

Appendix 1- Rural Area Housing Site Options

1. Rural Area Housing Requirements

- 1.1 The housing requirement for the rural area within Kettering Borough is set in the adopted 2016 North Northamptonshire Joint Core Strategy (JCS) as 480 dwellings for the plan period 2011 -2031. As indicated in Table 2 of the main report.
- 1.2 Since 2011, the rural area has experienced a number of new sites coming forward for development. Between the period of 1st April 2011 and 31st March 2016 there have been 83 completed dwellings (where recently permitted developments have already been built). In terms of existing commitments (where planning permission has already been granted) there are 104 dwellings. This therefore leaves a residual figure of 293 dwellings. As indicated in Section 2 of the main report, a windfall allowance¹ of 150 dwellings over the plan period – that is 10 dwellings units over 15 years - has been taken into account. As a consequence of this assumption, the residual JCS requirement reduces to 143 dwellings.

2. Rural Area Options (at January 2014)

- 2.1 At the Planning Policy Committee on 30th January 2014, Members resolved to agree a series of recommendations on sites under consideration within the rural area. Table RA1 sets out the decisions on the next steps agreed. Where applicable, an updated site yield has been provided through more recent discussions with site promoters (see Column 7 “Updated Indicative Housing Figures”).
- 2.2 Plans 1 – 11 identify the locations of those sites within the various settlements. The plans also show the existing village boundaries as well as the location of any other recent development proposed or having taken place in the village to help provide context in considering sites for residential allocation in the Site Specific Part 2 Local Plan (SSP2).

¹ Sites which have not been specifically identified as available in the Local Plan process and normally comprise previously developed sites that have unexpectedly become available.

Rural Area Site Options Update (November 2016)

3. Neighbourhood Plans

- 3.1 A number of neighbourhood plan areas have been designated in the rural parishes. Details of the status of any neighbourhood plans which are being prepared and, if any housing allocations are to be proposed in these plans, are provided below.
- 3.2 **Broughton** - Broughton Neighbourhood Plan Area was designated on 15th January 2014. Work is ongoing to prepare a draft plan for consultation. As part of this plan, the Broughton Neighbourhood Plan Group is proposing to identify some small scale sites in the village with the aspiration that these are allocated for housing development. A draft plan is currently being prepared and publication and public consultation on the plan is due to take place in the near future. .
- 3.3 **Mawsley** - Mawsley Neighbourhood Plan Area was designated on 15th April 2015. A questionnaire to gather the views of the residents of Mawsley has been completed and the results of the questionnaire are currently being recorded and analysed.
- 3.4 **Great Cransley** - Great Cransley Neighbourhood Plan Area was designated on 27th May 2015; however there has been no significant progress from this date.
- 3.5 **Pytchley** - Pytchley Neighbourhood Plan Area was designated on 7th December 2015. A consultation event took place in May 2016; the results of this will inform the early stages of the preparation of the Pytchley Neighbourhood Plan.

4. Consultation with technical and statutory consultees

- 4.1 As part of the work in preparing the SSP2, and to ensure that previous information regarding the site assessments undertaken between 2012 and 2013 were still up to date in respect of previous comments, technical and statutory consultees have been asked to provide comments on the sites still under consideration. The following points have been made with relevance to all sites across the rural area and any specific observations on individual sites are covered under the summary of sites assessments in Section 5.
- 4.2 **Education** – Consultation responses received from Northamptonshire County Council (NCC) Education Department have stated that monetary contributions may be needed for primary and secondary provision in

Broughton in order to expand the local primary school or possibly to contribute towards a project in Kettering.

- 4.3 Comments received from NCC indicate that Mawsley Primary is completely full and oversubscribed and that it cannot be expanded further. Walgrave Primary has been identified as a possible solution to provide extra places. Full contributions for primary and secondary school provision are required.
- 4.4 All other sites in the rural area are not expected to have an impact on school provision due to the small scale growth associated with the sites identified in these settlements. Officers at KBC and NCC are engaged in discussions regarding school provision to ensure the SSP2 takes account of these requirements for both primary and secondary school levels across the Kettering Borough.
- 4.5 **Cultural Heritage** – All settlements in the rural area, with the exception of Mawsley, have a designated conservation area. Therefore, comments received from Historic England state that this should be a consideration for any development within or adjacent to these designated areas, where there should be no detrimental impact on any identified heritage assets, including listed buildings or the character of the conservation area as a whole.
- 4.6 **Contaminated and Unstable Land** – From comments provided from Kettering Borough Council (KBC) Environmental Protection Team it is apparent that this local area of Northamptonshire lies on bedrock which has the potential to cause harm through arsenic poisoning. Site promoters have been made aware of this issue where a site is potentially affected. A full ground investigation will be required to ascertain any levels of contamination and prevent unacceptable risk to future occupants of these sites through appropriate mitigation. This can be carried out at the planning application stage. This is also relevant where a former or existing use of a site, such as for agricultural purposes, poses a potential risk of contamination.
- 4.7 **Highways and Access** – Highways England has not raised any concerns relating to development in the rural area affecting the strategic road network. Comments from Northamptonshire County Council (NCC) Highways on the local highway network are made in respect of individual sites and villages. A 'RAG rating' score of red, amber, yellow and green has been given for each site.
- 4.8 **Drainage and Water Infrastructure** – Anglian Water has provided individual site comments relating to the capacity of the existing drainage and water infrastructure, as well as the encroachment of potential development on any of their assets. Anglian Water has provided comments on individual sites and the capacity of existing infrastructure and necessary improvements/upgrades required to accommodate further development. In

terms of asset encroachment, this includes the proximity to water recycling centres², pumping stations, foul sewers and water mains, where concerns have been highlighted in relation to the odour associated with the treatment of sewerage and the potential loss of amenity and constrain the operation of existing infrastructure which is currently operational.

- 4.9 In relation to foul sewers and water mains, the design and layout must consider that access is required for maintenance and therefore should not be located in private gardens, where access is restricted, as the existing infrastructure is already protected by easements. Information is still awaited on the exact location of some assets where they are located below the ground.
- 4.10 In respect to the capacity of the surface water network, although not deemed to be a constraint, Anglian Water advise all future applicants in relation to the identified sites, to demonstrate that they have considered alternative to discharging surface water such as Sustainable Urban Drainage (SuDS).
- 4.11 **Flood Risk** – All sites have been looked at using information from the Environment Agency and NCC, the Local Lead Flood Authority. Where issues have been identified these are included in the individual site assessments. The National Planning Policy Framework (NPPF) Paragraph 103 requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is greater than one hectare (ha) and located in Flood Zones 1, 2 and 3 defined as having low, medium and high probability of flooding.
- 4.12 **Biodiversity** – There is very limited information available with respect of biodiversity and ecology for all of the rural sites. As a result, ecological or biodiversity impacts for each site remain unknown until a full assessment is undertaken. Given that none of the sites have special designations which would indicate that there would be significant impact on ecology or biodiversity through site development; it is assumed that every site has a moderate impact until such time that further information is made available.
- 4.13 **Contaminated and Unstable Land** – Due to the former/existing use of a site, or due to the underlying geology present throughout Northamptonshire, areas of land could be contaminated either through chemical residues from former uses or by naturally occurring arsenic. Where these issues are evident on sites being considered, KBC's Environmental Protection Team have stated that a full ground investigation will be required to ascertain any levels of contamination and to prevent unacceptable risk to future occupants of these sites through appropriate mitigation. This can be carried out at planning application stage.

² Formerly referred to as Sewage Treatment Works.

5. Summary of Potential housing site options

5.1 The following summaries of assessment of sites are listed in alphabetical order of the settlements, with the exception of the three largest villages in Kettering Borough (Broughton, Geddington, Mawsley) which for ease of reference and due to the number of sites under consideration in these particular locations appear first in the list.

Broughton

5.2 At the Planning Policy meeting on 30th January 2014, Members resolved that all sites in Broughton under consideration (RA/094b; RA/99a, RA/101 and RA/127) required further work to be undertaken before concluding which sites should be progressed as housing allocations. This is because at the time there were two outstanding planning appeals at sites RA/095 (Gate Lane) and RA/207 (Land south east of Church Street) and work on a neighbourhood plan had commenced. Plan 1 identifies the locations of these sites. The following update is provided for each of these sites. As with all of these sites, consideration needs to be given to other recent developments that have been taking place in the village, such as at Cransley Hill which is providing 60 new dwellings. Whilst comment is made in respect of the suitability of individual sites for residential allocation purposes, Officers will be in a position to make more informed decisions about the scale of growth appropriate in Broughton; once the draft neighbourhood plan has been published regarding the amount and location of any other housing development sites identified in the document. This approach is explained further in the main report under Section 3.10.

5.3 **Site RA/094b (Land south east of Northampton Road, Broughton)** – This site is located along Northampton Road, and represents a similar site area to site (RA/094) which represents the frontage of the previously discounted site of the same name, although site RA/094b does include an extension to the south and represents a larger site. It was previously estimated that this site would provide for a housing yield of 15 dwellings.

5.4 More recent work has confirmed that site RA/094b is in three separate ownerships. The site promoter of the largest parcel of land has indicated that they wish for the previously discounted larger site (RA/094) to be considered for allocation, with an indicative yield of 55-65 dwellings being provided.

5.5 However, this must be weighed up against the previous findings of the site's assessment for allocation including the suitability of such a scale of development in the village as well as its distance away from the village centre relative to other sites. A smaller site RA/094b has been considered

as a potentially better alternative, because it is considered that this would provide for a more appropriate scale of frontage development in this less central location in the village.

- 5.6 The delivery of site RA/094b is dependent on two factors, the first being the co-operation between land owners to agree to make the site available for allocation. The other is that there is a pumping station located in the middle of the site, owned and operated by Anglian Water. A buffer free of development of up to 15 metres, is also required and this therefore affects the net developable area of the site.
- 5.7 In any case, Anglian Water also do not wish to have this land considered for development, this therefore leaves two parts of the site with the potential for allocation. In relation, to the area of land south of the pumping station, no information has been received from the land owner and so it is not evident whether this land is available for development. Further attempts will be made to clarify the situation.
- 5.8 The extent of the remaining part of the site will be affected by the pumping station located adjacent to the site. In conclusion, further discussions are required with the site promoter to the north of the pumping station in order to obtain clarity on whether the frontage of the site is a viable option and what amount of development could be achieved.
- 5.9 **Site RA/099a (Broughton Allotments)** – This site was previously considered as part of site RA/099a, a larger site which included the allotments and the area of land to the north. However it was considered that this would result in the loss of the allotments and does not connect well to the rest of the village. Although subsequent to this, at the January 2014 Planning Policy Committee it was resolved that the smaller site be assessed, with potential for approximately 21 dwellings at 15 dwellings per hectare (dph), although further information now received from the site promoter indicates an increase of up to 28 dwellings (20 dph).
- 5.10 As a result of this re-assessment, it is apparent that one significant issue is that of the site access, where through consultation with NCC Highways, this site was given an ‘amber’ RAG rating, suggesting that access is constrained but can be overcome with suitable mitigation. This is due to the proximity of the site to the A43, traffic calming would be required, although more details of this would need to be submitted at the planning application stage but could be established through suitably worded development principle requirements in any SSP2 allocation policy.
- 5.11 Through consultation with the site promoter it has been confirmed that the loss of the allotments will be mitigated through their relocation to the north of the site which is under the same ownership as site RA/099a.

- 5.12 There are no significant landscape sensitivities associated with the site and its surroundings. Further consultation with Anglian Water has raised an issue regarding asset encroachment, particularly in relation to the risk of odour from the Broughton Water Recycling Centre, located approximately 130m to the north-east of the site. It has been recommended by Anglian Water that a more detailed assessment of the risk of odour and potential impact on residents is required prior to development of the site.
- 5.13 The relocation of the allotments is potentially disruptive to the users of this facility, despite the provision of a replacement facility; this site has some constraints to overcome. On balance, other sites are located closer to the village centre may be deemed to be preferable to this site.
- 5.14 **Site RA/101 (Land to the rear of 22 High Street, Broughton)** – The potential yield of this site is 12 dwellings, however, through further assessment on this site it is evident that the most significant constraint for this site is access. This is based on comments received from NCC Highways, who have given the site a ‘red’ RAG rating and state that further development to the rear is not suitable as Bentham Close is currently too narrow and not capable of being improved to adoptable standards. The site promoter has provided information in an attempt to address this issue, although NCC Highways maintain the view further intensification of Bentham Close would be resisted.
- 5.15 It is considered that at this stage, development to the rear of Bentham Close is not considered to be achievable and the site should not be progressed for allocation.
- 5.16 **RA/127 (The Paddock, Meadow Close, Broughton)** – Access to this site is dependent on the demolition of Meadow Grange off Grange Road; however it has been confirmed by the site promoter’s agent for this site, that the residents of this property are aware of this and that access can be made off Grange Road to serve the development. This would be the preferred approach by NCC Highways.
- 5.17 The issue of noise has been highlighted by KBC Environmental Protection Team, given the site’s close proximity to the A43, although not significant, it is likely to be addressed through appropriate mitigation measures at planning application stage.
- 5.18 For this site, there is a concern in relation to the proposed density of the site. In 2014, it was identified that the anticipated yield for the site would be 10 dwellings. However, as part of the information submitted by the agent for this site, the proposed yield is considerably higher than this, at 26 dwellings. It is considered that a lower density scheme more a kin to the 10 units originally proposed would be more appropriate for this site given its location,

being adjacent to open countryside, the density of the nearby residential area and its proximity to the conservation area to the south.

- 5.19 In order for this site to be looked on favourably, further discussions are required with the site promoter for the site in order to agree on a more suitable yield for the reasons given above. However, at this stage it is still proposed that a yield of 10 dwellings is envisaged for allocation purposes.
- 5.20 It is recommended that further work is completed on the three sites in Broughton as described above and that officers continue to engage with the Neighbourhood Plan group about the emerging Neighbourhood Plan.

Geddington

- 5.21 At the Planning Policy meeting on 30th January 2014, Members resolved that all sites in Geddington under consideration (RA/107; RA109; RA/110) should be progressed as housing allocations. Plan 2 shows the location of these sites. The following update is provided for each of these sites.
- 5.22 **Site RA/107 (Geddington Sawmill, Grafton Road)** – The site is occupied by a small scale operational sawmill, with the potential for mixed employment and residential. The site agent proposes that the existing sawmill use is retained over a reduced area, with the remaining area developed with its own separate access for up to 10 dwellings. As the sawmill use is pre-existing, any future planning application will only be able to apply controls to mitigate noise from the sawmill use itself if it remains under common ownership at the time the application is made or is included within the application site. It is recommended that this could be secured through key development principles requiring the entire site to be considered as a single proposal, in order to achieve efficient mitigation of noise whilst minimising housing yield reduction which may otherwise be required.
- 5.23 Soil contamination may be present on the site due to chemical residues associated with the existing sawmill use, although there is no reason why this could not be mitigated, which will be determined by further investigation and assessment. Anglian Water has identified that water assets are affected by the site, which need to be explored further through assessment; as a result, the site is scored amber in terms of their RAG rating.
- 5.24 As with many rural sites, this site generally scores poorly in terms of accessibility to facilities, but the site offers scope to deliver up to 10 dwellings which will contribute towards the identified rural housing need. Although it will prompt reassessment of the settlement boundary to include the site, it is likely that development of the site has the potential to enhance the appearance of the adjacent Conservation Area. Given the possible impact of site development on Anglian Water's water assets, it is recommended that

further investigation is undertaken with the view to progressing this site further if this constraint can be overcome. On this basis, the site is recommended for progression as a possible housing allocation site.

- 5.25 **Site RA/109 (Geddington South East)** – The site is visible from Grafton Road and the recreation park to the northeast / east, but largely screened from Kettering Road (A4300) by an existing tree belt, of which some will be lost to provide sufficient access to the site. Boughton House (grade I listed) curtilage extends within 250m of the site (Boughton house itself being located 1.16km southeast); no specific objections have been raised with respect of impact on heritage assets, and subject to sensitive design and landscaping, mitigation of impacts to an acceptable level should be possible.
- 5.26 Previous technical consultation revealed a ‘cordon sanitaire’ which extends 400m around a nearby water recycling centre (165m southeast of the site) which incorporates the site. Recent comment from Anglian Water highlights that the site poses a medium to high risk of asset encroachment, due to its proximity to this facility. Nuisance may therefore be caused by noise, lighting and traffic movements but its most likely prevalent source will be odour. Anglian Water remains concerned that encroachment of sensitive development (such as residential homes) on assets owned by them could give rise to future amenity loss and impose additional constraints on their operation. Water assets within the site are also identified as potentially being affected by development.
- 5.27 Environmental Health raise an objection over the potential odour impacts from this facility, and would currently object to the site being used for housing in the absence of further information to demonstrate that odour impacts would be acceptable. Environmental Health also highlight a potential noise issue from the adjacent road which could affect the site, however it is advised that this matter could be mitigated.
- 5.28 The indicative site layout demonstrates that direct vehicular access from the highway to the site can be achieved. NCC Highways score the site green in the RAG rating, as the site benefits from access which will require minimal or no mitigation, subject to a single access point which can be secured through key development principles. Parts of the site are identified as likely to be high risk of spring flow ground water flooding and naturally occurring soil contamination may be present due to the underlying site geology which is Northampton Sand. These constraints should not preclude development of the site however, as they could be mitigated subject to further investigation.
- 5.29 As with many rural sites, this site generally scores poorly in terms of accessibility to main facilities and services. In conclusion, the site remains available and accessible, and provides potential to enhance the gateway

feature to the village. Some of the issues identified can be mitigated with the exception of Anglian Water asset encroachment and potential odour impacts (which are being explored further). Anglian Water also identifies water assets affected by the site; this has the potential to affect layout of the site and influence yield and further information is being sought. Other than this, there are no overriding constraints precluding development of the site which would contribute towards the delivery of 10 -11 dwellings towards the identified rural need. It is therefore recommended that this site be progressed as a potential housing option pending the above issues being addressed satisfactorily.

- 5.30 **Site RA/110 (Old Nursery Site, Grafton Road, Geddington)** – This site has a number of key constraints. Enclosing the site along the southern and western boundaries is a group of mature trees (protected by a Tree Preservation Order) which contribute to the character of this part of the Conservation Area. A submitted tree report and indicative layout demonstrates how development of the site may consider this constraint without significant impact. The site is visible from a number of different vantage points including Kettering Road / rear of properties on Queen Street (southwest of the site) across the recreation park and open fields, and from Grafton Road to the east. The site is therefore visible from a number of different directions. Although two grade II listed properties (65m north) and grade I listed Boughton House (1.15km southeast) are located nearby (with Boughton House curtilage 545m away), it is considered unlikely that they will be significantly affected by development of the site, subject to sensitive design and landscaping which can be secured through key site development principals.
- 5.31 With respect of highway access, the indicative site layout demonstrates that direct vehicular access from the highway to the site can be achieved. Northamptonshire County Council Highways raises no objection, scoring the site yellow (*Highways Access could be achieved with minimal mitigation*). Parts of the site falling within flood zone 2 or at moderate risk from ground water flooding should be avoided by development. Any future planning application for the site will need to be accompanied with a flood risk assessment to identify these constraints and provide mitigation details which will add to the cost of development.
- 5.32 As with many rural sites, this site generally scores poorly in terms of accessibility to facilities. In conclusion, although the site has a number of identified constraints it does not appear that any of these can largely be overcome. The site is immediately available and there are no overriding constraints and the site would contribute towards the identified housing need delivering 8 – 10 dwellings. It is therefore recommended that this site be progressed as a potential housing option.

Mawsley

- 5.33 At the Planning Policy Committee meeting on 30th January 2014 it was requested that further work be carried out in relation to sites RA/115 and RA/174 in Mawsley before concluding whether the sites should be progressed as housing allocations. Plan 3 shows the location of the sites under consideration. In relation to RA/174 it was recommended that further work was required to address some of the issues raised through the consultation process. In relation to RA/115 further work was required, in consultation with NCC Highways, to determine whether access constraints can be overcome. The following update is provided for each of these sites. Given the scale of development which could be accommodated on the two sites under consideration in Mawsley it is considered that only one of these sites would need to be progressed as a housing allocation to contribute towards meeting the rural housing requirement in the plan period.
- 5.34 **RA/115 (Land adjacent to Mawsley)** – The site is located close to services and facilities of Mawsley, but there are limited opportunities for connectivity between the site and the existing village. The site slopes away from the village to the east and would be visible from the surrounding countryside, there is no natural boundary to the site. Development would extend beyond the existing built form into the countryside.
- 5.35 The capacity of this site was identified in previous consultation documents as 60 dwellings based on 15 dph a site area of 4ha. The site area shown on the plan is 3.75ha. The site promoter has identified that approximately 83 dwellings could be accommodated at 19.6 dph with a site area of 4.23ha. The site does not have a natural boundary as the boundary currently cuts across a field in a rather arbitrary manner. If the site was progressed then further work would be required in relation to layout to determine the precise boundary of the site and to ensure a softer edge could be created.
- 5.36 In addition to the site which has previously been considered, two additional options were put forward by the site promoter for development to include land to the east of the identified site. These options were for 147 dwellings and 388 dwellings and would result in a level of growth which is beyond that which would be envisaged in the hierarchy for development set out in the North Northamptonshire JCS for this location. The JCS seeks to distribute development to strengthen the network of settlements in accordance with the roles set out in Table 1 of the JCS. The JCS identifies the role of villages, such as Mawsley, as focal points for development to meet locally identified need, unless those needs can be met more sustainably at a nearby larger settlement.

- 5.37 The site promoter is exploring 3 options to access this site. Option 1 involves access from Paddock Close. This road is narrow with no footways. NCC has advised that the road would need to be upgraded to a 5.5m wide road with 2m wide footways or 6m wide road depending on numbers and layout. Further work would be required to demonstrate whether this achievable. This option would also require access over third party land. No evidence has been submitted to demonstrate that discussions have taken place with third parties. NCC has given this access a RAG rating of RED.
- 5.38 Option 2 involves access across the car park area of the Community Centre. This option requires access over third party land, the site promoter has not yet entered in to discussions with the landowner. NCC has given this access a RAG rating of Red but with proven access over third party land this could potentially move to Amber.
- 5.39 Option 3 involves access from the land to the east of the site, this potential access would not link the site with the existing village. Only indicative drawings have been provided but NCC has advised that this would not be a viable option due to visibility splays, construction costs and connectivity.
- 5.40 While 3 options have been presented, each of these has issues which it is not clear could be overcome at this stage. As demonstrated above further discussions with the site promoters will be required if Members were minded to proceed with this site.
- 5.41 **RA/174 (Land to the west of Mawsley)** – Further work to address concerns raised through previous public consultation and reported to Planning Policy Committee on 30th January 2014, has been carried out. The concerns are discussed through the site summary below.
- 5.42 Access via Cransley Rise was raised as a concern. NCC Highways has been consulted in relation to gaining access to the site. They have advised satisfactory access could be achieved but that Cransley Rise would need to be widened. A transport assessment would also be required. If the site is progressed then development principle would be prepared to address this. NCC has also advised that a corridor should be reserved across the site to connect the two adjacent stubs of cycle track.
- 5.43 Capacity of the pumping station, drainage and sewage system was also raised as an issue. Comments from Anglian Water indicate that both sites in Mawsley have constraints in relation to water and waste water capacity. This has been raised under consultation with technical and statutory consultees as set out in Section 4 above. A development principle would need to be included for sites in Mawsley to ensure necessary improvements and upgrades are carried out. The development principles would be prepared in consultation with Anglian Water.

- 5.44 Impact on wildlife was raised as an issue. An ecological assessment would be required to assess and mitigate impact of development if the site is progressed.
- 5.45 The south eastern half of the site has been identified as being at high risk of ground water flooding. If the site is progressed as an allocation development principles would set out the need for a site specific flood risk assessment which covers groundwater.
- 5.46 Impact on amenity and light/ noise pollution would be considered in detail at planning application stage if the site was progressed. Careful consideration would need to be given to impact on amenity of adjacent properties.
- 5.47 The site is reasonably well related in relation to services and facilities in Mawsley. The site is an agricultural field (Grade 3) with residential development along three sides of the site. Built development should not extend significantly beyond the existing properties on Cransley Rise and Birch Spinney to minimise landscape impact of development.
- 5.48 The capacity of this site was identified in previous consultation documents as 57 dwellings at 15 dph. However this was based on a site area of 3.8 ha. The site is 2.52 ha. No layout plans have been provided but the site promoter has indicated the site could accommodate in the region of 75 dwellings, however it will be important that the site reflects the current character of Mawsley. The Rural Masterplanning report identified the density of Mawsley as 22dph.
- 5.49 Based on the site area of 2.52ha at 22 dph approximately 55 dwellings could be accommodated. If the site was progressed then further work would be required in relation site layout to determine the appropriate level of development to be accommodated on the site.
- 5.50 Notwithstanding the above, Officers are of the view that given the current situation with both sites, site RA/174 represents a development site with the potential to integrate better with the village given it has development around it and would not encroach to such a great extent into the open countryside. Issues regarding a viable option for the site to be served by suitable access points are also more straight-forward and do not rely on third parties agreement or more complex access arrangements. Finally, it is important that agreement is sought on a suitable yield for each site before concluding the assessment process.

Braybrooke

- 5.51 At 30th January 2014 Planning Policy Committee, it was requested that further work be carried out before concluding whether RA/128 should be

progressed as a housing allocation. It was also requested that site RA/220 (the former Braybrooke School site) be assessed against the criteria set out in the Housing Allocations Background Paper. Plan 4 shows the location of these sites.

5.52 A planning application was subsequently received for the school site for 14 dwellings which has approved. This site is now counted as a commitment in the housing numbers and construction of these homes has commenced on site. Only site RA/128 remains under consideration and the assessment for RA/128 has been updated, as summarised below.

5.53 **RA/128 – Top Orchard (previously The Old Rectory), Braybrooke** – This site does not score well in terms of access to services and facilities or employment. The site is outside the current village boundary but is fairly well screened from the wider landscape. Ecological assessment would be required. There is a large beech tree on the site which is protected by a Tree Preservation Order, this tree would need to be retained and protected. The site is adjacent to the Old Rectory Grade II Listed Building and the Conservation Area.

5.54 Details submitted by the site promoter indicate that built development would be limited to the area south of the beech tree which would reduce impact on the listed building and protected tree. If the site is progressed further assessment would be required at planning application stage to consider impact on heritage assets. Further information would also be required regarding archaeological significance as well as potential for presence of ecological features on site.

5.55 Access to the site is from Griffin Road, the site promoter has indicated that the development would be accessed by a private drive. NCC has assessed the site as Green using a “RAG rating” of red, amber, yellow and green if accessed by a shared private drive of Yellow if accessed by an adoptable access. A maximum of 5 dwellings can be accessed by a private drive.

5.56 The site promoter has indicated that the indicative yield has been revised down to 3 dwellings to take account of the site constraints described above. On this basis, the site is recommended for progression as a potential housing allocation with appropriate development principles set out to reflect site constraints and the need to provide for a suitable and sensitively designed scheme.

Cranford

5.57 At the Planning Policy Committee meeting on 30th January 2014, Members resolved that all sites under consideration in Cranford (RA/170 and RA/173)

required further work to be undertaken before concluding which sites should be progressed as housing allocations. Plan 5 identifies the locations of these sites. The following update is provided for each of these sites. It should be noted that at the time this decision was made, the threshold for affordable housing in planning policy terms was 5 dwellings across the rural areas. As a result of more recent national changes in affordable housing policy the threshold has altered to 40% of a development of 11 dwellings or more dwellings or where the combined gross floor area exceeds 1,000 square metres (Refer to Policy 30 of the JCS).

- 5.58 RA/170 (South of New Stone House, Cranford) and RA/173 (Land east of the corner of Duck End and Thrapston Road, Cranford) –** These sites have been identified as possible locations for affordable housing to meet local need in Cranford, which was determined through a Housing Needs Survey in 2004 and a more recent update to this work in 2016. This work was undertaken by the Housing team at KBC, this looked at a number of indicators which could determine the housing need in Cranford. This included analysis of the existing stock as well as the current housing market and provided a strong indication that there is a need for affordable housing as well a need for smaller properties for market occupiers Both sites were promoted by the Parish Council for local affordable housing need during the Options stage consultation and the land owners have subsequently confirmed these sites are available.
- 5.59 There are no significant constraints identified for site RA/170, although considerations for the heritage assets in the village such as the Grade II listed Duck End Farmhouse and the Grade II* listed St John’s Church are required. It has been confirmed by the agent that this will be adhered to in any subsequent planning application for the site. In addition to this, comments from NCC Highways indicate that the site has limited capacity given the width of Duck End, hence a proposed site yield of approximately 5 dwellings.
- 5.60 Similar considerations are relevant in respect to heritage and conservation for site RA/173, as well as potentially contaminated land and noise issues, given the site is located adjacent to an existing haulage business, with an assessment of the latter required at planning application stage. In addition to this, traffic calming, footways and public transport improvements would be required in conjunction with an outward facing development that would attempt to connect visually to the village given that the site is physically separated from existing residential development on Duck End and High Street at present.
- 5.61 Both sites in Cranford have been identified as being potentially impacted upon as a result of being located within close proximity to Cranford Water

Recycling Centre, site RA/170 is approximately 160m to west and site RA/173 approximately 260m to the south. The impact would potentially be odour and could result in a detrimental to the properties of residents located on these two sites, therefore an assessment to determine this impact would be required prior to any development taking place in Cranford.

- 5.62 Both sites are located towards the edge of village and to a certain extent are disconnected from the settlement; however it is considered that the sites both offer for small scale growth to meet housing need in Cranford. Further clarification needs to be sought in what manner the sites will be brought forward as a result of changes to affordable housing planning policy and whether there is some other form of local housing need they could provide for. Given the limited number of dwelling units the sites could provide for and some potential constraints to overcome, viability and deliverability of any scheme will need to be considered carefully.

Great Cransley

- 5.63 At the Planning Policy Committee meeting on 30th January 2014 it was agreed that site RA/146 in Great Cransley should be progressed as a housing allocation. The following update is provided for this site. Plan 6 shows the location of the site. It should be noted that at the time this decision was made the threshold for affordable housing in planning policy was 5 dwellings in the rural area. However, as a result of more recent changes in affordable housing policy the threshold has been changed to 40% on sites which provide 11 or more dwellings (Refer to Policy 30 of the JCS).
- 5.64 **RA/146 (Land north of Loddington Road)** – This site was identified as a potential location for affordable housing, through consultation at the Options stage. At present, through discussions with the agent for the site, the need for affordable housing in the village has been acknowledged. This is likely to be delivered through a mixture of both affordable and market housing, which could help meet the local need for affordable housing.
- 5.65 For site RA/146, two options have been proposed, for 10-15 dwellings, the lower yield scheme is linear along Loddington Road, with the 15 dwelling scheme being a higher density scheme. However at this stage it is considered that linear development of the site for the 10 dwellings proposal is more appropriate as it would match more closely with previous indicators of the potential yield for this site. Although as previously mentioned, the proposed yield of 10 dwellings would not meet the threshold set out by Policy 30 of the JCS.

- 5.66 For this site, NCC Highways stated that direct frontage access is appropriate but turning on site is mandatory, and have subsequently given it a 'yellow' RAG rating, this is unlikely to be significant issue and is likely to be addressed at planning application stage. Beyond this, no constraints to delivery have been identified, and information from the agent has demonstrated issues of archaeology and the capacity of water infrastructure can be addressed subsequent to possible allocation.
- 5.67 Therefore, with consideration for the scale and impact of the site of the village and its facilities, this site represents a favourable opportunity for small scale growth, with no potential detrimental impacts on the village identified. Further discussions are required with the site promoters in terms of the amount of affordable housing that the site could deliver in the light of the policy requirements sets out under policy 30 of the JCS.

Newton

- 5.68 At the Planning Policy Committee meeting on 30th January 2014 it was agreed that site RA/130 in Newton should be progressed as a housing allocation. Plan 7 shows the location of the site. The following update is provided for this site.
- 5.69 **RA/130 (South of Dovecote Farm, Newton)** – Site RA/130 is located adjacent to the Newton Conservation Area, and therefore development of the site will need to consider this. Similarly to this, the issue of contaminated land will also need to be addressed further in the planning process.
- 5.68 More fundamentally, access to the site is constrained given the narrow nature of the roads in the village, despite the small size of the site and the proposed yield of 4 dwellings, NCC Highways have given this site a 'red' RAG rating stating that significant highway improvements will be required in order to access the site. Although it is deemed that access would be possible, it is dependent on the delivery of significant highway improvements. This is because of concerns around the suitability of the highway, and because of this a small scale scheme is preferred.
- 5.70 The size of the village and the lack of facilities located in Newton lead to questions regarding the sustainability of residential development on this site, an issue also raised by NCC Highways. The proposed development of 4 dwellings would be considered as small scale growth in larger settlements, however given that the village is small with approximately 19 dwellings (Rural Masterplanning Report, 2012), this would add a significant proportion of growth in the village which at present has very limited facilities of its own.

5.71 However, although this site is not the most sustainable, small scale growth in Newton, on this site is still achievable, although this is dependent on significant highway improvements being delivered, with a likely dependency on facilities in nearby Geddington, or Kettering itself. Therefore, further discussions are required with the site promoter to ascertain if highway issues can be addressed and therefore if the site is a deliverable option in the first instance.

Pytchley

5.72 At the Planning Policy Committee meeting on 30th January 2014 it was agreed that site RA/117 in Pytchley should be progressed as a housing allocation. Plan 8 shows the location of the site. The following update is provided for this site.

5.73 **RA/117 (2 fields on the outskirts of Pytchley)** – No significant constraints have been identified in relation to RA/117; however one issue that has been raised by NCC Archaeology is that the site has the potential to impact on archaeological features. Therefore an assessment to determine the impact on archaeology will be required at planning application stage. In addition to this NCC Highways have stated that on-site turning will be required, which has been confirmed by the site owner, and that public transport contributions and upgrades will be required, hence the ‘yellow’ RAG rating, suggesting that minimal mitigation is required.

5.74 It is considered that the scale of development on the site, 8 dwellings, is in keeping with the linear form of development along Isham Road. It is also in proportion to the size of the village, without any significant impact on existing facilities in the village, given that this is the only potential allocation in Pytchley. Therefore it is considered that this site is a favourable site for allocation.

Stoke Albany

5.75 At the Planning Policy Committee meeting on 30th January 2014 it was requested that further work be carried out in relation to sites RA/120 and RA/221 in Stoke Albany before concluding whether the sites should be progressed as housing allocations. Plan 9 shows the location of the sites. The following update is provided for each of these sites.

5.76 **RA/120 (Farm and Land at Stoke Farm, Ashley Road, Stoke Albany)** – Development of the site would displace the existing uses (agricultural, storage and a workshop). However, this would resolve any potential

unneighbourly impacts arising from existing uses, particularly noise disturbance.

5.77 There are two scheduled ancient monuments, and a number of listed buildings located within close proximity of the site, with part of the site itself located within the Stoke Albany Conservation Area. As a result, the site is relatively sensitive. However, development of the site has the potential to enhance the character and appearance of the area through a sensitively designed scheme which includes the removal of existing utilitarian agricultural buildings and yard, but retains the two existing stone agricultural buildings located towards the front (east side) of the site.

5.78 Chemical residues resulting from the existing agricultural use may be present, which together with a nearby historic waste disposal site (10m away), will require full assessment and possible mitigation to resolve any identified soil contamination affecting the site. This is not a constraint which would preclude development of the site however.

5.79 Highway access is considered achievable with minimal mitigation, and is scored yellow by NCC highways.

5.80 In conclusion, the site is not affected by significant constraint which could not be mitigated and could deliver 8 dwellings which will contribute towards the identified rural housing need. However, Stoke Albany is a sensitive rural village which has historically evolved in 2 parts, with a semi-linear character, and cannot sustain the delivery of two housing sites over the same plan period without adversely affecting this character.

5.81 **RA/221 (Land to the south of Harborough Road)** – This site has a number of issues that can be mitigated against, but is dependent on sufficient information accompanying a future planning application. The first is conservation and heritage which originates from comments provided by Historic England, which state that given the location of the site adjacent to the Stoke Albany Conservation Area, it must be demonstrated that there is no adverse effect on conservation and heritage within the village.

5.82 In addition to this, KBC's Environmental Protection team have highlighted that the site is located above bedrock which presents a potential risk of harm through the presence of arsenic in the soil on the site. Furthermore, given the close proximity of the site to the A427, an assessment to determine the level of noise and its impact on the site would be required.

5.83 However, the most significant constraint on this site is the access to local highway network; this is because Harborough Road is effectively a slip road for the adjacent A427. Therefore it needs to be demonstrated that the speed of vehicles on Harborough Road would be travelling at a speed that would be

considered safe for traffic joining this road from the proposed site. The requirements and detail of which has been sent to the land owner and results of this would be required, prior to an application being submitted.

- 5.84 The merits of RA/120 need to be considered against the merits of RA/221. One of the key issues is the locational difference of each site, with RA/221 occupying a central position within the main residential area of the village (albeit edge of village boundary) with residential development either side. Conversely, RA/120 is located on the northern periphery of the village, but within close proximity of the village hall and church which historically tend to be the central focus of a village. In terms of proximity to facilities, site RA/120 scores slightly lower because the church / village hall are not determining factors. Site RA/221 is more sustainable in terms of its proximity to bus stop locations but differences are marginal. It needs to be determined which site or if appropriate both sites should come forward for allocation. Notwithstanding this, Stoke Albany is not one of the villages with significant facilities and services and together both sites could represent an increase in 24 dwellings in the housing stock.

Weston-by-Welland

- 5.85 At the Planning Policy Committee meeting on 30th January 2014 it was agreed that site RA/136 in Weston-by-Welland should be progressed as a housing allocation. Plan 10 shows the location of the site. The following update is provided for this site.
- 5.86 **RA/136 (Home Farm, Weston-by-Welland)** – This site is located towards the edge of Weston by Welland on the existing site of Home Farm, with a potential yield of 10 dwellings. With regards to the issue of Highways on this site, NCC have highlighted concerns about visibility on Valley Road, however the site promoter has provided evidence to address this issue. In addition to this, the indicative layouts provided show 2 access points from The Lane and Valley Road, these have been given ‘yellow’ and ‘red’ RAG ratings respectively. Although it is proposed that Valley Road would be the primary access point, the access point on The Lane would be used by the retained farmhouse and would not result in intensification, which was highlighted previously as a concern by NCC Highways.
- 5.87 In addition to this, issues of heritage, and contaminated land were also raised, by Historic England and NCC Archaeology for the former and KBC Environmental Protection for the latter. In terms of heritage the primary issue is the close proximity of Weston by Welland to the south of the site, with contaminated land this is as a result of the current agricultural use of the site. However it is likely that these can be overcome through appropriate

mitigation. This can be done through design, where it is demonstrated that there is no detrimental impact on the character or form of the village or listed building, most notably Grade II listed, 2 The Lane. For the latter, this can be addressed through an assessment on the ground conditions to demonstrate there is no harm to occupants of potential residential development on the site.

- 5.88 Therefore given the size of the settlement, the scale of development indicated it would not have an overbearing impact on the character of village. However it should be noted that Weston-by-Welland has a limited range of facilities and sites which are located in more sustainable settlements with a wider range of facilities could be preferred.

Wilbarston

- 5.89 At the Planning Policy Committee meeting on 30th January 2014 it was agreed that site RA/172 (Land east of Kendalls Close) in Wilbarston should be progressed as a housing allocation. Plan 11 shows the location of the site. After contact with the site owner, KBC have been informed that there is no ambition for the site to be developed; therefore this site will not be further considered for allocation.

6. Proposed next steps

- 6.1 It is recommended that the following work is undertaken as set out in Table RA2 below and reported back to Members at the earliest opportunity in order to provide a more precise list from the current shortlist of potential housing sites in the rural area.

Table RA1: Rural Area Options (as at January 2014)

Settlement	Site reference	Site name	Site Area	Approximate yield of 15 dwellings per hectare (dph) unless otherwise stated (Provided in 30 th January 2014 Committee Report.)	Status of site (agreed at PPC 30th January 2014)	Updated Indicative housing figures. (October 2016 – 2014 figure is counted if no figure provided)
Braybrooke	RA/220	School Site	0.59ha	KET/2014/0382 (OUT) and KET/2015/0491 (REM) — Grants planning permission for 14 dwellings	Further work required, although site has planning permission.	Site has planning permission for residential development and is currently under construction.
	RA/128	The Old Rectory	0.54ha	6-8	Reconsider site	3
Broughton	RA/099a	Smaller site RA/099 (Broughton Allotments)	1.4ha	21 at 15dph	Site assessment required before concluding on progression.	28 (20dph)
	RA/101	Land to the rear of 22 High Street	1ha	12	Further work required.	12
	RA/127	The Paddock, Meadow Close	0.68ha	10	Further work required.	26 (Discussions on going)
	RA/094	Land south east of Northampton Road	0.4	6	Further work required	6 (Discussions on going)
	RA/094b (including frontage of RA/094)	Land south east of Northampton Road	0.7ha	11	Further work required.	11 (Discussions on going)
Cranford	RA/173	Land east of the corner of Duck End and Thrapston Road	0.59ha	5 (subject to identified need)	Progress as housing allocation.	5
	RA/170	South of New Stone House, Duck End	0.17ha	5 (subject to identified need)	Progress as housing allocation.	5
Geddington	RA/107	Geddington Sawmill	0.92ha	10(dependent on level of	Progress as small	10 dwellings

				mixed use)	scale housing allocation.	
	RA/109	Geddington South East	1.35ha	12-15	Progress as small scale housing allocation.	10 – 11 dwellings
	RA/110	Old Nursey Site at Grafton Road	0.80ha	8-10	Progress as small scale housing allocation.	8 – 10 dwellings
Great Cransley	RA/146	Land to the north of Loddington Road (b	0.43ha	6-8	Progress as housing allocation.	10-15
Mawsley	RA/115	Land adjacent to Mawsley	3.4ha	60 at 15dph	Further work required.	60 at 15 dph (Site promoter – 83)
	RA/174	Land to the west of Mawsley	2.6ha	57 at 15dph	Further work required.	55 @ 22 dph (Site promoter – 75)
Newton	RA/130	South of Dovecote Farm	0.59ha	3	Progress as housing allocation.	4
Pytchley	RA/117	2 fields on outskirts of Pytchley Village	0.5ha	8	Progress as housing allocation.	8
Stoke Albany	RA/221	Land to the south of Harborough Road	1.5ha	To be determined	Site assessment required before concluding on progression.	16
	RA/120	Stoke Farm	2.1ha	8	Further work required.	8
Weston by Welland	RA/136	Home Farm	0.72ha	8	Progress as housing allocation.	10
Wilbarston	RA/172	Land east of Kendalls Close	0.66ha	6 (subject to identified need)	Progress as housing allocation.	6
	Total			300 dwellings (approximate)		

Table RA2: Rural Area – recommended next steps

Rural Area					
Settlement	Site reference	Site name	Site Area	Updated Indicative housing figures (October 2016)	Proposed next steps
Braybrooke	RA/220	School Site	0.59ha	n/a	n/a
	RA/128	The Old Rectory	0.54ha	3	Progress for consideration as housing allocation
Broughton	RA/099a	Smaller site RA/099 (Broughton Allotments)	1.4ha	28	Further work required.
	RA/101	Land to the rear of 22 High Street	1ha	12	Further work required.
	RA/127	The Paddock, Meadow Close	0.68ha	10	Further work required.
	RA/094	Land south east of Northampton Road	0.4ha	6 (to be determined further)	Further work required.
	RA/094b (including frontage of RA/094)	Land south east of Northampton Road	0.7ha	11 (to be determined further)	Further work required.
Cranford	RA/173	Land east of the corner of Duck End and Thrapston Road	0.59ha	5 (to be determined further)	Further work required.
	RA/170	South of New Stone House, Duck End	0.17ha	5 (to be determined further)	Further work required.
Geddington	RA/107	Geddington Sawmill	0.92ha	10 (dependent on level of mixed use)	Progress for consideration as housing allocation subject to further work required.
	RA/109	Geddington South East	1.35ha	10-11	Further work required.
	RA/110	Old Nursey Site at Grafton Road	0.80ha	8-10	Progress for consideration as housing allocation.
Great Cransley	RA/146	Land to the north of Loddington Road (b)	0.43ha	10-15	Progress for consideration as housing allocation.
Mawsley	RA/115	Land adjacent to Mawsley	3.4ha	60 (to be determined)	Further work required.
	RA/174	Land to the west of Mawsley	2.6ha		Further work required.
Newton	RA/130	South of Dovecote Farm	0.59ha	4	Further work required.
Pytchley	RA/117	2 fields on outskirts of Pytchley	0.5ha	8	Progress for consideration as

		Village			housing allocation.
Stoke Albany	RA/221	Land to the south of Harborough Road	1.5ha	16	Further work required.
	RA/120	Stoke Farm	2.1ha	8	Further work required.
Weston by Welland	RA/136	Home Farm	0.72ha	10	Progress for consideration as housing allocation.
				Indicative total = 224 to 232	