

Appendix 1 – Rural Area Housing Site Options

1. Broughton

- 1.1 At the Planning Policy Committee on 23rd November 2016, Members resolved that all sites in Broughton under consideration required further work to be undertaken before concluding which sites should be progressed as housing allocations. The sites are RA/094b, RA/99a; RA/101 and RA/127. Members agreed that a new site (RA/096) recently promoted required assessment. Plan 1 identifies all these sites. The findings of all this work is set out below along with a recommendation as to how to proceed.
- 1.2 Regarding the emerging neighbourhood plan for Broughton, a draft document was published for a seven week public consultation during December 2016. This showed that the neighbourhood plan is seeking to allocate two sites within the existing settlement boundary. One site is at Carter Avenue for 6 dwellings and the other at Church Street proposed for 7 dwellings. The sites differ from those identified through the preparation of the Site Specific Part 2 Local Plan (SSP2). However, at this stage in the preparation of both documents, it remains important to still consider the sites listed in Para 1.1 for Local Plan allocation purposes.
- 1.3 **RA/099a (Broughton Allotments; site yield: 28 dwellings)** – As previously reported, there were three issues that were raised in relation to this site which is promoted for 28 dwellings. Further work was required on the following points - 1) encroachment to a water recycling centre in the vicinity of the site in relation to the risk of odour nuisance; 2) loss of existing allotments and measures to provide alternative; and 3) traffic calming measures due to the proximity of the site to the A43 road.
- 1.4 With regards to the asset encroachment issue of the Broughton Water Recycling Centre (WRC) (formerly referred to as ‘sewerage treatment works’) raised by Anglian Water, an assessment to assess the impact of odour on the site has been commissioned by the land owner. An odour assessment report has now been received and is currently being reviewed by both Anglian Water and KBC’s Environmental Protection Team. Any update on feedback received will be relayed at the Planning Policy Committee meeting on 19th April 2017.
- 1.5 Notwithstanding outstanding comments on the contents of the report, the qualitative assessment does indicate that the facility is located to the east of the proposed development site and therefore odours will not regularly reach this area as the prevailing wind is from the south-west. Added to this, there is a buffer of 130 metres between the two sites, which is noted as being substantial and helps to ensure dilution between the source and receptor. When both of these factors are combined, the potential for odour is low as the odour is not regarded to be distinct or offensive 70 metres downwind of the odour source. It is not considered that the facilities will potentially cause a loss of amenity or nuisance to potential residents. No mitigation is therefore advised.

- 1.6 The issue of traffic calming is considered appropriate to be dealt with through any future planning application where further detail on what should be required will need to be agreed. If the site was allocated, a development principle to this effect could be included in the draft policy. In relation to the existing allotments, these will be relocated to the north of the site. It is acknowledged that this may result in some disruption through their relocation. Again, a specific criterion could be included in a housing allocation policy requiring the provision of replacement allotment facilities of an appropriate quality.
- 1.7 **RA/101 (Land to the rear of 22 High Street; site yield: 12 dwellings)** – It was previously reported that this site was not favoured to be progressed for allocation. This is because Northamptonshire County Council (NCC) Highways considers that development to the rear of Bentham Close is not achievable as a proposed access could not be met to an adoptable standard. A planning application for 8 dwellings on this site has recently been determined (KET/2017/0081), which is less than the amount being considered through the allocation process. The proposal has been refused planning permission and the reasons for refusal cite six separate reasons, including Reason 4 which states:
- “The application fails to demonstrate that the proposed development access and the existing highway arrangements in Bentham Close as a result of intensification, is safe and fit for purpose contrary to the requirements of Policy 8(b) of the North Northamptonshire Joint Core Strategy and Chapter 4 of the National Planning Policy Framework (NPPF).”*
- 1.8 For these reasons, the site is not recommended to be progressed as an allocation and is, therefore, rejected.
- 1.9 **RA/127 (The Paddock, Meadow Close; site yield: 20 dwellings)** – It was previously reported on 23rd November 2016, that further discussions were required with the site promoter to agree on a more appropriate yield for the site. Previously the site was identified for 10 dwellings, but the site promoter then put forward a higher figure of 26 dwellings.
- 1.10 Through negotiations officers have agreed with the site promoter that the site could come forward for up to 20 dwellings instead. This would provide for a density of approximately 22 dwellings per hectare (dph). Although this does not match the previous lower figure, it is considered that this yield would be appropriate given the density of the development in the vicinity, on Grange Road, the new Cransley Hill development which sits adjacent to site RA/127, as well as the conservation area which is situated to the south of the site.
- 1.11 The other issue is in relation to contaminated land. It is considered that as a result of comments from the KBC’s Environmental Protection Team, this issue can be addressed at the planning application stage and could be covered in a development principle in any policy allocating the site.

- 1.12 **RA/094 (part) / RA/094b (Land south east of Northampton Road; site yield: approx.15 dwellings)** – This linear site along Northampton Road is within 3 different ownerships as previously reported. It was concluded on 23rd November 2016, that further work was required in order to address the issue of the deliverability of the site, as only 2 of the 3 parcels of land, either side of the Anglian Water land, are being promoted. Anglian Water has specified in writing that they did not wish to have this land considered for development as it includes an operational pumping station. It would also require a suitable buffer (15 metres) around it to reduce risk of nuisance of noise to any neighbouring residential properties. It was stated that discussions would be required with the site promoter of the parcel of land closest to the village. This was in order to determine whether a smaller frontage development along the front of Northampton Road could be delivered given their desire to develop the previously discounted larger site (ref. RA/094), which has been put forward for around 55-65 dwellings. To date, a further response has not been provided by the site agent and, therefore, there is no evidence to suggest that this site is deliverable. Neither has a response been received regarding the most southern parcel of land. The site is, therefore reject as a potential housing allocation due to continued concerns regarding deliverability.
- 1.13 **RA/096 (Land west of Darlow Close and Cransley Hill; site yield: 50 dwellings)** – The site was brought to the Planning Policy Committee meeting as a new submission. It was agreed that an assessment of the site work would be undertaken. Consultation with statutory consultees has been undertaken, allowing for this site to be compared with other sites in Broughton and the rest of the rural area through the assessment process. It should be noted that this site was previously discounted at the earlier Options stage of the SSP2 in 2012 due to concerns over access. Information received more recently through the submission in 2016, does show a larger site area than previously considered, where it is now considered the site would accommodate between 50 – 60 dwellings.
- 1.14 The assessment has raised a number of issues with this site. The first and most significant is access, where it has been proposed the site would share an access with the adjacent primary school, although the proposed layout has indicated that there is scope to provide additional parking to the school and a drop off area. Further discussions with NCC Highways would be required to determine the requirements of the access off Cransley Hill for the site and the school.
- 1.15 Other issues include archaeology and biodiversity. NCC Archaeology has advised there could be a potential impact on significant archaeological features, most notably ridge and furrow. Any development layout of the site needs to consider the presence of significant archaeological features, ensuring compliance with relevant policies in the adopted JCS. An assessment would be required to assess further ecological potential on site. NCC Archaeology has advised that, however this would be a pre-requisite to investigate further if a planning application was made of the site.

- 1.16 The scale of this development is deemed significant in Broughton, and given the recent development of 60 dwellings at Cransley Hill, in close proximity to the site. Consideration is required as to whether this scale of development is appropriate in Broughton. The policies in the North Northamptonshire Joint Core Strategy (JCS) seek to distribute development to strengthen the network of settlements in accordance with the roles defined within Table 1 of the JCS. This identifies the role of villages, such as Broughton, as focal points for development to meet locally identified need, unless those needs can be met more sustainably at a nearby larger settlement. At this stage, site RA/096 is recommended to be dismissed as a housing allocation.
- 1.17 **Recommendation for Broughton** – Taking account of the above commentary and recommendations, there are only two sites that remain in contention for allocation purposes – RA/099a and RA/127. Both sites are approximately similar in terms of distance to the village centre. However, in terms of pedestrian access to the village centre, site RA/127 is more suitably located, and is considered to be more within the existing fabric of the village and therefore better related than RA/099a. Pending the Broughton Neighbourhood Plan being completed in draft for submission and examination and the outcome of this process, it is recommended that both sites remain as potential housing allocations during this time. The matter of housing allocations in Broughton will be brought back to a future meeting of the Planning Policy Committee for decision.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/094b Land south east of Northampton Road	11 dwellings	Reject site for housing allocation purposes
RA/096 Land west of Darlow Close and Cransley Hill	50 – 60 dwellings	Reject site for housing allocation purposes
RA/099a Broughton Allotments	28 dwellings	Consider further as a draft housing allocation
RA/101 Land to the rear of 22 High Street	12 dwellings	Reject site for housing allocation purposes
RA/127 The Paddock, Meadow Close	20 dwellings	Consider further as a draft housing allocation

2. **Geddington**

- 2.1 At the Planning Policy Committee meeting on 23rd November 2016, it was recommended that further work be undertaken in relation to sites RA/107 and RA/109 before concluding the assessment process and recommending which of the shortlist of sites is put forward for allocation. Updates are provided below. Plan 2 shows the location of the sites.
- 2.2 There were no outstanding matters pertaining to site **RA/110 (Old Nursery Site, Grafton Road, Geddington; site yield: 8-10 dwellings)** and it was recommended that the site be progressed as a potential housing allocation. The same recommendation is made this time for the site to be designated as a draft housing allocation.
- 2.3 **Site RA/107 (Geddington Sawmill, Grafton Road; site yield: 10 dwellings)** - Two areas which were raised to look at further were 1) encroachment of a water asset (water main pipe) running through the site; and 2) potential noise impacts from the retained saw mill use.
- 2.4 Further information has now been provided by Anglian Water confirming the approximate location of the water main which appears to follow the route of the existing access to the existing saw mill and the farm beyond.
- 2.5 The site promoter has relied on this information to confirm that the water main will not be affected by the location of the proposed residential development, referring to the indicative housing site layout provided. No additional site survey work has been carried out to identify the exact location of the water main. Anglian Water has confirmed that impact on any of its assets will be required at detailed design stage, and that any diversion of assets will require formal application to Anglian Water. On balance, it is considered that this issue should not preclude allocation of the site.
- 2.6 In order to demonstrate that the potential noise matter can be adequately mitigated, the site promoter has prepared a noise assessment which has been sent to KBC's environmental protection team for comment. They have confirmed that the information is satisfactory to conclude on this matter. A set of development principles will be prepared to cover issues relating to noise and water asset encroachment together with other relevant issues being included in a draft allocation policy. The site is recommended for progression as a potential housing site.
- 2.7 **RA/109 (Geddington South East; site yield: 11 dwellings)** - Two areas to look at further were 1) potential odour impact from the nearby WRC; and 2) encroachment of a water asset (water main) running through the site.

- 2.8 The site promoter has submitted an odour assessment report to determine the probable impact of the nearby WRC. The assessment observed that the proposed housing site is upwind of the waste recycling centre. A verified 'sniff' test did not identify this as a significant issue. The report has concluded that the site is sufficiently located away from the WRC that it would not generate significant odour issues with respect of the proposed housing site. The odour assessment report has been sent to both KBC's environmental protection team and Anglian Water for comment.
- 2.9 Further information has now been provided by Anglian Water confirming the approximate location of the water main which appears to follow the route of the highway verge or hedgerow/tree line. The site promoter has relied on this information to confirm that the water main will not be affected by the location of the proposed residential development, referring to the indicative housing site layout provided. The exact location of the water main is less clear than on other sites and has not been verified, however, should there be encroachment on this asset, the site promoter would intend to re-configure the site layout accordingly so that this matter can be overcome. This approach is considered satisfactory given the size of the site, and current indicative layout which could be further enhanced. Diversion of water assets also remains an option.
- 2.10 Subject to consultation advice from Anglian Water confirming that the recently provided odour assessment report is satisfactory to conclude the odour issue, the site is recommended for progression as a potential housing site. An update on the outstanding consultations will be presented to Members when this report is formally considered 19th April 2017. If this site is endorsed for progression, development principles will be prepared to cover issues relating to odour and water asset encroachment together with other relevant issues.
- 2.11 **Recommendation for Geddington** - Geddington is a sustainable settlement with a number of community facilities capable of supporting the delivery of all three sites over the plan period. Subject to all outstanding matters set out above being resolved, it is recommended that all three sites be progressed for allocation.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/107	10 dwellings	Designate as a draft housing allocation
RA/109	11 dwellings	Designate as a draft housing allocation
RA/110	8 – 10 dwellings	Designate as a draft housing

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3 **Mawsley**

- 3.1 At the Planning Policy Committee meeting on the 23rd November 2016, it was recommended that further work be undertaken in relation to sites RA/115 and RA/174 before concluding the assessment process. Plan 3 shows the location of the sites.
- 3.2 **RA/115 (Land adjacent to Mawsley; site yield: 83–143 dwellings) –** Further work was identified in relation to layout and provision of access for site RA/115. The site promoter has submitted an indicative layout for two options, 83 dwellings and 143 dwellings. As previously reported, a development of 143 dwellings would result in a level of growth which is beyond that which would be envisaged in the hierarchy for development set out in the JCS for this location. The JCS seeks to distribute development to strengthen the network of settlements in accordance with the roles defined within Table 1 of the JCS. This 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.
- 3.3 The layout options submitted assume access via option 2 (across the car park of the community centre) but also show access via option 3 (access from land to the east of the site). The options for 83 dwellings cover an area of 4.23 hectares and follow an arbitrary line through the field to the east of Paddock End and Barnwell Court.
- 3.4 The site promoter is continuing to explore access options, including clarifying the ownership of third party land and has made contact with the Parish Council to seek to arrange a meeting to discuss access through the Community Centre car park. However the issues relating to provision of appropriate access remain unresolved at this stage.
- 3.5 **RA/174 (Land to the West of Mawsley; site yield: 50 dwellings) –** It was recommended that further work was required in relation to layout and capacity of the site and in relation of Cransley Rise. Members also raised concerns about gaining a satisfactory access off Cransley Rise.
- 3.6 Further discussions have taken place with NCC Highways and the site promoter in relation to the widening of Cransley Rise. NCC has advised that they would be able to accept a loop road serving a maximum of 50 dwellings without the need for Cransley Rise to be widened. The loop road would need to be 5.5 metres wide with 2x2metres footways in accordance with local highway authority standards and tracked for refuse vehicles opposed to a large family car.
- 3.7 The site promoter has confirmed that the site can be restricted to 50 dwellings. If this site is progressed it is recommended that the site is

restricted to 50 dwellings and that development principles would also include a requirement for a loop road.

3.8 **Recommendation for Mawsley** – 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.

3.9 When comparing the sites, RA/174 provides a more logical extension to the village which is better related to existing built form than RA/115 and would integrate better with the village. This site also provides the opportunity to connect the two ends of the cycle route. RA/174 has existing residential development around three sides whereas RA/115 would result in an intrusion into the countryside to the east of the village which would cut across the field in an arbitrary manner. There are limited opportunities for providing linkages between RA/115 and the existing village. While the site promoter is continuing to explore options, issues relating to provision of a suitable access to RA/115 remain unresolved and there is a lack of assurance at this stage that the site is deliverable. It is therefore recommended that site RA/174 is progressed as a housing allocation in the draft plan.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/174 Land to the West of Mawsley	50 dwellings	Designate as a draft housing allocation
RA/115 Land adjacent to Mawsley	83 -143 dwellings	Reject site for housing allocation purposes

4. **Braybrooke**

4.1 **RA/128 – (Top Orchard; site yield: 3 dwellings)** – At 23rd November 2016, Planning Policy Committee, it was recommended that this site (refer to Plan 4) be progressed 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.

4.2 **Recommendation for Braybrooke** – The previous recommendation that site RA/128 be allocated as a draft housing allocation is carried forward to this meeting of the Planning Policy Committee. A set of site specific criteria covering development principles for the site will included in a draft allocation policy.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/128 Top Orchard, Braybrooke	3 dwellings	Designate as a draft housing allocation

5. Cranford

- 5.1 At the Planning Policy Committee meeting on 23rd November 2016, Members resolved that further work was required for both sites in Cranford (RA/170 and RA/173) in order to address the outstanding issues that were raised for these sites, the specific details of which can be found below. Plan 5 shows the location of the sites.
- 5.2 Both of these sites have been identified as possible locations for affordable housing to meet an identified need in Cranford, which was recognised through a recent update of the Housing Needs Survey in 2016, undertaken by the Housing team at KBC.
- 5.3 **RA/170 (South of New Stone House, Cranford; site yield: 5 dwellings)** - It was previously recognised that there were no significant constraints for site RA/170. However through further discussions with both the agent for the site as well as NCC Highways the issue of viability and highways has become of higher significance. As the site has been identified as a possible site for affordable housing, as informed by the agent for the site in order for the site to be deliverable, the minimum yield for the site would be 3 market and 2 affordable dwellings making a total of 5 dwellings. In addition to this, development of the site requires the relocation of the cattle building which is located immediately to the rear of the site. Again, the minimum number of dwellings to facilitate this in terms of viability, would be as previously mentioned, 3 market dwellings to deliver 2 affordable dwellings.
- 5.4 In addition to this, the issue of highway safety is raised given there is no footway on Duck End, and the lane is narrow in width because it is a single carriageway. Therefore consideration is required in relation to this issue when looking at this site with RA/173 for comparison purposes. In relation to the other issue, heritage, as previously reported it has been confirmed that a heritage statement would accompany a planning application for the site.
- 5.5 **RA/173 (Land east of the corner of Duck End and Thrapston Road; site yield 8 dwellings)** - In relation to previous comments made on site RA/173 and its physical separation from the village, discussions with NCC Highways have highlighted that site RA/173 could help facilitate highway improvements to improve access to the village services and facilities. The site agent has confirmed that there is scope for highway improvements, including traffic calming and footways, as well as public transport improvements.

- 5.6 The indicative yield for this site was advised as 5 dwellings, with this needing to be further determined through discussions with the site promoter. More recent information received has indicated that the site could now deliver between 8 and 10 dwellings. It is, therefore, reasonable to assume that this could facilitate the required highway improvements, in comparison with RA/170, which would use Duck End as it exists to access the village. Therefore it is considered that site RA/173 would be more sustainable for the village and would result in an improvement to the road network and footways in Cranford, where site RA/170 would not.
- 5.7 The issue of the proximity to the Cranford WRC to both sites requires further clarification with Anglian Water to determine the amount of weight that can be given to this issue when deciding on sites for allocation. This is acknowledged by both site promoters but no work has been undertaken to date. However, as with other sites where this issue has been raised - sites in Broughton and Geddington - this work has been required in order to help determine which sites to allocate.
- 5.8 **Recommendation for Cranford** - It is considered that site RA/173 is preferable to site RA/170 for the reasons outlined above. Given the size of the village, it is considered that the larger site (RA/173) would be a proportionate amount of growth in the village. Officers have also contacted Cranford Parish Council to seek its views on both these sites as it is understood they were originally suggested by the Council in order to secure more affordable housing within the village. Any update received prior to the Planning Policy Committee on 19th April 2017 will be relayed at this meeting.
- 5.9 It is recommended that both sites continue to be considered for allocation, to seek to ensure the delivery of some affordable housing in Cranford and to then conclude on whether there are constraints regarding the WRC which would put at risk their development potential. This matter will be brought back to a future meeting of the committee for decision.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/170 South of New Stone House, Cranford	5 dwellings	Consider further as a draft housing allocation
RA/173 Land east of the corner of Duck End and Thrapston Road	8 – 10 dwellings	Consider further as a draft housing allocation

6. **Great Cransley**

- 6.1 **RA/146 (Land north of Loddington Road; site yield: 10 to 15 dwellings) –** At the Planning Policy Committee on 23rd November 2016, it was agreed that 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.
- 6.2 This site was identified as a potential location for affordable housing, through consultation at the Options stage and is also identified in the Rural Masterplanning Report from 2012.
- 6.3 As previously reported, two options for the site have been proposed, the first is for 10 and the second is for 15 dwellings. The former scheme for 10 dwellings, which is proposed to be linear development of Loddington Road and a continuation of existing residential development could be preferable. However, given the existing threshold for affordable housing in the JCS of 40% of dwellings in the rural area, this would apply to the site if it were to come forward for 11 or more dwellings. Great Cransley has also been identified as a settlement where there is a need for this type of housing.
- 6.4 Therefore, it is recommended that the site is allocated for up to 15 dwellings, given that there are no major constraints identified on this site and it would assist with the delivery of affordable housing to benefit the community. This can be specified in the draft allocation policy/ development principles for the site.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/146 Land north of Loddington Road	Up to 15 dwellings	Designate as a draft housing allocation

7. **Newton**

- 7.1 **RA/130 (South of Dovecote Farm; site yield: 4 dwellings) -** At the Planning Policy Committee meeting on 23rd November 2016, it was agreed that further work was required before a judgement could be made on whether the site should be considered for progression as a housing allocation. Plan 7 shows the location of the site. The following update is provided for the site.
- 7.2 As previously reported there are some less significant issues that were raised through consultation with statutory consultees; these related to contaminated land as well as considerations for the character and setting of Newton Conservation Area which is located adjacent to the site.
- 7.3 The issue of access and the capacity of the roads in Newton remains a more fundamental concern from the perspective of NCC Highways; discussions with

the site owner have been ongoing to try to address this issue. Access to the site is along narrow roads in the village, requiring improvement despite the relatively small scale nature of the proposals. It is also of concern whether additional development in this small village would be acceptable. This was previously raised as the village only currently comprises of approximately 20 dwellings.

- 7.4 **Recommendation for Newton** - The sustainability of Newton as a location for further development must be considered given its small scale and the lack of facilities that serve the village. Although development of the site would only be for 4 dwellings, it is recognised that there are more sustainable locations within the rural area of the Borough, which require less mitigation and present fewer constraints to development. The site is therefore not recommended for progression as an allocation and is rejected for these reasons.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/130 South of Dovecote Farm, Newton	4 dwellings	Reject site for housing allocation purposes

8. **Pytchley**

- 8.1 **RA/117 (2 fields on the outskirts of Pytchley; site yield: 8 dwellings)** - At the Planning Policy Committee meeting on 23rd November 2016, it was agreed that site RA/117 should be progressed for consideration as a housing allocation for 8 dwellings. Plan 8 shows the location of the site. The following update is provided for this site.
- 8.2 There are no significant constraints in relation to site RA/117. However, NCC Archaeology has highlighted the potential for development to impact on archaeological features within the site. There would be a requirement for an archaeological assessment at planning application stage, and this could be specified within a set of development principles within a housing allocation policy for the site. In addition to this, NCC Highways will require an on-site turning circle.
- 8.3 **Recommendation for Pytchley** – Isham Road, the location of the site, is linear in character and development of the site would provide a logical extension to the existing residential development in Pytchley and is considered proportionate to the size of the village. It is deemed that development of the site, given its potential yield of 8 dwellings, is unlikely to have a significant detrimental impact on the village in terms of the capacity of existing facilities. This site is recommended for allocation, with a set of criteria covering applicable development principles to accompany the draft policy.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/117 2 fields on the outskirts of Pytchley	8 dwellings	Designate as a draft housing allocation

9. Stoke Albany

- 9.1 **Site RA/120 (Farm and Land at Stoke Farm, Ashley Road, site yield: 8 dwellings) and RA/221 (Land to the south of Harborough Road, site yield: 16 dwellings)** – At the Planning Policy Committee meeting on 23rd November 2016, consideration was given to whether it was appropriate to allocate one of two potential housing sites, or both sites over the plan period. No decision was arrived at during this meeting, and the issue remains outstanding. Plan 9 shows the locations of these sites.
- 9.2 Members are advised that Stoke Albany is a small rural village with few community facilities or services. As a result, the village performs less well in terms of sustainability when compared with larger villages within the Borough which benefit from a wider range of amenities and services. If both sites are progressed for allocation, this will result in an increase of 24 new dwellings over the plan period which is comparable with the level of potential housing allocations being considered at larger villages within the Borough. It is considered that this level of growth within Stoke Albany is not appropriate for the above reasons. With this in mind, officers have further considered the merits of the two sites in order to assist Members with determining housing allocations for this settlement.
- 9.3 Using the sustainability assessment criteria, both sites score similarly on a number of issues. As a result, in deciding which site to recommend for progression, focus is placed on considering how sites perform differently in terms of the sustainability criteria.
- 9.4 Out of the two sites, RA/120 scores more positively in terms of its potential impact on the built environment (settlement character) and soil and land criteria, as it is a brownfield site with existing historic agricultural buildings which are suitable for re-use as part of the redevelopment. In addition to preserving the long term use of historic barn buildings, the removal of block and steel framed agricultural buildings and expanse of concrete yard area has the potential to enhance the appearance of the site, although it could equally be argued that the removal of these buildings will detract from the agricultural heritage of the settlement. Given that part of the site is located within Stoke Albany Conservation Area and within relatively close proximity of a number of listed buildings and a Scheduled Ancient Monument; as a result any scheme requires a very careful and sensitive design.
- 9.5 Whilst Site RA/221 is greenfield land and abuts the conservation area (to the east), its position in relation to the main part of the village is considered more

central to the main core of the village, and better relates to the existing built form which is primarily residential in character. As a result, site RA/221 scores more positively in terms of its proximity to public transport connections which already serve the surrounding population. The site is also considered less sensitive in terms of its potential impact on historic assets. When accessibility to individual services is considered separately, site RA/221 scores more positively in terms of its proximity to the local park/play area.

- 9.6 By contrast, the surrounding character of development in relation to site RA/221 enables greater scope to offer a larger number of dwellings, with some requirement for affordable housing, which will help to meet local need. A concern for RA/221 is the impact of noise from the adjacent A43 which will require mitigation, although this is technically possible.
- 9.7 Both sites score positively in terms of highways access and highway capacity, and have similar score with respect of all other aspects of the sustainability criteria. In order to provide sufficient access to RA/120 it is likely that established trees (of varying quality) will need to be removed from the highway verge in order to secure satisfactory visibility. This has the potential to detract from the character and appearance of the conservation area. On balance, it is considered that bringing forwards site RA/221 would be preferable over RA/120, due to its less sensitive, and more central location adjacent the existing settlement, which assists with access to the limited local services and connectivity. In addition, it will aid with the delivery of affordable housing within this rural settlement. Whilst RA/120 benefits from a number of strengths, it is located in a more sensitive and isolated position which relates less well to the main hub of the village, and will result in the displacement of an existing active agricultural use.
- 9.8 It should be acknowledged that site RA/120 previously has historically benefitted from planning permission for 3 large dwellings which responds to the low density character of historic development in this part of the village (KET/2012/0715). This development can come forward in addition to any allocation made elsewhere in the village, and will provide a different offer to the local housing market which has already been considered an appropriate form of development for this part of the village. In general, a higher density of development is considered more appropriate for site RA/221 where the surrounding pattern of development is similar. However it should be noted that the proposed yield of 16 is for only part of the site that was previously considered. Through discussions with the site owner it has been proposed that residential development along the frontage of Harborough Road would be appropriate, thereby leaving the southern part of the site undeveloped. The proximity of the A427 to this part of the site and the existing pattern of development along the opposite side of the road, potentially justify the development of the frontage along Harborough Road. Also a larger yield on this site would potentially have an impact on the existing character of the village and could be considered of an unsuitable scale for the village.

- 9.9 **Recommendation for Stoke Albany** – It is recommended that site RA/221 be progressed to be taken forward, and site RA/120 be discounted on the basis that allocating both sites would be detrimental to the character and integrity of the settlement and a higher density of development at site RA/120 would be less preferable. A set of site specific criteria covering development principles for site RA/221 will be included in a draft allocation policy.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/120 Farm and Land at Stoke Farm, Ashley Road, Stoke Albany	8 dwellings	Reject for housing allocation purposes
RA/221 Land to the south of Harborough Road, Stoke Albany	16 dwellings	Designate as a draft housing allocation

10 **Weston by Welland**

- 10.1 **RA/136 (Home Farm, Weston by Welland, site yield: 10 dwellings)** – At the Planning Policy Committee meeting on 23rd November 2016, it was agreed that site RA/136 should be progressed for consideration as a housing allocation. Refer to Plan 10 for its location.
- 10.2 The site is located on an existing farm, on the northern edge of the village and has a potential yield of 10 dwellings. The main issue that was raised previously was that of highway access and concerns in relation to visibility, although this has now been subsequently addressed, as reported previously.
- 10.3 Given the location of the site, considerations to the character and setting of the Weston by Welland Conservation Area must be given, and adjacent to it is a Grade II listed building at 2, The Lane, which forms part of the existing farmstead. This is intended to be retained for residential use.
- 10.4 Development of the site, which currently comprises derelict farm buildings would provide a more attractive entrance into the village. Although it is recognised that it is a relatively small village within the context of the rural area, it is deemed that this scale of development is appropriate for this location. Due to its previous use, further investigation of the potential for contaminated land would be required prior to the submission of a planning application.

10.5 **Recommendation for Weston by Welland** – Site RA/136 is recommended as a housing allocation for up to 10 dwellings for those reasons set out above. A set of site specific criteria covering development principles for the site will be included in a draft allocation policy.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/136 Home Farm	10 dwellings	Designate as a draft housing allocation