

1. BROUGHTON

Site RA099a - Broughton Allotments

Site RA/127 - The Paddock, Meadow Close

- 1.1 In the case of Broughton, a number of sites have been put forward for consideration and these sites have been 'filtered' in terms of their suitability. This now leaves two potential sites RA/099a and RA/127 which could be allocated.
- 1.2 At the Planning Policy Committee meeting on 23rd November 2016, a recommendation was made for further work to be undertaken in relation to site RA/099a before concluding the assessment process and recommending which of the sites to be put forward for allocation. Additional assessment work has been undertaken in relation to the outstanding issue of potential for odour nuisance from a nearby waste water treatment works (known as Broughton Water Recycling Centre) which had been raised by Anglian Water. This assessment has concluded that development of the site would not be affected by odour. As a result of this Anglian Water have indicated that is sufficient to address this issue and raise no objection to the site being developed for housing.
- 1.3 It was reported at Planning Policy Committee on 19th April 2017 that the outstanding issue of potential yield on site RA/127 had been overcome through negotiation with the site promoter to reduce the yield from 26 to 20. On 29th August an outline application for 20 dwellings, was received for site RA/127, a decision on this application is expected to be made by 28th November 2017.
- 1.4 Members are reminded that the Broughton Neighbourhood Plan remains in preparation, where it is in draft form at present. The Neighbourhood Plan has the opportunity to identify sites for development. Although, the Neighbourhood Plan needs to be formally submitted to the Council, examined by an Independent examiner and a referendum will need to take place before the plan can be 'made', once concluded through its own preparation process.
- 1.5 In terms of the sustainability assessment, both sites have been appraised and score fairly similar, although site RA/127 is marginally superior. The more significant potential issue for RA/099a in terms of proximity to a potential odour source which is the Broughton Water Recycling Centre (waste water treatment works) has now been resolved. Site RA/099a will involve the re-location of the allotment the current use for the site. Site RA/127 does offer some locational preference as it is positioned more within the existing fabric of the village.
- 1.6 Both these sites are of a more appropriate scale than some of the others that have been promoted through the SSP2 and offer a similar yield (between 20 and 30 dwellings). The village is one of the larger villages within the Borough providing a number of local facilities/ services. It is recognised that Broughton has already been contributing towards the delivery of housing in recent years, for example the Cransley Hill development, but some further modest growth is to be expected. Officers are also mindful of the Broughton Neighbourhood Plan which like the SSP2 is emerging and proposes to make some small scale allocations of 6 and 7 dwellings on 2 sites, totalling 13 dwellings. These sites are yet to be

assessed through a formal examination process and it is too early to tell if they will be successfully identified as allocations.

- 1.7 **Recommendation for Broughton** – In this context, the recommendation is to identify an allocation of housing for between 20 and 30 dwellings at Broughton. In order to do this, both sites RA/127 and RA/099a should be identified in the draft SSP2 with the express aim of gauging public views through the public consultation on which preferred site should be taken forward as a housing allocation at the next stage i.e. the formal ‘pre-submission’ draft document.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/099a, Broughton Allotments	28	Progress further as a draft housing allocation as one of two potential housing sites for Broughton
RA/127, The Paddock, Meadow Close	20	Progress further as a draft housing allocation as one of two potential housing sites for Broughton

2 CRANFORD

RA/170 - South of New Stone House, Duck End

RA/173 - Land east of the corner of Duck End and Thrapston Road

- 2.1 At Planning Policy Committee on 23rd November 2016 it was recommended that further work was required to determine the impact of odour from Cranford Water Recycling Centre on both the identified sites RA/170 and RA/173. Through further consultation with Anglian Water, who operates the treatment facility, it was determined that an odour assessment would be required prior to a decision being made for these sites.
- 2.2 As a result of this, it was agreed at Planning Policy Committee on 19th April 2016 that the sites remain under consideration, as further work was still required in order to address the issue of odour. At this time, site RA/173 remained the preferred option for allocation given that the site has been proposed for a higher yield as evidenced by recent work undertaken by KBC, which has found there is a need for affordable properties in Cranford. Although it is recognised that concerns relating to highways and access into the centre of the village regarding site RA/170 have been reported previously, the need for affordable housing of the village outweighs this, as it is not likely to preclude development of site RA/170.
- 2.3 Anglian Water has now been able to confirm that after a review of odour levels originating from their site, the risk of amenity loss at these sites due to the normal operation of the Water Recycling Centre is minimal and therefore raise no

objection to the allocation of the site for housing. KBC Environmental Health has also confirmed that no complaints have been made in relation to odour emanating from the site.

2.4 These sites have been identified by Cranford Parish Council as possible locations for affordable housing to meet an identified need in in the village. Together these sites would provide in the order of 13 to 15 dwellings.

2.5 **Recommendation for Cranford** - As a result of the discussion above and the support for these sites shown by the Parish Council, it is recommended that both sites are identified as draft housing allocations in the SSP2 to ensure the delivery of affordable housing in Cranford, which would allow development of a proportionate scale.

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

3 GEDDINGTON

RA/109 - Geddington South East

3.1 Two sites at Geddington have already been agreed through this Committee to proceed to the draft plan – see sites RA/107 and RA/110 in Table R1. Site RA/109 has remained to be considered as a potential housing site allocation. Potential odour impact from the nearby Water Recycling Centre remains the only outstanding issue for this site detailed modelling. The site promoter has undertaken on-site odour testing to measure potential impact during two different seasonal periods, together with detailed modelling in consultation with Anglian Water. This assessment work has concluded that a small area of the site will be adversely affected by odour from the adjacent facility, but that *‘it is not considered that the Water Recycling Centre would cause a loss of amenity, annoyance, nuisance or complaints for future occupiers of the residential development on the proposed site. Accordingly, there is no requirement for mitigation measures to be implemented.’* Anglian Water has been consulted on the final odour assessment report and raises no objection.

3.2 It has now been established that whilst a small area of the site has potential to experience such pollution, a reconfiguration of the plots within the site and reducing the number of dwellings from 11 to 10 can help to negate this issue. Anglian Water now raises no objection with this proposal.

3.3 **Recommendation for Geddington** - It is recommended that site RA/109 is identified as a draft housing allocations in the draft SSP2. Together, the three sites at Geddington can deliver between 28 – 30 dwellings.

Site Reference	Site Yield (estimated dwellings)	Recommendation
RA/109 - Geddington South East	10 dwellings	Designate as a draft housing allocation

4 NEWTON

RA/130 - South of Dovecote Farm

- 4.1 In considering site RA/130 (Land south of Dovecote Farm) at Planning Policy Committee on 23rd November 2016, it was reported that there were concerns from NCC Highways relating to highway access and capacity in the village. At this stage it was agreed that further work was required to ascertain whether these concerns could be sufficiently overcome. Subsequent to this, at Planning Policy Committee on 19th April 2017, it was recommended that the site was to be discounted, given that it was recognised that there were more preferable and sustainable sites in the rural area for housing. Members, however, agreed to keep this site under consideration and asked for further work to be undertaken regarding a highway issue.
- 4.2 Following this, further discussions between the site promoter, NCC Highways and the Council have taken place to overcome the highways issues that have been identified. More specifically, further work has been undertaken to demonstrate that the site can be sufficiently serviced by refuse and fire vehicles and visibility splays at the entrance to the village at the junction with Newton Road have been provided.
- 4.3 To date, NCC Highways maintain concerns regarding the junction onto Newton Road, which is the only access into the village. Therefore further information regarding the current traffic levels in the village was required to determine whether the additional housing of 4 dwellings is likely to result in increased traffic flows or alternatively result in minimal change given that it would potentially be similar to the existing flows associated with the secondary access of the current agricultural business. This would then determine whether development of this site would likely increase the traffic levels accessing the village via Newton Road and potentially compromising highway safety. This information was received on 22nd September 2017, and will be analysed by NCC and a further update will be provided to Committee at the meeting on 4th October 2017.
- 4.4 Notwithstanding the above, this site is one of the smallest sites (in terms of yield) being promoted through the SSP2 and would involve the redevelopment of a site currently occupied by a number of agricultural buildings. Under the definition of previously developed land, land occupied by agricultural buildings is not classed as a 'brownfield' site.
- 4.5 Officers have previously reported that the village only contains around 20 dwellings. As demonstrated in Appendix 1, all villages which are being considered for site specific housing allocations, with the exception of Newton, are proposed as Category A villages within the SSP2. Newton is designated as a Category B village. These villages are regarded as important having a particular

character and charm, given they are ‘Estate Villages’ associated with the Boughton Estate. In these locations development would normally be expected to take place within the defined settlement boundary and include the re-use, conversion or redevelopment of existing buildings within the defined settlement boundary. Such infill development will be limited to 1 to 2 dwellings. As can be seen from the village plan attached in Appendix 2, the site is located outside the settlement boundary and would involve development on the east side of the village extending out into the open countryside.

- 4.6 Redevelopment of the site presents an opportunity to improve the visual outlook to the east of the village. However, at this stage the consideration is about the principle of identifying this site for development for residential development of this scale and in this location. It is also acknowledged that any highways improvements may assist existing residents by improving the existing situation, but could also encourage other development proposals in this small village which lacks facilities unlike other villages.
- 4.7 There are more sustainable locations in which to allocate land for in the order of 4 no. dwellings. It is considered that the redevelopment of this site does offer an opportunity to enhance the physical appearance of this part of the village, but no overall need has been identified for this level or type of new dwellings in the village. Sites in other villages can potentially provide for affordable homes.
- 4.8 Given the site is not crucial to ensuring the rural housing numbers are met, Officers recommendation is still that other sites are of more benefit to allocate in the rural area and site RA/130 should be rejected at this stage of the process. If the land owner wants to convert or redevelop the site for small scale residential (potentially up to 3 dwellings) or other commercial uses there is an opportunity on a case by case basis through ‘permitted development rights’, subject to a number of requirements. Redevelopment of the site through this small scale development still means there is an opportunity to improve the visual outlook to the east of the village.
- 4.9 **Recommendation for Newton** - It is recommended that despite a willingness from the site promoter to address the outstanding highways issues, the principle issue of sustainability is one that cannot be overcome and therefore the site should be discounted on this basis.

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

5 STOKE ALBANY
RA/120 - Farm and Land at Stoke Farm, Ashley Road, Stoke Albany
RA/221 - Land to the south of Harborough Road, Stoke Albany

- 5.1 At Planning Policy Committee on 19th April 2017, Officers were instructed by Members to present layout and location plans for sites RA/120 and RA/221 so that they could be considered together and in context, and explore the potential to deliver a higher yield at site RA/120 following representations made by the site promoter to match housing yields being considered at site RA/221. Additional work has also been undertaken to clarify further points relating to site RA/120.

Previously Developed Land Status

- 5.2 Through the sustainability assessment site RA/120 was previously scored positively in terms of Previously Developed Land (PDL), however the site is now considered comparable with RA/221 (greenfield site) following a review of the NPPF which defines PDL as *'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings.....'* Farm buildings and farmyard areas therefore fall outside of the definition of PDL. The sustainability assessment for RA/120 has therefore been amended to reflect this definition.

Highway Safety and Amenity

- 5.3 The promoter of site RA/120 has provided further information to clarify the extent of the visibility splays serving the site, which concludes that there will be no impact on the adjacent stone boundary wall or 3 trees located within the highway verge. Comment from NCC Highways states that only one tree in the highway verge could be retained to ensure highway safety, which would also require removal if it eventually exceeded 0.55m in width.
- 5.4 Development control principles set out within the Conservation Area appraisal (1982) state *'The demolition of existing boundary walls or the removal of trees where these form important elements in the street scene will be resisted.'* Removal of any 'sound' trees would conflict with the Local Planning Authorities duty to pay special attention to the preserving/enhancing the character and appearance of the Stoke Albany Conservation Area and would have a detrimental impact on the surrounding verdant character. By comparison, whilst development of site RA/221 will require partial or full removal of the existing hedgerow separating the site from Harborough Road, this part of the village is less sensitive, falling outside of the designated Conservation Area and further away from other heritage assets.

Site Yield

- 5.5 The site promoter of RA/120 has previously submitted a layout for 15 dwellings, which officers advised at the time would be inappropriate given the density and character of surrounding area. Until recently, the site had been considered against a yield of 8 dwellings. Further layout proposals for 7 and 12 dwellings (the latter including 6 affordable homes) have been received for consideration [with an extended site boundary to include the existing Stoke Farm House]. No additional information has been received from the promoter for site RA/221.
- 5.6 In deciding an appropriate level of growth for Stoke Albany, consideration is first given to the village hierarchy. Stoke Albany is a small category A village, where emphasis is placed on protecting the village environment through small scale

infill development in accordance with Policy 11 (JCS). Facilities serving Stoke Albany are limited to a village pub, village hall and church and this should be recognised in terms of the village's overall sustainability.

- 5.7 A figure ground diagram contained within the 'Rural Masterplanning Report February 2012' (RMR), and provided on page 8 of this appendix, illustrates the historic pattern of development in Stoke Albany, and how new development will influence evolution of the village. The figure ground diagram shows that the majority of housing development within the village is organised over a distinct linear form within the southern end of the settlement. By comparison, there are a total of 9 existing dwellings scattered over the northern end of the village, which is characterised by a more organic layout. An appropriate and sensitive response to the village structure would therefore focus a greater level of new development within the southern end of the village.
- 5.8 It was previously discussed with Members that the anticipated housing yield at site RA/221 would generate an affordable housing element in its favour, subject to a minimum yield being secured through site development principles. It has already been discussed that achieving a similar required yield (> 15 dwellings) at site RA/120 would result in development out of character with the surroundings and a lower yield could only secure an affordable element through a voluntary unilateral undertaking.
- 5.9 Bearing in mind that site RA/120 benefits from planning permission for 3 dwellings which the site promoter states has been implemented, the delivery of a lower density housing development more appropriate to the north of the village could still be achieved through the existing commitment. Together with the designation of housing site RA/221, the two sites would offer an optimum form and quantum of housing most appropriate for Stoke Albany.
- 5.10 **Recommendation for Stoke Albany** - For the above reasons, it is therefore recommended that site RA/221 is designated as a draft housing allocation, and site RA/120 is discounted and not progressed further.

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

Figure Ground Diagram for Stoke Albany



Stoke Albany – Built form