCS requirements have been attained over the first eight years of the plan. However, the overall completions masks an imbalance in terms of where development has taken place compared to what is expected in the JCS. The primary Sustainable Urban Extensions of Priors Hall <u>Park</u> and Weldon Park have accommodated a significant proportion of the growth (34%) albeit proportionately, the rural area has accommodated a greater share of development (20%) than set out through the JCS.</p>				
MM12	Table 7	<p><b>Table 7 – Housing Land Supply 2011-2031</b></p> <table><tr><td>Completions (net) 2011-2019</td><td>3,643</td></tr><tr><td>Sites of 10 or more dwellings with planning permission</td><td>5,211</td></tr></table>	Completions (net) 2011-2019	3,643	Sites of 10 or more dwellings with planning permission	5,211
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		Site of less than 10 dwellings with planning permission		82	
		Lapse rate		-3	
		Strategic Allocations in the JCS		-2,251	
		Additional Sources of Supply		-700	
		Windfall Sites		160	
		<b>Total housing supply 2011-2031</b>		<b>-12,044</b>	
		JCS requirement 2011-2031	9,200		
		Borough wide shortfall based on delivery since 2011	37		
		JCS requirement + shortfall to date	9,237		
		+ 20% buffer	1,847		
		Adjusted total requirement	11,084		
		<b>Difference between supply and requirement</b>		<b>-960</b>	
		JCS strategic opportunity 2011-2031		14,200	
		Borough wide shortfall based on delivery since 2011		37	
		Adjusted total requirement		14,237	
		<b>Difference between supply and requirement</b>		<b>-2,193</b>	
		<u>Completions (net) 2011-2019</u>		<u>3,644</u>	
		<u>Sites of 10 or more dwellings with planning permission</u>		<u>4,827</u>	
		<u>Site of less than 10 dwellings with planning permission</u>		<u>83</u>	
		<u>Lapse rate</u>		<u>-3</u>	
		<u>Strategic Allocations in the JCS</u>		<u>1,171</u>	
		<u>Additional Sources of Supply</u>		<u>692</u>	
		<u>Windfall Sites</u>		<u>160</u>	
		<b>Total housing supply 2011-2031</b>		<b>10,574</b>	
		JCS requirement 2011-2031	9,200		
		Borough wide shortfall based on delivery since 2011	36		
		JCS requirement + shortfall to date	9,236		
		+ 10% flexibility allowance	923		
		Adjusted total requirement	10,159		
		<b>Difference between supply and requirement</b>		<b>415</b>	
		JCS strategic opportunity 2011-2031		14,200	

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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