



East Northamptonshire Council

Planning Policy Committee - 29 October 2009

Site Specific Allocations Development Plan Document for Corby Borough – East Northamptonshire Council's Response to Statutory Consultation on Proposed Alternatives

Summary

Corby Borough Council has completed the first stage in preparing a site allocations Development Plan Document (DPD) for the Borough (closing date 19 October 2009). Officers have reviewed this document and have identified some queries/potential concerns regarding the detailed project phasing and scale of development for the North East Corby Sustainable Urban Extension (NEC).

Attachment(s)

Appendix 1 – Officers' written response to Site Specific Allocations Development Plan Document for Corby Borough, 6 October 2009

1.0 Introduction

- 1.1 Corby Borough Council has recently completed the first stage in the preparation of a site allocations DPD for the Borough; the "Proposed Alternatives" document. On 1 September 2009 Corby Borough Council wrote to East Northamptonshire Council (as a statutory consultee), informing the Council of this initial statutory consultation stage in preparing a Borough wide "site allocations" DPD. This statutory consultation phase runs for six weeks, from 7 September until 19 October 2009.
- 1.2 Officers have considered the document and have identified no fundamental concerns or objections. Nevertheless, some queries/potential concerns regarding the detailed project phasing and scale of development for the North East Corby Sustainable Urban Extension (NEC) have been identified. These are set out below.

2.0 Key areas of concern in the Proposed Alternatives document

- 2.1 It is recognised that Corby Borough Council and East Northamptonshire Council have both agreed, in principle, to the proposed development at Priors Hall, covering land within Deene Parish. The Proposed Alternatives document, however, proposes an additional mixed use phase of development to the east of Weldon, including 1000 dwellings, business/ office development and a new Local Centre.
- 2.2 The Council's representation, identifies the following concerns in respect of these development proposals to the east of Weldon:
- Increased impact of additional development proposals east of Weldon on services and facilities within the District, over and above the proposals set out in the CSS;
 - Lack of clarity/masterplanning regarding phasing and specific development proposals east of Weldon; additional information needs to be set out within the DPD.
- 2.3 Comments were submitted by officers, on behalf of East Northamptonshire Council, by letter dated 6 October 2009, in order to meet the 19 October 2009 deadline.

3.0 Conclusions

- 3.1 Given the timescale for submission of comments in respect of Corby Borough Council's "Proposed Alternatives", officers have been unable to present the Council's response to Members of the Planning Policy Committee for formal approval prior to the closing date for representations (19 October).
- 3.2 Nevertheless, Members are asked to endorse the Council's representation letter (Appendix 1), in response to the Site Specific Allocations Development Plan Document for Corby Borough – Proposed Alternatives.

Implications:	
Corporate Outcomes or Other Policy/Priority/Strategy	
Good Quality of Life	<input checked="" type="checkbox"/> Good Reputation <input checked="" type="checkbox"/>
Good Value for Money	<input type="checkbox"/> High Quality Service Delivery <input type="checkbox"/>
Effective Partnership Working	<input checked="" type="checkbox"/> Strong Community Leadership <input checked="" type="checkbox"/>
Effective Management	<input type="checkbox"/> Knowledge of our Customers and Communities <input checked="" type="checkbox"/>
Employees and Members with the Right Knowledge, Skills and Behaviours	<input type="checkbox"/>
Other:	
Decision(s) would be outside the budget or policy framework and require full Council approval <input type="checkbox"/>	
Financial	There are no financial implications at this stage <input checked="" type="checkbox"/>
	There will be financial implications – see paragraph <input type="checkbox"/>
	There is provision within existing budget <input type="checkbox"/>
	Decisions may give rise to additional expenditure at a later date <input type="checkbox"/>
	Decisions may have potential for income generation <input type="checkbox"/>
Risk Management	An assessment has been carried out and there are no material risks <input checked="" type="checkbox"/>
	Material risks exist and these are recorded at Risk Register Reference - inherent risk score - <input type="checkbox"/> residual risk score - <input type="checkbox"/>
Staff	There are no additional staffing implications <input checked="" type="checkbox"/>
	Additional staff will be required – see paragraph <input type="checkbox"/>
Equalities and Human Rights	There will be no impact on equality (race, age, gender, disability, religion/belief, sexual orientation) or human rights implications <input checked="" type="checkbox"/>
	There will be an impact on equality (see categories above) or human rights implications – see paragraph <input type="checkbox"/>
Legal	Power: Planning and Compulsory Purchase Act 2004; Town and Country Planning (Local Development) (England) Regulations 2004; Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008
	Other considerations: North Northamptonshire Core Spatial Strategy (adopted June 2008)
Background Papers: Site Specific Allocations Development Plan Document for Corby Borough – Proposed Alternatives	
Person Originating Report: Michael Burton (Senior Planning Policy Officer)	
Date: 13 October 2009	
CFO	MO
	CX

(Committee Report Normal Rev. 19)

Appendix 1 – Officers’ written response to Site Specific Allocations Development Plan Document for Corby Borough, 6 October 2009



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Please ask for Michael Burton	Tel 01832 742010	Our Ref. MB/	Your Ref.	Date: 06 October 2009
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Dear Sir/ Madam

RE: Site Specific Allocations Development Plan Document for Corby Borough – East Northamptonshire Council Response to statutory consultation on Proposed Alternatives

I write with reference to the statutory consultation for the above document; closing date 19 October 2009.

Officers have considered the emerging Corby Borough Site Allocations DPD, but have identified no fundamental concerns or objections. Nevertheless, some queries/ potential concerns regarding the detailed project phasing and scale of development for the North East Corby Sustainable Urban Extension (NEC) have been identified. These are set out below.

Site Allocations DPD draft Policy H07 – North East Corby Sustainable Urban Extension (Priors Hall)

East Northamptonshire Council (ENC) has no comments to make regarding Priors Hall, given that Corby Borough Council and ENC have both already agreed to this development in principle.

Site Allocations DPD draft Policy H07 – North East Corby Sustainable Urban Extension (Weldon East)

Concerns are raised concerning the **additional** phase of development at North East Corby (NEC). The Corby Site Allocations DPD proposes a further 1000 dwellings over and above the 5100 dwellings at Priors Hall anticipated in the adopted CSS. This Weldon East Sustainable Urban Extension (SUE) increases the size of NEC by 1000 dwellings, over and above the indicative figure in the Core Strategy (Figure 13):

- 1000 dwellings (delivery 2011-21);



- 0.86 ha B1 employment uses;
- New Local Centre (Policy TC&R11).

The Council has previously expressed concerns as to the impact of the Priors Hall development upon services within East Northamptonshire, particularly Oundle (Local Development Framework Working Party, 25 June 2007/ Policy and Resources Committee, 16 July 2007). These concerns are reiterated, given the proposed additional levels of development at NEC.

Phasing of the proposed new Local Centre at Weldon East in relation to other aspects of the SUE (i.e. housing and employment) is not clear. It is considered that Weldon East ought to be subject to a masterplan approach, similar to those proposed for Kingswood (section 13) or Corby West (section 14) in the DPD, given the scale of development being proposed at this location.

The Proposals Map appears to show the SUE as effectively merging with the existing village. It is unclear whether a separation between Weldon village and the SUE will form part of the detailed development proposals. The masterplan ought to address this relationship between Weldon East SUE and the existing village.

Summary – key concerns arising from Site Specific Allocations Development Plan Document for Corby Borough

Overall, the draft Corby Site Allocations DPD has revealed a number of potential concerns for ENC. These relate to possible omissions from the emerging DPD, principally in respect of the proposed Weldon East SUE:

- Additional development proposals forming part of NEC, over and above the proposals set out in the CSS;
- Lack of clarity/ masterplanning regarding phasing and specific development proposals at Weldon East – need to provide additional information within DPD.

These comments are submitted by officers, on behalf of East Northamptonshire Council, in order to meet the 19 October 2009 deadline. They have not been approved by Members of the Council.

Yours faithfully

Michael Burton
Senior Planning Policy Officer