

**SITE SPECIFIC
PART 2 LOCAL PLAN (SSP2)**

**HOUSING ALLOCATIONS
BACKGROUND PAPER**

MAY 2018

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1.0 INTRODUCTION

- 1.1 The purpose of this paper is to provide an assessment of housing sites to determine which sites should be progressed as housing allocations in the Site Specific Part 2 Local Plan (SSP2). This paper should be read alongside the *'Housing Allocations: Background Paper'* (February 2012) and the *'Housing Allocations – Assessment of Additional Sites and Update'* (October 2013).
- 1.2 The *Housing Allocations: Background Paper* (February 2012) set out a methodology for assessing sites and provided an assessment of potential housing sites which was used to identify proposed housing options in the Site Specific Proposals LDD – Options Paper.
- 1.3 The *Housing Allocations – Assessment of Additional Sites and Update* (October 2013) provided an update on the assessment of housing sites and an assessment of additional potential housing sites submitted following the publication of the Site Specific Proposals LDD – Options Paper.
- 1.4 This paper provides an assessment of additional sites put forward through the consultation on *Housing Allocations – Assessment of Additional Sites and Update (2013)*, an assessment of additional sites which have been put forward since this consultation and provides an update on sites under consideration. The sites have been assessed using the methodology set out in the *Housing Allocations: Background Paper* (February 2012).
- 1.5 These assessments have been informed by stakeholder consultation. In addition to this, site promoters were asked to provide information on the sites. A copy of the information requested from site promoters is attached at appendix 1.
- 1.6 Information on the assessment of housing sites has been presented to a number of Planning Policy Committees where Members have made decisions on which sites should be progressed as draft housing allocations in the Part 2 Local Plan. The dates of these committees, and links to these committees, are provided below:

Table 1: Planning Policy Committee Dates:

Committee Date	Settlements considered
1st November 2016 Planning Policy Committee	Kettering, Burton Latimer, Desborough, Rothwell
23rd November 2016 Planning Policy Committee	Broughton, Geddington, Mawsley, Braybrooke, Cranford, Great Cransley, Newton, Pytchley, Stoke Albany, Weston by Welland, Wilbarston

<u>19th April 2017 Planning Policy Committee</u>	Braybrooke, Broughton, Cranford, Geddington, Great Cransley, Mawsley, Newton, Pytchley, Stoke Albany, Weston by Welland
<u>5th September 2017 Planning Policy Committee</u>	Kettering/ Barton Seagrave and Burton Latimer sites
<u>4th October 2017 Planning Policy Committee</u>	Broughton, Cranford, Geddington, Newton and Stoke Albany
<u>27th March 2018 Planning Policy Committee</u>	Desborough and Rothwell

2.0 PLANNING POLICY CONTEXT

Joint Core Strategy

- 2.1 The Joint Core Strategy adopted in July 2016 is the strategic Part 1 Local Plan for North Northamptonshire. It sets out the big picture to be developed in more detail through the Part 2 Local Plans prepared by the individual local authorities.
- 2.2 Policy 11 of the Joint Core Strategy sets out the settlement hierarchy which focuses development at the Growth Town of Kettering. The Market Towns will provide a strong service role for their local communities with growth at a scale appropriate to the character and infrastructure of the town. In the rural area development is limited to that required to support a prosperous rural economy or to meet a locally arising need.
- 2.3 Policy 29 of the Joint Core Strategy sets out how new housing will be accommodated in line with the spatial strategy and Table 5 sets out housing requirements for settlements.

Site Specific Part 2 Local Plan

- 2.4 The Site Specific Part 2 Local Plan, when adopted, will form part of the Development Plan. This document will allocate land to meet the housing requirements set out in table 5 of the Joint Core Strategy. The following table sets out the JCS housing requirements and progress made in meeting these housing requirements. It was agreed at the 1st November 2016 Planning Policy Committee that the SSP2 will allocate land to meet the residual JCS requirement with an additional 10% buffer. The final column of the table provides the residual requirement with an additional 10% buffer.

Table 2: Housing Requirements (Base date 1st April 2017)

<i>Settlement/Category</i>	<i>JCS requirement 2011-2031</i>	<i>Completions 2011-17</i>	<i>Commitments 2011-17*</i>	<i>Kettering Town Centre AAP allocations</i>	<i>JCS sites</i>	<i>Residual JCS requirement</i>	<i>Residual JCS requirement with additional 10% buffer</i>
<i>Kettering (inc. Barton Seagrave)</i>	6,190	1,114	4,507	844	0	-275	344
<i>Burton Latimer</i>	1,180	884	396	0	0	-100	18
<i>Desborough</i>	1,360	345	751	0	0	264	400
<i>Rothwell</i>	1,190	250	75	0	700	165	284
<i>Rural Area</i>	480	146	54	0		280**	140
<i>Total</i>	10,400						

* Commitments include sites with planning permission/ resolution to grant planning permission/ sites currently under construction.

** A windfall allowance of 140 dwellings (10 dwellings per annum) is deducted off this figure to take account of a number of sites which may be regarded as 'windfalls' coming forward during the lifetime of the Local Plan. They normally comprise previously-developed sites that have unexpectedly become available.

The Size Threshold for sites

- 2.5 The North Northamptonshire Joint Core Strategy allocates strategic sites to meet housing requirement. The assessment of sites for the JCS is set out in the '*Background Paper on Strategic Housing and Employment Sites*' (January 2015), this document is available to view using the following link: <http://www.nnjpu.org.uk/docs/Final%20updated%20Background%20Paper%20Jan%202015.pdf>. This assessment used a minimum threshold of 500 dwellings. Therefore the assessment for the SSP2 considers sites of up to 500 dwellings.

3.0 **METHODOLOGY**

3.1 The methodology for assessing sites is set out in the Housing Allocations: Background Paper (2012). However to ensure that all reasonable alternatives have been considered, sites which have been promoted for development since the initial assessment was undertaken have been included and assessments have been completed. The methodology is summarised below.

The initial sieve

3.2 An initial sieve was undertaken and a number of sites were excluded at this stage. This included sites which were of a strategic scale and considered through the JCS, sites located within the Kettering Town Centre Area Action Plan area and sites with planning permission. Details of this initial sieve are included in the *'Housing Allocations: Background Paper (February 2012)*.

Assessment of sites

3.3 Those sites which were not excluded through the initial sieve were subject to a detailed assessment. Details of this assessment are included in the *'Housing Allocations: Background Paper (February 2012)*. This assessment split the sites into three categories:

- Sites with potential for allocation
- Sites with more significant constraints, and
- Sites not suitable for development within the plan period.

3.4 A summary of these assessments is included in the *'Housing Allocations: Background Paper (February 2012)*.

3.5 Sites with potential for allocation were identified in the Site Specific Proposals Local Development Document – Options Paper as preferred options to meet the housing requirements. Sites in the other two categories were identified as discounted options. This document was consulted on in March 2012 and the responses reported to Planning Policy Committee on the 4th and 13th September 2012. Following this consultation the assessment of sites were updated and new sites which had been submitted were assessed.

3.6 The *'Housing Allocations Assessment of Additional Site and Update'* (October 2013) provided an update on those sites included as either preferred options or discounted sites at the options stage and an assessment of new sites which has been submitted. The consultation took place from 28th October 2013 to 9th December 2013.

3.7 Following the consultation on the *'Housing Allocations Assessment of Additional Site and Update'* (October 2013) a report was presented to Planning Policy Committee on the 30th January 2014.

- 3.8 At this committee Members agreed a number of sites be progressed as housing allocations, that further work be undertaken on a number of sites prior to concluding whether the sites should be progressed as housing allocations and that a number of new sites be assessed. A number of sites were discounted at this stage.
- 3.9 Since the 30th January 2014 Planning Policy Committee additional work has been undertaken in relation to the assessment of sites. In addition to those sites identified as sites to be progressed as housing allocations, those requiring further work and new sites to be assessed at this committee a number of additional sites have been promoted and these sites have also been assessed. The work undertaken and the conclusions of this work are summarised in chapter 4.

4.0 ASSESSMENT OF SITES

- 4.1 A summary of the assessment of the sites which remained under consideration at the 30th January 2014 and those promoted since is attached at appendix 2 and the assessment for each site is attached at appendix 3. Those sites discounted though the 30th January 2014 Planning Policy Committee or before this stage are not included in the appendix but summaries of the assessment for these sites are included in the *Housing Allocations: Background Paper (2012)* and the *Housing Allocations Assessment of Additional Sites and Update (October 2013)*.
- 4.2 The aim of the additional work undertaken since the 30th January 2014 has been to provide a further shortlist of potential sites.
- 4.3 Site promoters for all sites remaining under consideration were contacted and information was requested in relation to the sites. A copy of the form sent to site promoters is attached at appendix 1. In addition to this further consultation has been undertaken with stakeholders. The information gathered has been used to inform the detailed site assessment process.
- 4.4 The assessment work undertaken has been presented at a number of Planning Policy Committees where Members have agreed conclusions in relation to each of the sites. The dates of these Planning Policy Committees and the settlements considered at each are set out in Table 1.
- 4.5 The following table provides a summary of the conclusions in relation to each of the sites. This list does not include sites which were discounted through earlier assessment. The table includes sites which remained under consideration following the 30th January 2014 Planning Policy Committee and sites which have been promoted for development since then. The table provides the conclusion in relation to each of the sites and the date at which the conclusions were agreed at Planning Policy Committee.

Table 3: Summary of Site Assessments:

Site Reference Number	Site Name	Yield	Conclusion	Date agreed
Kettering				
KE/001	Scott Road Garages	25 dwellings	Designate as a draft housing allocation	5 th September 2017
KE/003	Former Kettering Football Club, Rockingham Road	88 dwellings	Designate as a draft housing allocation	5 th September 2017
KE/007	Kettering Fire Station,	17 dwellings	Designate as a draft housing allocation	5 th September

	Headlands			2017
KE/011	Land west of Kettering	Up to 350 dwellings	Designate as a draft housing allocation. Site has planning permission (KET/2015/0551)	5 th September 2017
KE/151	Glendon Ironworks, Sackville Street	33 dwellings	Designate as a draft housing allocation	5 th September 2017
KE/152	Ise Garden Centre, Warkton Lane	15 dwellings	Designate as a draft housing allocation	5 th September 2017
KE/153	Factory adjacent to 52 Lawson Street	32 dwellings	Designate as a draft housing allocation	5 th September 2017
KE/154	Land to the rear of Cranford Road	60 dwellings	Designate as a draft housing allocation. Planning permission granted KET/2016/0048	5 th September 2017
KE/156	Land to the rear of 239 Barton Road	33 dwellings	Discounted as housing allocation	1 st November 2016
KE/184	Land adjacent to Abbots Way	20-25 dwellings	Designate as draft housing allocation	5 th September 2017
KE/184a	Land adjacent to KE/184 (McAlpine's Yard)	186-217 dwellings	Consider as draft housing allocation – further work required in relation to employment use	5 th September 2017
KE/002	Land north of Gipsy Lane	81 dwellings	Designate as draft housing allocation. Planning permission granted KET/2017/0137	5 th September 2017
Burton Latimer				
BL/038	BL Site 11. Land adjacent to the Bungalow	14 dwellings	Designate as draft housing allocation. Planning permission granted	1 st November 2016
BL/039	BL Site 20. Site to the rear of Regent Road	9 dwellings	Designate as draft housing allocation. Planning permission granted	1 st November 2016
BL/042	Finedon Road	35 dwellings	Site under construction. Allocation not required.	1 st November 2016

BL/044	Land to the west of Kettering Road	22 dwellings	Designate as a draft housing allocation	5 th September 2017
BL/047	Land to the North of Church Street	15 dwellings	Discounted as housing allocation	1 st November 2016
BL/057	Bosworth Nurseries and Garden Centre	69 dwellings	Designate as draft housing allocation. Planning permission granted	1 st November 2016
BL/180	Land to the north of Higham Road (including land to the north)	348 dwellings	Site under construction. Allocation not required	1 st November 2016
BL/182	Land off Higham Road (North of Silverstone Road)	60 dwellings	Discounted as housing allocation	5 th September 2017
Desborough				
DE/063	Land off Pipewell Road	92 dwellings	Discounted as housing allocation	27 th March 2018
DE/212 (including DE/188)	Land off Buxton Drive	135 dwellings	Designate as a draft housing allocation	27 th March 2018
DE/067	Land adjoining Orchard Close and off Harrington Road	75 dwellings	Discounted as housing allocation	27 th March 2018
DE/073	Land at Harrington Road	69 dwellings	Site under construction. Allocation not required	1 st November 2016
DE/210	Land to the south of Desborough	304 dwellings	Designate as a draft housing allocation	27 th March 2018
DE/211	Land off Federation Avenue	180 dwellings	Discounted as housing allocation	27 th March 2018
DE/213	Land off Harborough Road	230 dwellings	Discounted as housing allocation	27 th March 2018
Rothwell				
RO/084	Rothwell Town Football Club	80 dwellings	Site under construction. Allocation not required.	27 th March 2018
RO/085	Land to west of Rothwell	200 dwellings	Discounted as housing allocation	27 th March 2018
RO/086	Land to the rear of 74-82 Rushton Road	35 dwellings	Discounted as housing allocation	27 th March 2018
RO/088a	Rothwell North/ Land to the west	300 dwellings	Designate as a draft housing allocation	27 th March 2018

	of Rothwell (Previously within Rothwell North application boundary)			
RO/202	Land to the north of Rothwell (including RO/086)	66 dwellings	Discounted as housing allocation	27 th March 2018
RO/204	Land to the south of Rushton Road	69 to 90 dwellings	Discounted as housing allocation	27 th March 2018
RO/205	Land to the east of RO/088 (Rothwell North)	500-555 dwellings	Discounted as housing allocation	1 st November 2016
RO/206	Land to the north of Rushton Road	120 dwellings	Discounted as housing allocation	27 th March 2018
RO/222	Land east of Rothwell North	210 dwellings	Discounted as housing allocation	27 th March 2018
Rural Area				
Braybrooke				
RA/128	Top Orchard (previously The Old Rectory)	3 dwellings	Designate as a draft housing allocation	19 th April 2017
Broughton				
RA/94a	Land south east of Northampton Road (including frontage of RA/094)	15 dwellings	Discounted as housing allocation	19 th April 2017
RA/096	Land west of Darlow Close	50-60 dwellings	Discounted as housing allocation	19 th April 2017
RA/099a	Broughton Allotments (part of former site RA/099)	28 dwellings	Discounted as housing allocation	4 th October 2017
RA/101	Land to the rear of 22 High Street	12 dwellings	Discounted as housing allocation	19 th April 2017
RA/127	The Paddock, Meadow Close	20 dwellings	Designate as a draft housing allocation. In the event that the Broughton Neighbourhood Plan is adopted, then this site would be withdrawn from the Local Plan process	4 th October 2017
Cranford				
RA/170	South of New Stone House,	5 dwellings	Designate as draft housing allocation	4 th October 2017

	Duck End			
RA/173	Land east of the corner of Duck End and Thrapston Road	8-10 dwellings	Designate as draft housing allocation	4 th October 2017
Geddington				
RA/107	Geddington Sawmill	10 dwellings (dependent on level of mixed use)	Designate as a draft housing allocation	19 th April 2017
RA/109	Geddington South East	10 dwellings	Designate as a draft housing allocation	4 th October 2017
RA/110	Old Nursery Site at Grafton Road	8-10 dwellings	Designate as a draft housing allocation	19 th April 2017
Great Cransley				
RA/146	Land to the north of Loddington Road	Up to 15 dwellings	Designate as a draft housing allocation	19 th April 2017
Mawsley				
RA/115	Land adjacent to Mawsley	83-143 dwellings	Discounted as housing allocation	19 th April 2017
RA/174	Land to the west of Mawsley	50 dwellings	Designate as a draft housing allocation	19 th April 2017
Newton				
RA/130	South of Dovecote Farm	4 dwellings	Discounted as housing allocation	4 th October 2017
Pytchley				
RA/117	2 fields on outskirts of Pytchley Village	8 dwellings	Designate as a draft housing allocation	19 th April 2017
Stoke Albany				
RA/221	Land to the south of Harborough Road	16 dwellings	Designate as a draft housing allocation	4 th October 2017
RA/120	Stoke Farm	8-12 dwellings	Designate as a draft housing allocation	4 th October 2017
Weston by Welland				
RA/136	Home Farm	10 dwellings	Designate as a draft housing allocation	19 th April 2017
Wilbarston				
RA/172	Land east of Kendalls Close	6 dwellings	Discounted as housing allocation	23 rd November 2016

4.6 A summary of the site assessment work by settlement is attached at appendix 2 and the site assessments for each site are contained in appendix 3. Further detail in relation to the assessment of sites is also contained within the Planning Policy Committee reports identified in table 1.

4.7 The following table provides a summary of the number of dwellings which would be provided in each settlement through the designated draft housing allocations compared with the remaining Joint Core Strategy requirement plus 10% buffer. This table demonstrates that the sites designated as draft housing allocations meet the remaining JCS requirement with the 10% buffer added.

Settlement	Remaining JCS requirement plus 10% buffer	Number of dwellings on sites designated as draft housing allocations
Kettering (inc. Barton Seagrave)	344	916-947
Burton Latimer	18	22
Desborough	400	439
Rothwell	284	300
Rural Area	140	171-179
Total	1186	1,848 – 1,887

Appendix 1 – Site Promoters Consultation Form

Kettering Borough Site Specific Part 2 Local Plan

Housing Site Form

Site Ref:

Site address:

For office use only:

Site reference number:

Part A: Contact Details

Contact details

Name	
Organisation	
Address	
Postcode	
Email	
Telephone	

In what capacity are you responding?

A private landowner (please indicate sole or part owner of the site)	
A public land-owning body	
A registered social landlord	
An agent	
A developer	
Other (please specify)	

Ownership details

If you are representing another party or client, please supply the names and addresses of those you represent. Please continue on a separate sheet if necessary, and provide a plan showing the extent of individual land holdings.

Name	
Organisation	
Address	

Postcode	
Email	
Telephone	
Has the landowner (or each owner) indicated support for development of the land?	

How information you have provided will be used

By submitting this Housing Site Form you are consenting to the details about you and your individual sites being stored by Kettering Borough Council. All information that you provide will be retained on our database and will be used solely for the purpose of the preparation of the Kettering Site Specific Part 2 Local Plan. This may require public disclosure of any data for consultation purposes, excluding personal contact details.

The data will also be used in discussion with consultees, but the contact information contained within the form will be detached and kept secure.

If there is confidential information you wish to submit but remain out of the public domain please indicate to that effect within the form. Please note information you provide may be subject to disclosure under Freedom of Information Act 2000 and Environmental Information Regulations 2004 and its confidentiality cannot be guaranteed.

Appendix 2 – Site Assessment Summary Tables by Settlement

BURTON LATIMER				
		BL/044 (Land west of Kettering Road)	BL/182 (Land to the south of Wheatfield Drive)	BL/047 (Land to the north of Church Street)
Yield (yield used indicated in bold)	SHLAA @ 30 dph Site Promoter	22 (site promoter)	60	15-27
Accessibility to	Facilities	~	✓	~
	Employment	✓✓	✓✓	✓✓
	Public Transport	✓✓	~	✓✓
	Settlement hierarchy	✓	✓	✓
Health		✓✓	✓✓	✓✓
Skills		~	~	~
Community		✓	~	✓
Liveability	Impact of noise or odour	~	~	✓✓
	Compatible development	~	✓✓	✓✓
Biodiversity impact on	Protected species	~	~	~
	Ecological features	~	~	~
Landscape		~	✓	~
Cultural Heritage		~	✓	~
Built Environment	Settlement Character	~	~	~
	Relationship to area	✓✓	✓	✓✓
	Coalescence	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	~	~	x
	Previously developed land	~	x	~
	Contaminated land	~	~	~
Minerals		✓✓	✓✓	✓✓
Wealth Creation		x	x	x
Infrastructure	Access to Highway	✓✓	xx	xx
	Capacity of Highway	~	xx	✓✓
	Capacity of Infrastructure	~	~	~
Availability	Drainage	✓✓	✓✓	✓✓
	Interest	✓✓	✓✓	xx
	Constraints	No	YES	No
Deliverability		✓	~	x
Total	✓✓	9	7	10
	✓	4	6	3
	~	14	11	10
	x	1	2	3
	xx	0	2	2
Conclusion				

Desborough							
		DE063	DE067	DE210	DE211	DE212 (Combine d DE/188)	DE213
Yield (yield used indicated in bold)	SHLAA @ 30 dph/ Site Promoter	91 (Site Promoter)	75 (Site Promoter)	304 (Site Promoter)	180 (Site Promoter)	135 (Site Promoter)	230 (Site promoter)
Accessibility to	Facilities	✓	✓	x	✓✓	x	x
	Employment	~	x	~	~	x	✓✓
	Public Transport	✓	~	✓✓	✓✓	~	✓
	Settlement hierarchy	✓	✓	✓	✓	✓	✓
Health		✓✓	✓✓	~	✓✓	✓✓	✓✓
Skills		~	~	~	~	~	~
Community		~	✓	~	✓	✓	✓
Liveability	Impact of noise or odour	~	✓✓	✓✓	✓✓	✓✓	~
	Compatible development	~	✓✓	✓✓	✓✓	✓✓	✓✓
Biodiversity impact on	Protected species	~	~	~	~	~	~
	Ecological features	~	~	~	~	~	~
Landscape		✓	✓	x	✓	✓	✓
Cultural Heritage		~	xx	~	✓	~	~
Built Environment	Settlement Character	~	✓	~	~	~	~
	Relationship to area	✓	✓	✓	✓	✓	✓
	Coalescence	✓✓	✓✓	✓	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓	✓	✓	✓
Soil and Land	Agricultural land	~	~	~	~	~	~
	Previously developed land	x	x	~	x	x	x
	Contaminated land	✓✓	~	~	~	~	✓✓
Minerals		xx	✓✓	✓✓	✓✓	✓✓	✓✓
Wealth Creation		x	x	x	x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Capacity of Highway	~	~	✓✓	~	✓✓	~
	Capacity of Infrastructure	~	~	~	~	✓✓	✓✓
	Drainage	✓✓	✓✓	✓✓	~	✓✓	✓✓
Availability	Interest	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Constraints	No	No	No	No	No	No
Deliverability		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Total	✓✓	7	9	9	10	11	11
	✓	6	7	4	6	5	6
	~	12	8	12	10	8	8
	x	2	3	3	2	4	3
	xx	1	1	0	0	0	0
Conclusion							

		RO/085	RO/088a	RO/086	RO/202	RO/204	RO/205	RO/206	RO/222
Yield (yield used indicated in bold)	SHLAA	250		54					
	@ 30 dph	192	264	35	66	90		120	
	Site promoter	200	300			69/90/120	500-550	120	210
Accessibility to	Facilities	~	✓	~	~	~	✓	~	✓✓
	Employment	✓	✓*	✓✓	✓✓	✓	✓	✓✓	✓✓
	Public Transport	✓✓	✓*	✓	✓	✓✓	✓	~	✓
	Settlement hierarchy	✓	✓	✓	✓	✓	✓	✓	✓
Health	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Skills	~	~	~	~	~	~	~	~	~
Community	~	✓	~	~	~	~	~	~	✓
Liveability	Impact of noise or odour	~	~	✓✓	✓✓	~	✓✓	✓✓	~
	Compatible development	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓
Biodiversity impact on	Protected species	~	~	~	~	~	~	~	~
	Ecological features	~	~	~	~	~	~	~	~
Landscape		x	x	✓	✓	xx	x	xx	x
Cultural Heritage		~	xx	~	~	~	✓✓	xx	xx
Built Environment	Settlement Character	~	~	~	~	xx	xx	xx	xx
	Relationship to area	✓	✓	✓	✓	✓	✓	✓	✓
	Coalescence	✓✓	✓✓	✓✓	✓✓	~	x	~	x
Water Conservation and Management		✓	✓	✓	✓	✓	✓	✓	✓
Soil and Land	Agricultural land	x	x	x	x	x	~	x	~
	Previously developed land	x	x	x	x	x	x	x	x
	Contaminated land	~	~	~	~	✓✓	~	~	~
Minerals		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Wealth Creation		x	x	x	x	x	x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	✓✓	✓✓	✓✓	xx	✓✓	✓✓
	NCC RAG	GREEN	GREEN/YELLOW	AMBER	AMBER	AMBER	RED	AMBER	YELLOW
	Capacity of Highway	~	~	~	~	~	~	~	~
	Capacity of Infrastructure	~	~	~	~	~	~	~	~
Availability	Drainage	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Interest	✓✓	✓✓	xx	xx	✓✓	✓✓	✓✓	✓✓
	Constraints	No	No	No	No	No	Yes	No	No
Deliverability		✓✓	✓✓	~	~	✓✓	~	✓✓	✓✓
Total	✓✓	9	8	8	8	8	7	9	9
	✓	4	7	5	5	4	6	3	5
	~	11	8	11	11	11	9	10	8
	x	4	4	3	3	3	4	3	4
	xx	0	1	1	1	2	2	3	2
Conclusion									

*these scores would improve when Rothwell North is delivered

		Braybrooke	Broughton					Cranford		Geddington			Great Cransley	Mawsley		Newton	Pytchley	Stoke Albany		Weston by Welland	Wilbarston
		RA/128	RA/099a	RA/094b	RA/101a	RA/127	RA/096	RA/170	RA/173	RA/107	RA/109	RA/110	RA/146	RA/115	RA/174	RA/130	RA/117	RA/221	RA/120	RA/136	RA/172
Yield (yield used indicated in bold)	SHLAA @15 dph Site Promoter	3	28	11	12	20	50-60	5	8-10	10	11	8-10	Up to 15	83	50	4	8	8	16	10	10 at 15dph
Accessibility to	Facilities	x	x	x	x	x	x	x	x	x	x	x	x	✓✓	~	x	x	x	x	x	x
	Employment	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
	Public Transport	✓	✓✓	✓✓	✓✓	✓	✓✓	~	~	✓	✓✓	✓	✓✓	✓✓	✓✓	x	✓	✓✓	✓	✓	✓✓
	Settlement hierarchy	~	~	~	~	~	~	x	~	~	~	~	~	~	~	~	~	~	~	~	~
Health		✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Skills		~	~	~	~	~	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Community		~	✓	~	✓	✓	✓	✓	✓	~	~	✓	✓	~	✓✓	✓	~	✓	✓	✓	✓
Liveability	Impact of noise or odour	✓✓	~	✓✓	✓✓	~	✓✓	✓	✓✓	~	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓
	Compatible development	✓✓	~	✓✓	✓✓	✓✓	✓✓	✓✓	~	~	✓✓	~	✓✓	✓✓	✓✓	~	~	✓✓	✓✓	✓✓	✓✓
Biodiversity impact on	Protected species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
	Ecological features	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Landscape		✓	✓	✓✓	✓✓	✓	✓✓	✓	✓✓	✓	✓	✓	✓	✓	✓✓	✓✓	✓	✓	✓	✓	✓✓
	Cultural Heritage	xx	~	xx	~	✓	xx	~	~	~	~	~	xx	xx	xx	~	xx	✓	~	~	✓
Built Environment	Settlement Character	~	~	~	~	~	~	✓✓	✓	✓✓	~	~	~	~	~	✓✓	~	~	✓✓	✓✓	~
	Relationship to area	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	✓	✓	✓	✓	~	✓	✓	✓	~	✓
	Coalescence	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓✓	✓	✓	✓	✓✓	✓	✓	✓	✓
Soil and Land	Agricultural land	~	x	~	~	x	~	✓✓	✓✓	✓	~	~	~	~	~	~	~	~	~	~	~
	Previously developed land	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	✓	x	x	x	✓✓	x
	Contaminated land	✓✓	~	✓✓	✓✓	✓✓	✓✓	~	~	~	~	~	✓✓	~	~	~	✓✓	~	~	~	~
Minerals		xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	xx	xx	✓✓	✓✓	✓✓	xx	✓✓	xx	xx	xx	xx
	Wealth Creation	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	xx
	Capacity of Highway	✓✓	~	✓✓	xx	~	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	~	~	✓✓	~	✓✓	✓✓	xx
	Capacity of Infrastructure	✓✓	~	~	~	~	~	~	✓✓	~	~	~	~	~	~	✓✓	✓✓	~	✓✓	✓✓	✓✓
	Drainage	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Availability	Interest	✓✓	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	xx
	Constraints	No	No	Yes	Yes	No	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	Yes
Deliverability		✓✓	✓✓	x	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	x
Total	✓✓	11	7	11	10	9	12	12	13	9	10	9	14	10	12	11	12	9	12	13	8
	✓	4	4	2	4	6	3	5	3	7	3	5	3	3	2	3	3	5	5	4	4
	~	7	12	8	8	8	8	6	7	9	10	9	6	10	10	9	8	9	6	7	6
	x	4	5	5	4	5	4	5	5	3	4	4	4	3	3	4	4	4	4	3	5
	xx	2	0	2	2	0	1	0	0	0	1	1	1	2	1	1	1	1	1	1	4

Appendix 3 – Detailed Assessment of potential sites

Site Reference: KE.001

Address: Scott Road Garages, Kettering

Site information

Site area: 0.43 HA

Current use: Former garage site (vacant and cleared)

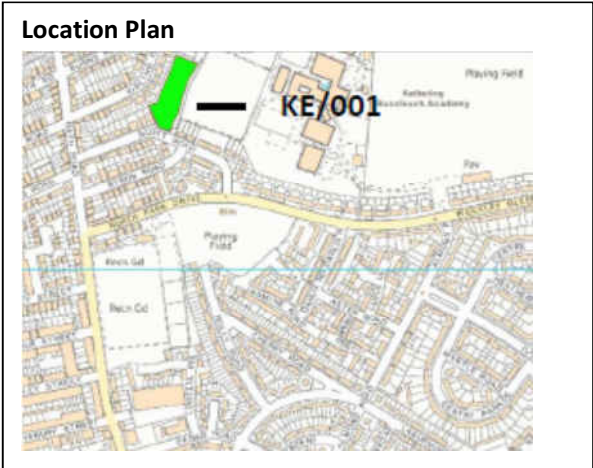
Brownfield/ Greenfield status: 100% Brownfield

Indicative number of dwellings (including source): 25 based on indicative layout.

Promoted use and details: Residential

Summary of site

- Small site former garage site within Kettering Town Boundary, suitable for residential development. The Site is located adjacent to school playing fields and allotments.



Summary of public consultation

- Historic England raise concern over impact on Boughton House;
- Environmental Health: Underlying geology raises the risk of naturally occurring arsenic. Potential land instability due to the nearby landfill. Piled foundations and capping mitigation measures proposed by site owner;
- Anglian Water scores the site Amber overall, and Amber for foul sewerage capacity as a detailed assessment is required due to the number of dwellings and capacity enhancements likely to be required. A sewer main is also present within the site;
- Site falls within an area at very high risk from ground water flooding (spring flow source).



Analysis and Conclusions

Accessibility is moderate and requires careful consideration to preserve access to allotments and PROW. The site is wholly Brownfield. Development is likely to make a visual improvement to the character of the area. Identified land stability and contamination issues can be overcome. Intention to deliver the site within 5 years requires confirmation given uncertainty over short term aspirations. Ground water flood risk presents a major constraint. Indicative plans show 25 units on site.

NO PHOTO'S AVAILABLE

Site Reference: KE.001**Address:** Scott Road Garages, Kettering**Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		Site scores well in terms of distance to secondary school and park, but negatively in terms of distance to indoor sports/leisure centre and local shops.
	Employment		Site more than 2km from employment.
	Public transport		Site 200m from bus routes
	Settlement Hierarchy		Site located within Kettering town
Health	Impact on existing sport/recreation facilities		Development would not impact on recreation/sports facilities.
Skills	Impact on school provision		NCC education highlights that there may be a need for new primary education. Secondary school provision contributions will need to be made through commuted sums.
Community	Development benefits to the community		Enhance access to the allotments and appearance of the site, and possibly provide new affordable housing.
Liveability	Impact of noise or odour		Site does not give rise to odour/noise concerns.
	Compatible development		The site is within a residential area. Subject to preserving access to the allotments, residential development would be compatible.
Biodiversity impact	Protected species		Further investigation is required to establish impact on biodiversity interests.
	Ecological features		Further investigation is required to establish impact of ecological interests.
Landscape	Landscape capacity and designations		Urban setting. Wider landscape impacts acceptable.
Cultural Heritage	Heritage and Archaeology		Limited impact on historic/cultural environment identified.
Built Environment	Settlement character		Natural England state Boughton House may be affected. However, subject to design criteria being applied, due to the surrounding development, landscape features, and distance from Boughton House it is

Site Reference: KE.001**Address: Scott Road Garages, Kettering**

			unlikely that development of the site will have a negative impact on Boughton House or its setting. A positive score is therefore applied as the site could enhance the appearance of the site.
	Relationship to area		The site is located within Kettering settlement boundary.
	Coalescence		Site development will not result in coalescence.
Water Conservation and Management	Flood risk zone		The site falls within flood zone 1 and is at a low risk of flooding. However there is a risk from ground water flooding.
Soil and land	Agricultural land		Site is brownfield and will therefore not impact on agricultural land.
	Previously developed land		The site is 100% Brownfield as it is a former garage site.
	Contaminated land		Site is unstable and contaminated land, but could be mitigated.
Minerals	Mineral extraction or safeguarding constraints		Site is not within a minerals or waste safeguarded area.
Wealth Creation	Distance to railway station		Site is more than 2000m from the station.
Infrastructure	Access to Highway		Highway access is scored green, due to good access from Scott Road.
	Capacity of Highway		NCC Highways state that highway capacity is sufficient.
	Capacity of Infrastructure		Anglian Water overall RAG rating score for the site is Amber.
	Drainage		More detailed assessment required. Some foul sewerage network capacity enhancement likely.
Availability	Interest		Site is owned by KBC, but exact delivery period is undecided.
	Constraints		Drainage infrastructure and other underground services will influence site layout. High risk of ground water flooding, site contamination, and land stability issues require address. None of these issues are insurmountable however.
Deliverability	Site delivery times scale		Within 5 years subject further financial modelling of the scheme endorsed by Executive Committee on 20 th September 2017.

Site Reference: KE.003

Address: Former football club ground, Rockingham Road

Site information

Site area: 1.62ha

Current use: Former Football Ground

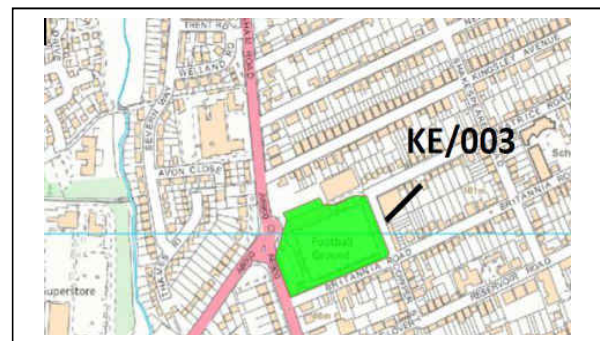
Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings: 88

Promoted use and details: Residential

Summary of site

- Former football ground for Kettering Town FC
- Site not in use and is derelict
- Car park and Thunder Bowl adjacent remain in use



Summary of public consultation

- Site will not affect any designated heritage assets or their setting.
- Site is in Flood Zone 1. Given the size of the site, a flood risk assessment would be required.
- Adhere to principles of Designing out Crime
- Surface water to be managed in line with Part H of Building Regulations
- Replacement facility required

Analysis and Conclusions

Development is dependent on the relocation of the football club. Site scores well in terms of accessibility with good access to the site. This is partly a brownfield site, development of which would improve the street scene and remove unsightly frontages.

Site Reference: KE.003**Address:** Former football club ground, Rockingham Road

Assessment Criteria			Comments
Accessibility to	Facilities		
	Employment		Northfield Avenue and Town Centre within 500m
	Public transport		Adjacent to route X4
	Settlement Hierarchy		
Health	Impact on sporting or recreation facilities		Loss of open space – alternative location has been found
Skills	Impact on school provisions		NCC Education – Additional capacity beyond West Hill may be required.
Community	Benefits to the local community		
Liveability	Impact of noise or odour		Likely impact but could be mitigated
	Compatible development		Residential
Biodiversity impact	Protected species		Wildlife Trust – Ecological survey required
	Ecological features		No impact – Some trees but not suitable for designation (NVNIA) Wildlife Trust – Ecological survey required
Landscape	Landscape designation and capacity of landscape		
Cultural Heritage	Heritage and Archaeology		Likely impact – could be mitigated
Built Environment	Settlement character		Could enhance the street scene. Current blank facades are unattractive.
	Relationship to area		
	Coalescence		Would not result in coalescence
Water Conservation and Management	Flood risk zone		25% - 0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		
	Previously developed land		Football ground and car parking
	Contaminated land		Either unstable or contaminated – but could be mitigated
Minerals	Mineral Extraction/Safeguarding		
Wealth Creation	Distance to railway station		2385m (by Road) to Kettering Station
Infrastructure	Access to Highway		
	Capacity of Highway		HA – Likely to be no impact NCC – Site best promoted with thunder bowl for best access

Site Reference: KE.007

Address: Kettering Fire Station, Headlands

Site information

Site area: 0.59ha

Current use: Fire Station

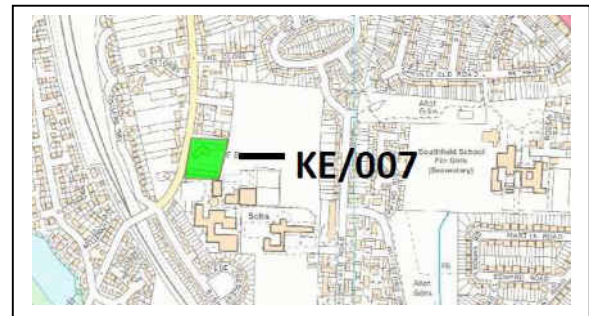
Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings: 37 (SHLAA yield) 18 (at 30dph)

Promoted use and details: Residential

Summary of site

- Site currently in use as a fire station
- Development is dependent on relocation of fire station. At present an alternative site is yet to be found.



Summary of public consultation

- Concerns regarding additional traffic on Headlands
- Should be used by Bishop Stopford School once site is vacated.
- Access to the site should be off Headlands
- Parking for 2 cars should be provided per property
- Consideration to be given to the current ambience of the residential nature of the area

Analysis and Conclusions

Good opportunity for development in an established residential area but availability is dependent on fire station relocating. Site scores well in terms of accessibility and is a brownfield site. However, it is located within the Headlands, which has a strong character that should be reflected within any subsequent development.

Site Reference: KE.007**Address:** Kettering Fire Station, Headlands**Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are within 500m – 1km of the site
	Employment		
	Public transport		Route 15
	Settlement Hierarchy		Located within Kettering
Health	Impact on sporting or recreation facilities		
Skills	Impact on school provisions		NCC Education – Additional capacity beyond West Hill may be required.
Community	Benefits to the local community		
Liveability	Impact of noise or odour		Likely impact but could be mitigated
	Compatible development		
Biodiversity impact	Protected species		Nene Valley NIA – No impact Wildlife Trust – Ecological survey required
	Ecological features		Wildlife Trust – Ecological survey required
Landscape	Landscape designation and capacity of landscape		
Cultural Heritage	Heritage and Archaeology		Unlikely impact
Built Environment	Settlement character		Development would need to reflect the character of the Headlands
	Relationship to area		
	Coalescence		
Water Conservation and Management	Flood risk zone		25-0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		
	Previously developed land		
	Contaminated land		Site is unstable or contaminated land but could be mitigated
Minerals	Mineral Extraction/Safeguarding		Site not in an identified area
Wealth Creation	Distance to railway station		1303m to Kettering Station (Road)
Infrastructure	Access to Highway		Transport Assessment Required
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Amber WRC capacity – Green Foul sewerage network capacity – Amber

Site Reference: KE/011
Address: Land West of Kettering

Site information

Site area: 16.69ha (Developable Area= 12.09ha)

Current use: Farm land

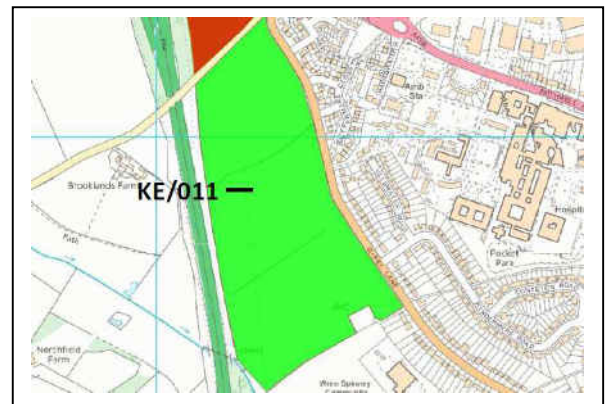
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): SHLAA yield: 250

Promoted use and details: Housing

Summary of site

Outline application allowed at appeal.
KET/2015/0551 - Residential
development of up to 350 dwellings and
associated access



Summary of public consultation

- Noise/Poor air quality
- Buffer of other uses needed
- Sequential/Exception test (Flooding/EA)
- Within NIA
- ANG provision required
- Supported by land owner
- Net gain in biodiversity required



Analysis and Conclusions

Accessibility scores well.
Site potentially could be impacted upon by noise. Although Environmental Health indicate this could be mitigated. Additional school capacity beyond West Hill may be required for the site.

NCC has identified archaeology as a constraint, and need further information relating to archaeological significance.

Outline application allowed at appeal for the site (KET/2015/0551 – 350 dwellings)



Site Reference: KE/011
Address: Land West of Kettering

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Distances – possibly need re-measuring
	Employment		Distances – possibly need re-measuring
	Public transport		Adjacent to route 39
	Settlement Hierarchy		
Health Skills			NCC Education – Additional capacity beyond West Hill may be required.
Community			Opportunity to provide local facilities
Liveability	Impact of noise or odour		Adjacent to A14, impact could be mitigated
	Compatible development		
Biodiversity impact	Protected species		
	Ecological features		
Landscape			
Cultural Heritage			NCC – Will need further information regarding archaeological significance
Built Environment	Settlement character		
	Relationship to area		Within settlement boundary
	Coalescence		
Water Conservation and Management			25% - 0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		Mostly grade 3
	Previously developed land		Greenfield
	Contaminated land		
Minerals			Not within MSA
Wealth Creation			1406m to Kettering station
Infrastructure	Access to Highway		Roundabout to be provided at Warren Hill junction
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Amber WRC capacity – Green Foul sewerage network –Amber
	Drainage		Foul sewerage network –Amber
Availability	Interest		Site has outline planning permission
	Constraints	No	
Deliverability			

Site Reference: KE.151
Address: Glendon Ironworks

Site information

Site area: 0.3576 ha

Current use: Ironworks

Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings: 33 (SHLAA yield) 11 (at 30dph)

Promoted use and details: Housing

Summary of site

- Factory not in use as business has relocated and is surplus
- Site is currently being marketed for sale
- Site is surrounded by residential use



Summary of public consultation

- Adhere to principles of Designing out Crime
- Surface water to be managed in line with Part H of Building Regulations
- Site will not affect any designated heritage assets or their setting.
- Site is in Flood Zone 1, consideration for SUDS required.

Analysis and Conclusions

Site is accessible and redevelopment of this site would actually enhance the character of this area. Development is dependent on re-location of the factory and has potential for contamination.

Site Reference: KE.151**Address:** Glendon Ironworks**Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		
	Employment		
	Public transport		
	Settlement Hierarchy		Located within Kettering
Health	Impact on sporting or recreation facilities		
Skills	Impact on school provisions		NCC Education – Additional capacity beyond West Hill may be required.
Community	Benefits to the local community		Agent (2016) Possible pedestrian link to parkland
Liveability	Impact of noise or odour		EnvH – No issues
	Compatible development		High density residential terraced streets
Biodiversity impact	Protected species		NVNIA - No impact Wildlife Trust – Ecological survey required
	Ecological features		NVNIA - No impact Wildlife Trust – Ecological survey required
Landscape	Landscape designation and capacity of landscape		
Cultural Heritage	Heritage and Archaeology		Likely impact – could be mitigated. Could enhance surviving buildings.
Built Environment	Settlement character		Building yard unattractive
	Relationship to area		
	Coalescence		
Water Conservation and Management	Flood risk zone		25%-0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		
	Previously developed land		
	Contaminated land		Potential contamination from industrial use
Minerals	Mineral Extraction/Safeguarding		
Wealth Creation Infrastructure	Distance to railway station		Approx. 1500m to Kettering
	Access to Highway		
	Capacity of Highway		Demolition required – poor visibility of pedestrians
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Green Foul sewerage network capacity - Amber

Site Reference: KE.152

Address: Ise Garden Centre, Warkton

Site information

Site area: 0.3ha

Current use: Garden Centre

Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings: 15 (SHLAA yield)/ 9 (at 30dph)

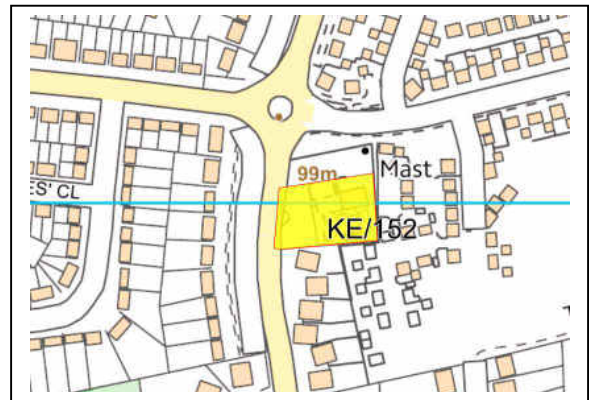
Promoted use and details: Housing

Summary of site

Site is currently in use as a garden centre

East Kettering will surround the site on 3 sides

Housing development will be compatible given current/future surrounding uses



Summary of public consultation

- Adhere to principles of Designing out Crime
- Surface water to be managed in line with Part H of Building Regulations
- Site will not affect any designated heritage assets or their setting.
- Site is in Flood Zone 1, consideration for SUDS required.

Analysis and Conclusions

Good opportunity for redevelopment but relies on current use as a garden centre ceasing. Design would need to reflect the character of the surrounding area. Site has poor accessibility.

Site Reference: KE.152**Address:** Ise Garden Centre, Warkton**Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are over 2km
	Employment		Over 2km
	Public transport		Adjacent to route 67
	Settlement Hierarchy		
Health	Impact on sporting or recreation facilities		
Skills	Impact on school provisions		NCC Education – Additional capacity beyond West Hill may be required.
Community	Benefits to the local community		Likely to be no impact
Liveability	Impact of noise or odour		
	Compatible development		
Biodiversity impact	Protected species		NVNIA - No impact Wildlife Trust – Ecological survey required
	Ecological features		NVNIA - No Impact Wildlife Trust – Ecological survey required
Landscape	Landscape designation and capacity of landscape		
Cultural Heritage	Heritage and Archaeology		Likely negative impact – could be mitigated
Built Environment	Settlement character		If development is sensitive – impact is neutral
	Relationship to area		
	Coalescence		
Water Conservation and Management	Flood risk zone		25% - 0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		Grade 3
	Previously developed land		Wholly greenfield
	Contaminated land		Not unstable or contaminated land
Minerals	Mineral Extraction/Safeguarding		
Wealth Creation Infrastructure	Distance to railway station		Over 3km to Kettering
	Access to Highway		
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Green Foul sewerage network capacity – Amber

Site Reference: KE.153**Address:** Factory adjacent to 52 Lawson Street**Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		
	Employment		Within 500m
	Public transport		40m to route 8
	Settlement Hierarchy		
Health	Impact on sporting or recreation facilities		
Skills	Impact on school provisions		NCC Education – Additional capacity beyond West Hill may be required.
Community	Benefits to the local community		Removal of derelict site where there is anti-social behaviour and crime.
Liveability	Impact of noise or odour		
	Compatible development		Mostly residential uses through there are employment uses in close proximity.
Biodiversity impact	Protected species		NVNIA - No Impact Wildlife Trust – Ecological survey required
	Ecological features		NVNIA - No Impact Wildlife Trust – Ecological survey required
Landscape	Landscape designation and capacity of landscape		Existing site is poor quality
Cultural Heritage	Heritage and Archaeology		Likely impact – could be mitigated (Former Shoe factory could be enhanced)
Built Environment	Settlement character		Removal of derelict building
	Relationship to area		
	Coalescence		
Water Conservation and Management	Flood risk zone		25% - 0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		
	Previously developed land		
	Contaminated land		Potential contamination from industrial use
Minerals	Mineral Extraction/Safeguarding		
Wealth Creation Infrastructure	Distance to railway station		
	Access to Highway		
	Capacity of Highway		Lawson St – primary access. If buildings remain then access to Clarence Road needs improving.

Site Reference: KE/154

Address: Land to the rear of 32 – 50 Cranford Road, Kettering

Site information

Site area: 2.59ha (approx)

Current use: Residential and gardens

Brownfield/ Greenfield status: 100% Greenfield

Indicative number of dwellings (including source): 88 based on the original 2.5 ha site (118 based on 3.36ha); the site benefits from extant planning permission KET/2016/0048 for 60 dwellings which is 2.48ha.

Promoted use and details: Residential

Summary of site

Site comprises existing gardens of 10 properties on Cranford Road. The site is enclosed to the south by the A14 and located within open countryside, adjacent the East Kettering SUE.

Summary of public consultation

- Anglian Water scores the site Amber overall as some off-site works will be required. Foul sewerage capacity is also scored amber and a detailed assessment is required due to the number of dwellings;
- Environmental Health consider development of the site raises no noise/odour concerns, and land contamination/instability can be overcome;
- Site scores positively in terms of its likely impact from development on Biodiversity/Geology/Ecological features;
- Satisfactory access is dependent demolition of an existing property on Cranford Road;
- The site raises no significant archaeological concerns;
- A small part of the site is at moderate/high risk of ground water flooding.

Analysis and Conclusions

The site benefits from extant outline planning permission. Access is dependent on demolition of an existing dwelling. There are some other constraints, but these can be mitigated. The site is recommended for allocation.

Location Plan



No Photograph Available

Site Reference: KE/154

Address: Land to the rear of 32 – 50 Cranford Road, Kettering

Assessment Criteria			Comments
Accessibility to	Facilities		Site scores poorly in terms of distance from local shops, parks, secondary schools, sports / leisure facilities, town centre and employment. A new school is now located within 1km of the site which was not previously assessed and is now included within this assessment.
	Employment		The closest (2190m) existing employment site is on Altendiez Way Burton Latimer. This scores poorly in terms of the assessment criteria.
	Public transport		The site is within 100m of a bus stop.
	Settlement Hierarchy		The site is located within open countryside. However, the settlement boundary for Kettering is being reviewed to include the site and Kettering East which should be considered to some degree.
Health	Impact on existing sport/recreation facilities		The site will not affect existing recreation facilities
Skills	Impact on school provision		General comment from NCC highlighting the need for potential new capacity.
Community	Development benefits to the community		No identified benefit to local community. Site forms gardens to existing properties and has no adverse impact on the surrounding area.
Liveability	Impact of noise or odour		A noise scheme is required to assess and mitigate noise/vibration from the A14
	Compatible development		The site would be compatible with neighbouring residential uses.
Biodiversity impact	Protected species		Could be a potential for bats and other protected species (birds and great crested newts). Further survey work required.
	Ecological features		NV Partnership requires further information to establish the impact on ecological features.
Landscape	Landscape capacity and designations		Impact on the surrounding landscape character will not be significant due to the A14 and committed SUE and existing housing.

Site Reference: KE/154**Address: Land to the rear of 32 – 50 Cranford Road, Kettering**

Cultural Heritage	Heritage and Archaeology		The presence of iron age and romano-british archaeology on the site is likely, but this does not prevent development and can be resolved. Historic England has no adverse comments.
Built Environment	Settlement character		Following the delivery of East Kettering, the impact of the development would be neutral.
	Relationship to area		Site is currently located within open countryside. However, a boundary review may bring the site within the settlement boundary for Kettering, taking into account East Kettering. However, this proposed boundary is not currently adopted. As a result, the site is given an amber score.
	Coalescence		The committed East Kettering development and Roxhill both act to influence coalescence between Kettering and Burton Latimer. Delivery of this site will not create any additional significant impact.
Water Conservation and Management	Flood risk zone		Environment Agency raised no objections.
Soil and land	Agricultural land		The site is garden land.
	Previously developed land		The site is garden land and is 100% greenfield.
	Contaminated land		Site could be contaminated due to the presence of Northamptonshire Sand, but is likely that it could be mitigated.
Minerals	Mineral extraction or safeguarding constraints		No comment received from NCC.
Wealth Creation	Distance to railway station		Site is over 4km from the station.
Infrastructure	Access to Highway		Site has satisfactory access subject to demolition of an existing dwelling.
	Capacity of Highway		Highway capacity is limited, but can be overcome.
	Capacity of Infrastructure		Anglian Water comment gives an overall Amber rating for the site. The Water Recycling Capacity is sufficient, but development will require off-site enhancement. Foul water drainage may require upgrading. There are sewer and water assets identified within the

Site Reference: KE/154

Address: Land to the rear of 32 – 50 Cranford Road, Kettering

			site. Acceptable provision for surface water run-off will need to be demonstrated.
	Drainage		Anglian Water's general approach gives preference to the use of SUDS.
Availability	Interest		Ferguson Broadbent Developments LLP has an agreement with the land owners to promote the site. There is an appetite to develop the land.
	Constraints		The site is under multiple ownership but subject to an option agreement, and now benefits from extant planning permission.
Deliverability	Site delivery times scale		Site has independent access subject to demolition of a dwelling, with outline planning permission. The site promoter intends to deliver the site within the next 5 years.

Site Reference: KE/156

Address: Land to the rear of 239 Barton Road

Site information

Site area: 0.74ha

Current use: Field – used as grazing for sheep and pigs

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): SHLAA yield 33/ 22 at 30dph

Promoted use and details: Housing

Summary of site

- Site is located to the rear of a residential property on Barton Road
- Possible access from Acorn Close but this is a private road
- Site could potentially see the development of 22 dwellings at



Summary of public consultation

- Supported by site promoter
- Adhere to principles of Designing out Crime
- Surface water to be managed in line with Part H of Building Regulations
- Site will not affect any designated heritage assets or their setting.
- Site is in Flood Zone 1, consideration for SUDS required.

Analysis and Conclusions

Access is a significant constraint as any modifications to Acorn Close would be unsuitable.

Alternative access from Cranford Road would create unnecessary work to create access to the site.

Site Reference: KE/156

Address: Land to the rear of 239 Barton Road

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		
	Employment		Over 2km to Pytchley Lodge
	Public transport		99m to route X1
	Settlement Hierarchy		
Health Skills			
			NCC Education – Additional capacity beyond West Hill may be required.
Community Liveability			
	Impact of noise or odour		
	Compatible development		
Biodiversity impact	Protected species		Ecological survey required
	Ecological features		Ecological survey required
Landscape			Well screened and flat
Cultural Heritage			
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		
Water Conservation and Management			25% - 0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		
	Previously developed land		Wholly Greenfield
	Contaminated land		
Minerals			
Wealth Creation			4345m to Kettering
Infrastructure	Access to Highway		Acorn Close is not suitable for intensification
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Amber Water Supply – Green Supply Networks – Amber WRC capacity – Green Foul Sewerage Network Capacity - Amber
	Drainage		Foul Sewerage Network Capacity - Amber
Availability	Interest		No contact from land owner
	Constraints	Yes	
Deliverability			No interest shown

Site Reference: KE.184

Address: Land adjacent to Abbots Way and Kettering Business Park

Site information

Site area: 1.5ha

Current use: Field

Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings: 45 (at 30dph)

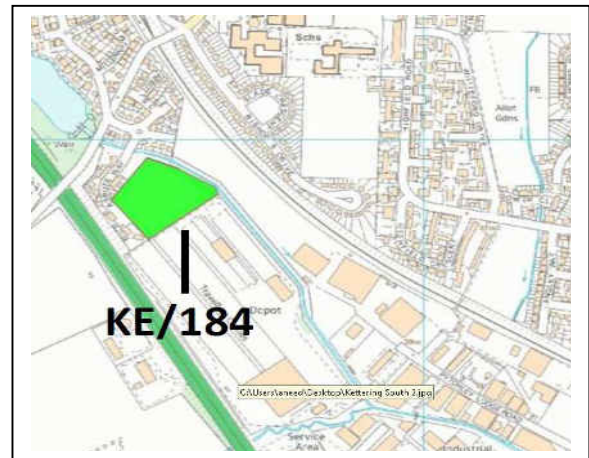
Promoted use and details: Housing

Summary of site

Site is adjacent to Slade Brook and a plant warehouse and yard

Homes on Abbots Way and Thurston Drive are recent completions

Close proximity to A14



Summary of public consultation

None undertaken on this site

Analysis and Conclusions

1ha of the site is located in Flood Zone 2 and is located within an area identified for mineral extraction/mineral safeguarding. Development in this location may impact on the Slade Brooke and Lake Local Wildlife Site which is immediately adjacent to the site and the Slade Brook continues along the site's eastern boundary. The site is also adjacent to an industrial use with a travelling crane, is in close proximity to the A14 and railway line and therefore noise mitigation measures may be necessary.

Site Reference: KE.184

Address: Land adjacent to Abbots Way and Kettering Business Park

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities	Red	
	Employment	Green	
	Public transport	Red	
	Settlement Hierarchy	Green	
Health	Impact on sporting or recreation facilities	Yellow	
Skills	Impact on school provisions	Yellow	NCC Education – Additional capacity beyond West Hill may be required.
Community	Benefits to the local community	Yellow	Likely to be no benefits
Liveability	Impact of noise or odour	Yellow	Likely impact but could be mitigated
	Compatible development	Green	
Biodiversity impact	Protected species	Yellow	NVNIA - No impact Wildlife Trust – Ecological survey required
	Ecological features	Yellow	NVNIA - No impact Wildlife Trust – Ecological survey required
Landscape	Landscape designation and capacity of landscape	Yellow	No impact on landscape character
Cultural Heritage	Heritage and Archaeology	Green	Unlikely impact
Built Environment	Settlement character	Yellow	Likely to have neutral impact
	Relationship to area	Green	In Kettering
	Coalescence	Green	
Water Conservation and Management	Flood risk zone	Green	25%- 0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land	Red	Development would result in the loss of grade 3 agricultural land.
	Previously developed land	Red	Wholly greenfield
	Contaminated land	Yellow	Likely impact could be mitigated
Minerals	Mineral Extraction/Safeguarding	Red	Site is within Mineral Safeguarding Area
Wealth Creation	Distance to railway station	Red	Approx 1km to Kettering
Infrastructure	Access to Highway	Green	
	Capacity of Highway	Yellow	Potentially unsustainable. PT enhancements required
	Capacity of Infrastructure	Green	Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Green Foul sewerage network capacity

Site Reference: KE/184a
Address: McAlpine's Yard, Pytchley Lodge Road

Site information

Site area: 8.6ha

Current use: Industrial

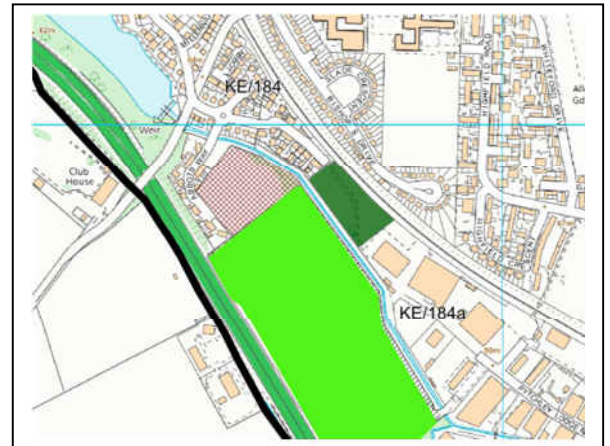
Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings (including source):

Promoted use and details: Residential

Summary of site

- Site is located on the depot of Sir Robert McAlpine Ltd, which is currently in use and therefore would mean relocation of the existing use.
- The site is separated from Abbots Way by a line of trees and forms part of the Pytchley Lodge Industrial Estate to the south east.



Summary of public consultation

- None undertaken for this site

Analysis and Conclusions

No significant constraints identified. However 2 access points are required for this scale of development to enable alternative access for emergency vehicles.

Findings of employment study will inform a decision as to whether the site will progressed for residential use.

Site Reference: KE/184a

Address: McAlpine's Yard, Pytchley Lodge Road

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are over 2km from site by road
	Employment		Adjacent to Kettering Business Park
	Public transport		Nearest bus stop is approximately 643m from the site
	Settlement Hierarchy		In Kettering
Health			No loss of open space
Skills			
Community			Potential impact to wider community
Liveability	Impact of noise or odour		Noise from railway can be mitigated
	Compatible development		
Biodiversity impact	Protected species		Impact needs to be determined
	Ecological features		Impact needs to be determined
Landscape			Site is in built up industrial/residential area
Cultural Heritage			Unlikely impact
Built Environment	Settlement character		Potential to improve site, industrial to residential
	Relationship to area		In Kettering
	Coalescence		Within Kettering boundary
Water Conservation and Management			Flood Zone 1
Soil and land	Agricultural land		Grade 2
	Previously developed land		Brownfield
	Contaminated land		
Minerals			Within MSA
Wealth Creation			More than 2km to Kettering station
Infrastructure	Access to Highway		2 access point required
	Capacity of Highway		2 access point required
	Capacity of Infrastructure		Impact - Impact needs to be determined
	Drainage		New infrastructure not required
Availability	Interest		Site owner has confirmed interest
	Constraints		
Deliverability			

Site Reference: KE02

Address: Land north of Gipsy Lane, Kettering

Site information

Site area: 2.97 HA

Current use: Agricultural land

Brownfield/ Greenfield status: 100% Greenfield

Indicative number of dwellings (including source): 81

Promoted use and details: Residential

Summary of site

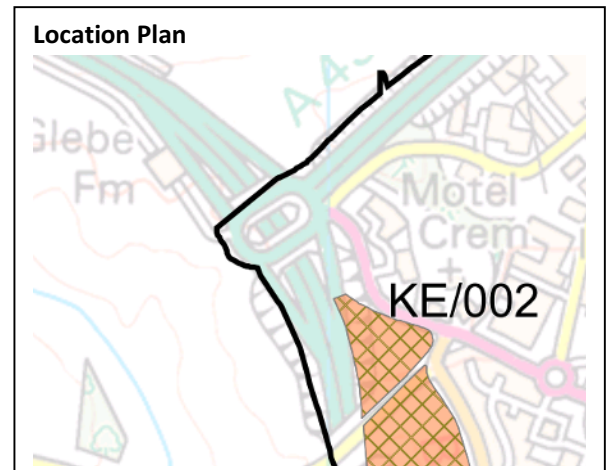
- The site occupies a triangular piece of land on the north-western side of Kettering, bounded by the A14 (west), Warren Hill (north) and Gipsy Lane (east), and Thorpe Malsor Road (south). The land is currently in arable agricultural use.

Summary of public consultation

- NCC Highways state satisfactory access can be achieved on to Warren Hill subject to junction improvements with Gipsy Lane/Warren Hill;
- KBC Environmental Health highlight ground contamination risk, but this could be mitigated;
- Environment Agency confirm the site has a very low flood risk;
- The site may retain or enhance existing ecological features, but survey investigation is required to confirm;
- Environmental Health state that noise from A14 traffic may be mitigated inside properties, but unlikely to be mitigated in garden areas.

Analysis and Conclusions

The site has potential for good access subject Gipsy Lane/ Warren Hill Junction improvements which will also serve to mitigate impacts associated with the second West Hill development (KET/2015/0551). As outline planning permission has been granted for this site for 81 dwellings (KET/2017/0137) development in principle has been established. Issues relating to noise from the A14 should therefore be able to mitigated to an acceptable levels, together with other issues which would have been considered at planning application stage.



NO PHOTO'S AVAILABLE

Site Reference: KE02**Address:** Land north of Gipsy Lane, Kettering**Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		The site scores poorly in terms of access to schools, shops, parks, and average in terms of proximity to health centres, indoor sports/leisure, and town centre.
	Employment		The site is within 500m of Telford Way Industrial Site.
	Public transport		The site is located adjacent a bus stop supported by a number of services.
	Settlement Hierarchy		The site is located within Kettering Town.
Health	Impact on existing sport/recreation facilities		There will be no loss of existing sport/recreation facilities.
Skills	Impact on school provision		There is currently insufficient capacity, but this constraint can be overcome. Contributions towards a secondary school will be required through development of the site.
Community	Development benefits to the community		No benefits have been identified.
Liveability	Impact of noise or odour		KBC Environmental Health state development likely to be significantly affected by noise and odour.
	Compatible development		Residential development is compatible with adjacent residential development, subject to noise from the A14 being successfully mitigated.
Biodiversity impact	Protected species		Development may impact on biodiversity or geological value, but this will need to be confirmed through a survey.
	Ecological features		Development may retain or enhance ecological features, but this will need to be confirmed through a survey.
Landscape	Landscape capacity and designations		Impact on landscape will be minimal due to the adjacent built form of Kettering Town.
Cultural Heritage	Heritage and Archaeology		No archaeological or other heritage value which may be affected has been identified.
Built Environment	Settlement character		The site character will change from agricultural to residential, but the adjacent land is also residential

Site Reference: KE02**Address:** Land north of Gipsy Lane, Kettering

			in character.
	Relationship to area		The site is located within the settlement boundary.
	Coalescence		The Gap between the site and the nearest settlement is less than 2km.
Water Conservation and Management	Flood risk zone		The site falls within flood zone 1 and is at very low risk of flooding, and ground water flooding.
Soil and land	Agricultural land		The site is Grade 2 (Agricultural Land Classification).
	Previously developed land		The site is a 100% Greenfield site.
	Contaminated land		There is a risk from ground contamination but this can be mitigated.
Minerals	Mineral extraction or safeguarding constraints		The site is not located within a minerals/waste safeguarding area.
Wealth Creation	Distance to railway station		Railway station is more than 2km away.
Infrastructure	Access to Highway		NCC Highways state satisfactory access to Warren Hill can be achieved, subject to mitigation measures relating to Warren Hill/Gipsy Lane Junction.
	Capacity of Highway		NCC Highways state works will be required to the junction of Warren Hill and Gipsy Lane.
	Capacity of Infrastructure		Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.
	Drainage		The site is highly compatible for infiltration SuDS. No requirements for extensive new drainage infrastructure have been identified.
Availability	Interest		The site has been actively promoted and outline planning permission obtained for residential development.
	Constraints		There are no known constraints.
Deliverability	Site delivery times scale		The site is immediately available and anticipated to be developable within 5 years.

Site Reference: BL/044

Address: Land to the west of Kettering Road, Burton Latimer

Site information

Site area: 1.66 ha (4.1 acre)

Current use: agriculture (including farm buildings)

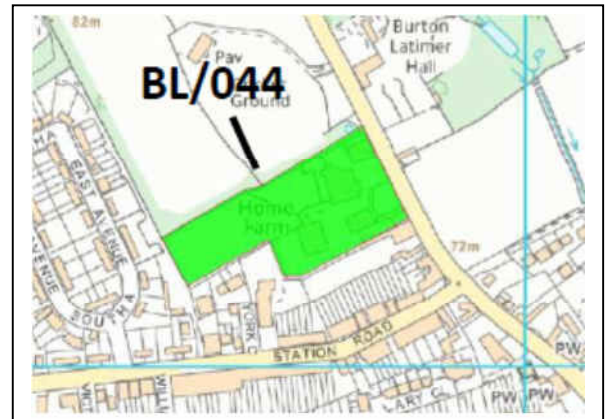
Brownfield/Greenfield status: less than 25% brownfield / greater than 75% greenfield

Indicative number of dwellings (including source): SHLAA 40 / 50 dwellings at 30 dph;
Site estimated to yield 22 dwellings.

Promoted use and details: The site was identified through the Urban Capacity Study. No record of site having been promoted by the site owner.

Summary of site

Site comprises farm yard and farm buildings located within an edge of urban setting. The site also incorporates Home Farm which is a Grade II listed building. Part of the site includes the listed curtilage to Home Farm, and is adjacent to the Grade I listed curtilage of Burton Latimer Hall. The site also falls within the Conservation Area.



Summary of public consultation

- Historic England express concern over the site in terms of impact on heritage assets and Burton Latimer Hall; further assessment of the site in relation to impact on heritage assets is required;
- Anglian Water rate the site as Amber overall; detailed assessment and likely upgrade to Foul Sewerage Network Capacity is required;
- Wildlife Trust requires an appropriate ecological survey as the site has the potential for bats and birds in the buildings.
- Possible soil contamination due to existing agricultural use;
- Site occupier expresses interest to deliver the site within 6 – 10 years.



Analysis and Conclusions

Impact on heritage assets needs to be fully assessed and carefully considered, along with potential impacts on wildlife and protected species. Sensitive development has the potential to enhance local amenity which would benefit adjacent land uses, including the adjacent cricket ground. Access to the site is good, but pedestrian links will need to be enhanced if the development is delivered. Subject to design principles to secure sensitive design, the site has potential for housing development.

No Photographs Available

Site Reference: BL/044

Address: Land to the west of Kettering Road, Burton Latimer

Assessment Criteria			Comments
Accessibility to	Facilities		Site scores poorly in terms of proximity to schools, and indoor sports and leisure facilities, but positively in terms of proximity of shops, open space and the town centre.
	Employment		Town centre is closely located.
	Public transport		Bus stop closely located.
	Settlement Hierarchy		Burton Latimer is a market town providing secondary growth focus.
Health	Impact on existing sport/recreation facilities		No loss of existing sports/recreation facilities
Skills	Impact on school provision		New primary school site required and secondary school contributions.
Community	Development benefits to the community		Potential to enhance pedestrian links from the west and visual appearance and setting of heritage assets.
Liveability	Impact of noise or odour		KBC Environmental Health consider noise/odour impacts could be mitigated.
	Compatible development		Residential use is compatible subject to cessation of farm use, but impact on heritage assets requires careful consideration.
Biodiversity impact	Protected species		Site has protected species potential, and further assessment required.
	Ecological features		Impact on the habitat needs further assessment to determine its extent.
Landscape	Landscape capacity and designations		Grade I listed gardens adjacent are highly sensitive, but the surrounding landscape is urban/semi-urban. Landscape is medium sensitivity overall.
Cultural Heritage	Heritage and Archaeology		Further assessment required regarding impact on Grade I listed Burton Latimer Hall and surrounding heritage assets.
Built Environment	Settlement character		Potential Impact on sensitive heritage assets requires full assessment.
	Relationship to area		Site located within settlement boundary.
	Coalescence		No impact on coalescence of settlement boundary.
Water Conservation	Flood risk zone		Site located outside of flood zone

Site Reference: BL/044**Address: Land to the west of Kettering Road, Burton Latimer**

and Management			2 and 3.
Soil and land	Agricultural land		Site is Grade 3 Agricultural Land.
	Previously developed land		Less than 25% of the site is previously developed land as the definition of PDL excludes agricultural buildings.
	Contaminated land		The existing agricultural use may have left chemical residues and requires assessment and possible mitigation.
Minerals	Mineral extraction or safeguarding constraints		Site does not form part of a minerals/waste allocation.
Wealth Creation	Distance to railway station		Railway station more than 2km away.
Infrastructure	Access to Highway		Site has satisfactory access.
	Capacity of Highway		Pressure on Station Road junction may require mitigation.
	Capacity of Infrastructure		Foul sewerage capacity requires details analysis, with some enhancement likely.
	Drainage		Extensive new drainage is not required.
Availability	Interest		Site has three interested parties but one sole owner. No long term tenancy/legal agreements to prevent the site being delivered.
	Constraints		Heritage and wildlife constraints require full, detailed assessment. Not necessarily insurmountable at this stage.
Deliverability	Site delivery times scale		Site promoted for development within 6 – 10 years.

Site Reference: BL/047

Address: Land to the north of Church Street, Burton Latimer

Site information

Site area: 0.91 ha

Current use: Agriculture / Residential

Brownfield/Greenfield status: less than 25% brownfield/ greater than 75% greenfield (approx)

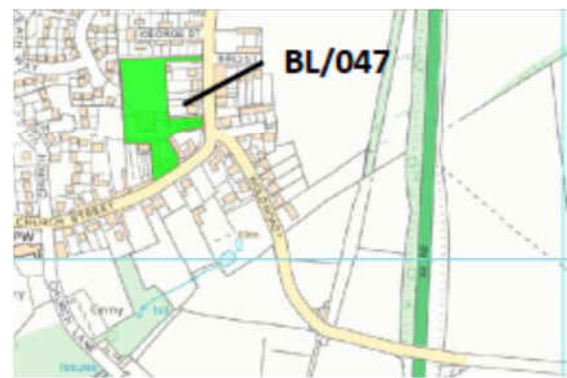
Indicative number of dwellings (including source): 15 / 27 dwellings at 30 dph but would need reducing due to impact on listed building.

Promoted use and details: The site was promoted for residential use.

Summary of site

The site comprises an urban farm yard and paddock, located within the Conservation Area of Burton Latimer to the east of the town. The site is surrounded by dwellings, including 3 listed buildings and listed curtilage. The principal access to the site is located on the bend of Church Street and the junction of Wold Road and Woodcock Street.

Location Plan



Summary of public consultation

- An ecological survey is required to identify the full extent of the impact on ecology/biodiversity;
- Further assessment of the impact on listed buildings and their setting and the Conservation Area is required.
- Enhancements to foul sewerage network is required following a detailed assessment;
- Vehicular access is insufficient due to the site's location on a bend. If the site is to be promoted, an alternative access point is required.



Analysis and Conclusions

Vehicular access prevents deliverability of the site due to highway safety concerns (i.e. poor visibility). Impact on heritage assets will need to be carefully considered through sensitive design. Previous comments indicate that the site is under one ownership; the site incorporates 'Crossways' and a number of other residential properties. The site agent has confirmed that the site owner has decided not to progress the site.

NO PHOTOGRAPH AVAILABLE

Site Reference: BL/047

Address: Land to the north of Church Street, Burton Latimer

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		The site scores average, particularly with regards to its proximity to a primary school, local shops, and medical centre.
	Employment		The site is close proximity to employment in the town centre.
	Public transport		The site is adjacent a bus stop.
	Settlement Hierarchy		The site is located within a market town which is the focus for secondary growth.
Health	Impact on existing sport/recreation facilities		The site will not affect existing recreation facilities.
Skills	Impact on school provision		Northamptonshire County Council would seek a site for an additional primary school and secondary school contributions.
Community	Development benefits to the community		Development may open up views of the listed buildings which could have a public benefit.
Liveability	Impact of noise or odour		Development would not be effected by noise and odour.
	Compatible development		Subject to cessation of the agricultural, residential development is compatible.
Biodiversity impact	Protected species		Further site assessment is required to establish the full impacts.
	Ecological features		Further site assessment is required to establish the full impacts.
Landscape	Landscape capacity and designations		Development of the site will not affect the wider landscape but will give rise to localised impact on the listed buildings.
Cultural Heritage	Heritage and Archaeology		Further assessment is required to establish impacts on heritage assets (Cons Area and LB's).
Built Environment	Settlement character		Residential development is likely to accord with the agricultural and residential character of the area, subject to careful design.
	Relationship to area		Site is located within the settlement area.
	Coalescence		Site is located within the existing settlement area and will not result in coalescence.

Site Reference: BL/047**Address: Land to the north of Church Street, Burton Latimer**

Water Conservation and Management	Flood risk zone	Green	Site is not located within Flood Zone 2 and 3.
Soil and land	Agricultural land	Red	The entire site is grade 2 agricultural land, but partially developed and brownfield.
	Previously developed land	Yellow	Less than 25% of the site is brownfield as most of the buildings are agricultural and exempt from the PDL definition.
	Contaminated land	Yellow	Site is potentially contaminated land but could be mitigated.
Minerals	Mineral extraction or safeguarding constraints	Green	The site is not within a minerals and waste resource area.
Wealth Creation	Distance to railway station	Red	The site is approximately 7km from a railway station.
Infrastructure	Access to Highway	Red	The site has unsatisfactory vehicular access.
	Capacity of Highway	Green	Highway capacity is sufficient without constraint.
	Capacity of Infrastructure	Yellow	Foul sewerage capacity likely to require enhancement following assessment.
	Drainage	Green	The site is small so extensive new drainage not required, but some foul sewerage capacity enhancements likely.
Availability	Interest	Red	The site is within single ownership. The owner does not intend to progress the site.
	Constraints	Green	No identified constraints.
Deliverability	Site delivery times scale	Red	Previous comments state the site should be deliverable within the next 5 years. However, the site agent has confirmed that the site will not be progressed any further. As a result, the site is unavailable and should be discounted.

Site Reference: BL/182

Address: Land to the south of Wheatfield Drive, Burton Latimer

Site information

Site area: 2ha (1.82 ha developable)

Current use: agriculture

Brownfield / Greenfield status: 100% Greenfield

Indicative number of dwellings: 60 dwellings (based on 30 dph)

Promoted use and details: Residential

Summary of site

The site comprises grade 3 agricultural land which slopes downhill in a north-westerly direction towards Latimer Brook which abuts the site. To the south is a recent residential development, with further housing to the northwest on the opposite side of the brook. To the west is agricultural land. Burton Latimer cemetery (which falls within the Conservation Area) is located north of the site.

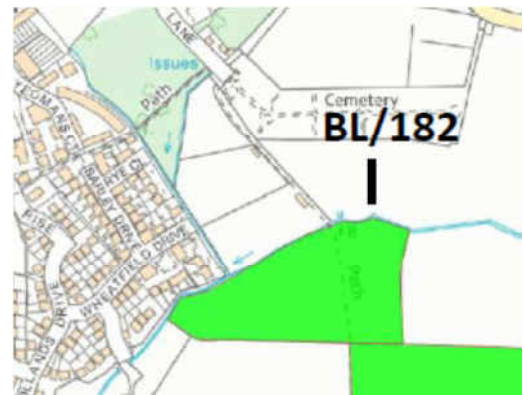
Summary of public consultation

- A footpath (UA8) crosses the site;
- Further investigation on wildlife impacts are required as there is evidence of ecological receptors within close proximity of the site;
- Part of the site falls within flood zone 2 and 3 and is at very high risk from ground water flooding. Any future proposals will require a flood risk assessment;
- The site comprises grade 3 agricultural land.
- Vehicular access is constrained by existing development and may present a legal issue.

Analysis and Conclusions

A flood risk assessment will be required to demonstrate that design and layout can overcome issues of surface and ground water flood risk. Design of any housing scheme will need to consider its impact on the setting of the nearby Conservation Area. However, NCC Highways score the site red on the basis of potential access being sub-standard, and intensification of the access point. As a result, without providing evidence of an independent or acceptable access point, the site cannot be delivered.

Location Plan



No Photograph Available

Site Reference: BL/182**Address: Land to the south of Wheatfield Drive, Burton Latimer****Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		Site scores positively in terms of distance to open space, health centre and town centre, but poorly in terms of distance to secondary school and indoor sports centres. The site scores positively overall.
	Employment		Site is closely located by foot to town centre employment.
	Public transport		Proximity to the nearest bus stop on Higham Road is average.
	Settlement Hierarchy		Site is located within Burton Latimer which is a secondary focus for growth.
Health	Impact on existing sport/recreation facilities		The site does not impact on recreation facilities, although a public footpath may need to be re-directed or formalised.
Skills	Impact on school provision		NCC would like a site to deliver a new primary school, with contributions sought for secondary school provision.
Community	Development benefits to the community		Neutral impact
Liveability	Impact of noise or odour		Likely noise/odour impacts can be mitigated.
	Compatible development		Residential development is a compatible use.
Biodiversity impact	Protected species		Further assessment is required.
	Ecological features		Further assessment is required.
Landscape	Landscape capacity and designations		Elevated site position will need to consider impact on Conservation Area.
Cultural Heritage	Heritage and Archaeology		Proximity of the site to the Conservation area requires further assessment.
Built Environment	Settlement character		Development will have a neutral impact on the character of the settlement.
	Relationship to area		Site is within the settlement boundary.
	Coalescence		The site will not lead to coalescence of the settlement.
Water Conservation and Management	Flood risk zone		Up to 25% of the site is within flood zone 2 and 3.
Soil and land	Agricultural land		Site is Grade 3 agricultural land.
	Previously developed land		Site is 100% greenfield land.

Site Reference: BL/182**Address: Land to the south of Wheatfield Drive, Burton Latimer**

	Contaminated land		Site is located on Northamptonshire Sand and may give rise to contamination.
Minerals	Mineral extraction or safeguarding constraints		Site not in a designated mineral / waste area.
Wealth Creation	Distance to railway station		Site more than 2km from the railway station.
Infrastructure	Access to Highway		Site scored red in terms of sub-standard access and intensification of an existing access point.
	Capacity of Highway		Site scored red in terms of sub-standard access and intensification of access point.
	Capacity of Infrastructure		Foul sewerage network capacity required detailed assessment and likely enhancement. Onsite SUDS prioritised.
	Drainage		Foul sewerage network capacity required detailed assessment and likely enhancement.
Availability	Interest		Site owner is willing to progress the site, but not undertake further investigation without more certainty of site being progressed.
	Constraints		Access may lead to legal constraint. Flood risk needs to be addressed.
Deliverability	Site delivery times scale		Unclear, as provision of a viable independent access remains outstanding

Site Reference: DE/063

Address: Land off Pipewell Road, Desborough

Site information

Site area: 2.7ha

Current use: Agricultural land

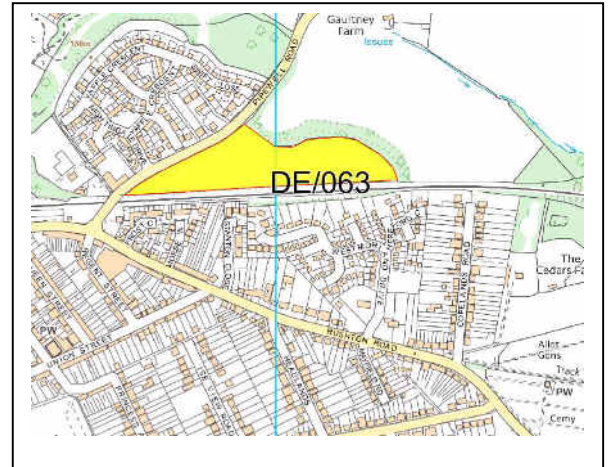
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 91 dwellings at 32 dph in the net developable area

Promoted use and details: Residential

Summary of site

This site is located in the eastern part of Desborough and lies adjacent to the railway line to the south. The western extent of the site is limited by a tree belt which separates the site from open countryside. The site is located close to the town centre and is accessed via the railway bridge.



Summary of public consultation

- Support for the site given its location in relation to the town centre
- Support from site owner
- Adhere to principles of Designing out Crime
- Surface water to be managed in line with Part H of Building Regulations
- Erosion of green infrastructure
- Impact on biodiversity (The Plens)



Analysis and Conclusions

As the site is located close to the town centre it scores well in terms of accessibility. No major constraints were identified in the site assessment. This is apart from the outstanding issue of vehicular access from the site onto Rushton Road via the railway bridge. Concerns from NCC remain with respects of the capacity and suitability of the bridge, given that the development of this site is likely to increase traffic flows. Significant mitigation likely to be required. Therefore this is a significant constraint on this site.



Site Reference: DE/063

Address: Land off Pipewell Road, Desborough

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities	Green	Most facilities within 200m
	Employment	Yellow	Within 1500m –Magnetic Park
	Public transport	Green	Within 200m to bus stop
	Settlement Hierarchy	Green	Within Desborough
Health		Green	
Skills		Yellow	Land at Desborough North SUE for school. Depending on the amount of pupils an additional school may be required.
Community		Yellow	
Liveability	Impact of noise or odour	Yellow	Score provided by Env. Health
	Compatible development	Yellow	
Biodiversity impact	Protected species	Yellow	Natural England - Adjacent to pocket park
	Ecological features	Yellow	Open space should be located next to pocket park
Landscape		Green	
Cultural Heritage		Yellow	Score provided by NCC Archaeology
Built Environment	Settlement character	Yellow	Agricultural field
	Relationship to area	Green	
	Coalescence	Green	
Water Conservation and Management		Green	Low flood risk
Soil and land	Agricultural land	Yellow	Grade 3
	Previously developed land	Red	Wholly Greenfield
	Contaminated land	Green	Score provided by Env. Health
Minerals		Red	
Wealth Creation		Red	Over 2km to Kettering station
Infrastructure	Access to Highway	Green	
	Capacity of Highway	Yellow	Minimum 2 access points required Capacity check on Rothwell Road junction. Transport assessment required
	Capacity of Infrastructure	Yellow	Overall RAG rating – Amber Water supply - Green Supply networks – Amber WRC capacity - Green Foul sewerage network capacity - Amber
	Drainage	Green	Foul sewerage network capacity – Amber
Availability	Interest	Green	Consultation of land owners req.
	Constraints	White	
Deliverability		Green	

Site Reference: DE/212

Address: Land off Buxton Drive and Eyam Close

Site information

Site area: 4.9ha (3.9 developable area)

Current use: Vacant/Agricultural

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 135

Promoted use and details: Housing

Summary of site

The site is currently subject to a planning application (KET/2017/1019) for 135 dwellings. Located on the western side of Desborough, the site is adjacent to existing residential development on Buxton Drive and Eyam Close to the north and Harrington Road to the east. Development of the site therefore is seen as a logical extension beyond existing residential development, it also would not intrude into the open countryside to the south, beyond the southernmost boundary of any residential development in this area of Desborough.



Summary of public consultation

None undertaken for this site



Analysis and Conclusions

No significant constraints have arisen as a result of the site assessment for this site.

Development of the site therefore is seen as a logical extension beyond existing residential development, it also would not intrude into the open countryside to the south, beyond the southernmost boundary of any residential development in this area of Desborough. Therefore this site is seen as one of the preferred sites for allocation in Desborough.



Site Reference: DE/212

Address: Land off Buxton Drive and Eyam Close

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		
	Employment		Over 2000m to Great Bear
	Public transport		
	Settlement Hierarchy		Part of the site is within the current settlement, the eastern half is outside
Health			No loss
Skills			
Community			On-site play facilities, potential for larger facility
Liveability	Impact of noise or odour		
	Compatible development		
Biodiversity impact	Protected species		
	Ecological features		
Landscape			
Cultural Heritage			Ridge and furrow and Jurassic Way, a prehistoric routeway
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		
Water Conservation and Management			Flood Zone 1
Soil and land	Agricultural land		Grade 3
	Previously developed land		
	Contaminated land		
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		Access off Buxton Drive and Eyam Close
	Capacity of Highway		Possible cumulative impact on A14
	Capacity of Infrastructure		Water supply – Green Supply network – Green WRC capacity – Green Foul sewerage capacity - Amber
Availability	Drainage		Foul sewerage capacity - Amber
	Interest		
	Constraints		
Deliverability			

Site Reference: DE/067

Address: Land adjoining the Orchards, Harrington Road

Site information

Site area: 2.5 ha

Current use: Paddock/field

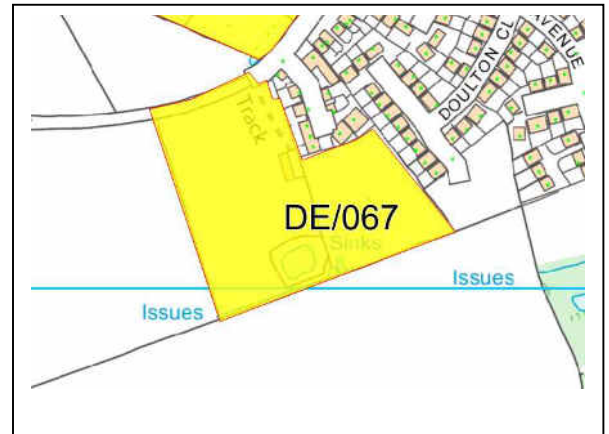
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 75

Promoted use and details: Housing

Summary of site

This site is located on the western side of Desborough; the site is accessed off Harrington Road and is currently in agricultural use.



Summary of public consultation

- Adhere to principles of Designing out Crime
- Surface water to be managed in line with Part H of Building Regulations
- Supported by Environment Agency
- Sites which are yet to be assessed are preferable



Analysis and Conclusions

No significant constraints have arisen as a result of the assessment. However it was previously indicated that widening of Harrington Road would be required. Further information has been submitted to attempt to address this issue where it has been demonstrated that access off Harrington can be achieved.

The allocation of this site alone would not be sufficient to meet the remaining housing requirement.



Site Reference: DE/067

Address: Land adjoining the Orchards, Harrington Road

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities	Green	
	Employment	Red	Over 2000m to Great Bear
	Public transport	Yellow	
	Settlement Hierarchy	Green	Adjacent to Desborough settlement boundary
Health		Green	Located within open countryside
Skills		Yellow	
Community		Green	
Liveability	Impact of noise or odour	Green	
	Compatible development	Green	
Biodiversity impact	Protected species	Yellow	
	Ecological features	Yellow	
Landscape		Green	Limited landscape quality
Cultural Heritage		Red	
Built Environment	Settlement character	Green	
	Relationship to area	Green	
	Coalescence	Green	Not likely to result in coalescence
Water Conservation and Management		Green	
Soil and land	Agricultural land	Yellow	Grade 3
	Previously developed land	Red	
	Contaminated land	Yellow	Potentially contaminated due to underlying geology
Minerals		Green	
Wealth Creation		Red	
Infrastructure	Access to Highway	Green	Widening of Harrington Road required
	Capacity of Highway	Yellow	Assessment of cumulative assessment required
	Capacity of Infrastructure	Yellow	Water Supply – Green Supply Networks – Amber WRC capacity – Green Foul sewerage – Amber
	Drainage	Green	Foul sewerage – Amber
Availability	Interest	Green	Owned/under option – Available immediately.
Deliverability	Constraints	Green	Completed within next 5 years

Site Reference: DE/210
Address: Land south of Desborough

Site information

Site area: 12.8ha

Current use: Former leisure centre/Open Countryside

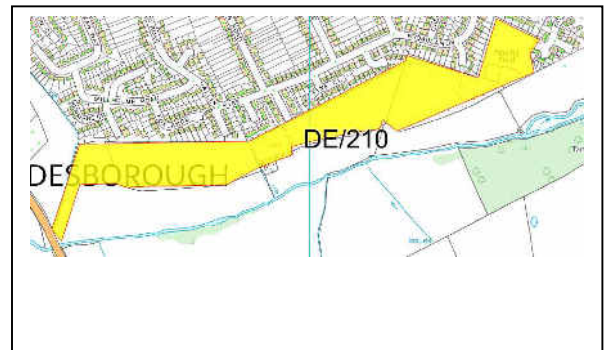
Brownfield/ Greenfield status: Mixed

Indicative number of dwellings (including source): 304

Promoted use and details: Housing

Summary of site

This site is located to the south of Desborough adjacent to existing residential development to north which includes Broadlands and Foxlands. To the extent to which the site extends southwards is limited by the River Ise, which runs parallel with the site. At the eastern end of the site the Tailby Meadow Nature Reserve provides a buffer between it and the River Ise.



Summary of public consultation

Concerns regarding:

- Flooding
- Loss of open countryside
- Lack of facilities
- Protection of Ise Valley/ biodiversity and wildlife – Tailby Meadow
- Traffic



Analysis and Conclusions

This site already benefits from outline planning consent, and therefore it is deemed prudent to allocate this site to ensure its delivery.



Site Reference: DE/210
Address: Land south of Desborough

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities	Red	
	Employment	Yellow	1770m to Pipewell Road
	Public transport	Green	
	Settlement Hierarchy	Green	
Health		Yellow	Provided for at new leisure centre
Skills		Yellow	School to be provided on Desborough North, although an additional school could be required.
Community		Yellow	
Liveability	Impact of noise or odour	Green	
	Compatible development	Green	
Biodiversity impact	Protected species	Yellow	Development would impact on Tailby Meadow, mitigation required.
	Ecological features	Yellow	
Landscape		Red	Located in Ise Valley and therefore sensitive.
Cultural Heritage		Yellow	
Built Environment	Settlement character	Yellow	
	Relationship to area	Green	Adjacent to Desborough
	Coalescence	Green	
Water Conservation and Management		Green	South of the site is in Flood Zone 2
Soil and land	Agricultural land	Yellow	Grade 3/Grade 4
	Previously developed land	Yellow	
	Contaminated land	Yellow	Ground investigation required
Minerals		Green	
Wealth Creation		Red	7100m to Kettering station
Infrastructure	Access to Highway	Green	
	Capacity of Highway	Green	
	Capacity of Infrastructure	Yellow	Water Supply – Green Supply Networks – Amber WRC capacity – Green Foul sewerage - Amber
	Drainage	Green	Foul sewerage - Amber
Availability	Interest	Green	
	Constraints		
Deliverability		Green	

Site Reference: DE/211

Address: North of Federation Avenue, Desborough

Site information

Site area: 6.14ha

Current use: Agricultural land

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 184 @30 dph (Measured are 6ha – 180 dwellings)

Promoted use and details: Residential

Summary of site

Site is located to the rear of Federation Avenue, and is adjacent to a pocket park and agricultural land to the north.

New Manor Farm is located to the west of the site



Summary of public consultation

Site was taken to Planning Policy Committee on 30th January 2014; the site has no comments from previous public consultation as it was promoted as part of the Options consultation and has only been subject to assessment following this.

Analysis and Conclusions

No overriding constraints to development. Comment from NCC Highways, 2 access points required at a minimum. The first access will be the main access and would need minimum width of 9.1m which is achievable.

Land is available on Desborough North site for a school.

Overall RAG rating: Amber - Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required

Site Reference: DE/211

Address: North of Federation Avenue, Desborough

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities	Green	Most facilities within 200m
	Employment	Yellow	Within 1500m –Magnetic Park
	Public transport	Green	Within 200m to bus stop
	Settlement Hierarchy	Green	Within Desborough
Health		Green	
Skills		Yellow	Land at Desborough North SUE for school. Depending on the amount of pupils an additional school may be required.
Community		Green	
Liveability	Impact of noise or odour	Green	Score provided by Env. Health
	Compatible development	Green	
Biodiversity impact	Protected species	Yellow	Natural England - Adjacent to pocket park
	Ecological features	Yellow	Open space should be located next to pocket park
Landscape		Green	
Cultural Heritage		Green	Score provided by NCC Archaeology
Built Environment	Settlement character	Yellow	Agricultural field
	Relationship to area	Green	
	Coalescence	Green	
Water Conservation and Management		Green	Comment provided by EA previously to 2015 (this indicated low flood risk – comment from NCC drainage required.
Soil and land	Agricultural land	Yellow	Grade 3
	Previously developed land	Red	Wholly Greenfield
	Contaminated land	Yellow	Score provided by Env. Health
Minerals		Green	
Wealth Creation		Red	Over 2km to Kettering
Infrastructure	Access to Highway	Green	
	Capacity of Highway	Yellow	Minimum 2 access points required Capacity check on Rothwell Road junction. Transport assessment required
	Capacity of Infrastructure	Yellow	Overall RAG rating – Amber Water supply - Green Supply networks – Amber WRC capacity - Green Foul sewerage network capacity - Amber
	Drainage	Yellow	Foul sewerage network capacity – Amber
Availability	Interest	Green	Consultation of land owners req.
	Constraints	Green	
Deliverability		Green	

Site Reference: DE/213

Address: Land off Harborough Road, Desborough

Site information

Site area: 11.24ha

Current use: Agricultural

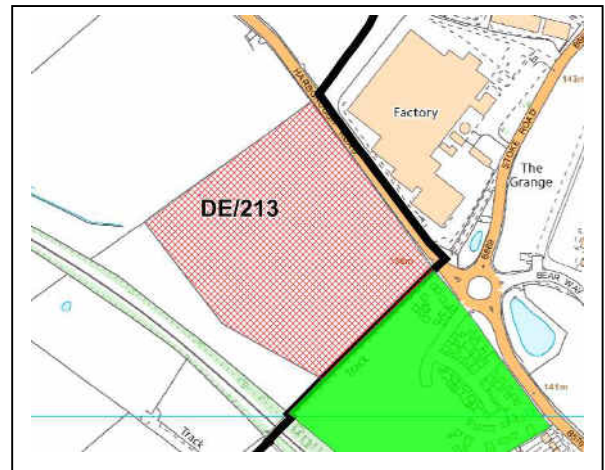
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 230

Promoted use and details: Housing

Summary of site

This site is located on the north-western edge of Desborough, adjacent to existing residential development on Harborough Road, to the south and Millbuck Industrial Estate to the east. The site is not located within the existing settlement boundary as set in the 1995 Local Plan.



Summary of public consultation

None undertaken for this site, promoted in 2016.

Analysis and Conclusions

As a result of this site assessment no significant constraints have become apparent. However comments received from NCC Highways state that the nearby byway must be protected and that the type of access for the site will depend on traffic modelling.

Another part of the assessment has indicated that the site scores poorly in terms of accessibility to facilities, due to the sites location, outside of the northernmost part of the settlement boundary on Harborough Road.

Site Reference: DE/213

Address: Land off Harborough Road, Desborough

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		
	Employment		328m to Great Bear
	Public transport		
	Settlement Hierarchy		Site located adjacent to settlement boundary
Health			No loss
Skills			
Community			Open Space/Green Infrastructure
Liveability	Impact of noise or odour		
	Compatible development		Adjacent to residential development, opposite industrial
Biodiversity impact	Protected species		
	Ecological features		
Landscape			
Cultural Heritage			Site lies in proximity to the Jurassic Way, a prehistoric route way.
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		
Water Conservation and Management			
Soil and land	Agricultural land		Grade 3
	Previously developed land		Wholly Greenfield
	Contaminated land		
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		PRoW must be protected. Access type will depend on traffic modelling
	Capacity of Highway		Potential impact and need for mitigation.
	Capacity of Infrastructure		Water supply – Green Supply network – Green WRC capacity – Green Foul sewerage capacity - Amber
Availability	Drainage		Foul sewerage capacity - Amber
	Interest		Interest in developing the site and willing land owners
	Constraints		
Deliverability			Developable within 5 years

Site Reference: RO/085
Address: Land to the West of Rothwell

Site information

Site area: 6.4 hectares

Current use: Agricultural land

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 192 at 30 dph (Refused application for 200 units)

Promoted use and details: Residential development

Summary of site

- Agricultural land located west of existing development, north of Harrington Road, Rothwell.
- Site slopes up away from Harrington Road.

Location Plan



Summary of public consultation

- Support for the site from the site promoter

Photo



Analysis and Conclusions

- The site is not well located in relation to existing services and facilities.
- Impacts of development on Junction 3 and 4 of the A14 and A6 require mitigation.
- Prominent location, strategic landscaping would be required
- Good connections would need to be provided with adjacent development and potential future development to the north.

Photo



Site Reference: RO/085

Address: Land to the West of Rothwell

Assessment Criteria			Comments
Accessibility to	Facilities		Not well related to existing facilities
	Employment		Nearest employment town centre
	Public transport		
	Settlement Hierarchy		
Health			
Skills			Contributions would be required towards education.
Community			
Liveability	Impact of noise or odour		Noise from A14 and A6 would require mitigation
	Compatible development		
Biodiversity impact	Protected species		Ecological assessment required
	Ecological features		Ecological assessment required
Landscape			Prominent location, visible from the wider area, strategic landscaping would be required
Cultural Heritage			Has been archaeological evaluation, mitigation required
Built Environment	Settlement character		Existing residential development to the south east and north east
	Relationship to area		
	Coalescence		No coalescence
Water Conservation and Management			Part of the site identified as being at very low risk from ground water flooding
Soil and land	Agricultural land		Grade 2
	Previously developed land		Wholly greenfield
	Contaminated land		Contaminated land (Northampton sand), mitigation would be required
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		Satisfactory access can be achieved. Connection with Rothwell North essential
	Capacity of Highway		Improvements to J3 A14 required and A6 southbound approach to Harrington Road roundabout.
	Capacity of Infrastructure		Overall RAG rating AMBER
	Drainage		Foul sewage network capacity AMBER
Availability	Interest		Site promoted for development. Application refused on site.
	Constraints	No	
Deliverability			Developable within 5 years

Site Reference: RO/086

Address: Land to the rear of 74-82 Rushton Road

Site information

Site area: 1 ha

Current use: Former Allotments

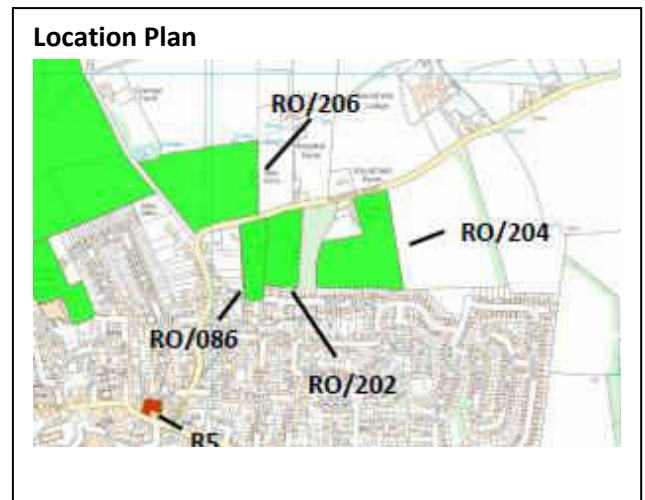
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): SHLAA 54, 35 at 30dph

Promoted use and details: Residential development

Summary of site

- Former allotment site, a small number of allotments are still in use.
- Located in the open countryside adjacent to existing build development.



Summary of public consultation

Objection to the sites inclusion, the site is outside the settlement boundary and some distance from existing services.

Consideration should be given to significant number of trees, particularly with regard to biodiversity potential



Analysis and Conclusions

- Multiple ownership so delivery likely to be complex.
- Reasonable distance to town centre
- Ecological assessment required
- Assessment of need to retain trees required
- Availability and deliverability of the site remain uncertain
- Access from Rushton Road, speed control measures essential.
- Landscaping would need to be retained to retain rural character of Rushton Road



Site Reference: RO/086

Address: Land to the rear of 74-82 Rushton Road

Assessment Criteria			Comments
Accessibility to	Facilities	Orange	Reasonable distance to town centre
	Employment	Green	Nearest employment town centre
	Public transport	Green	
	Settlement Hierarchy	Green	
Health		Green	No loss of open space. Existing footpath should be retained.
Skills		Orange	Contributions would be required towards education
Community		Orange	
Liveability	Impact of noise or odour	Green	
	Compatible development	Green	
Biodiversity impact	Protected species	Orange	Ecological assessment required
	Ecological features	Orange	Likely to be a diversity of micro-habitats. Ecological assessment required
Landscape		Green	Landscaping would need to be retained to retain rural character of Rushton Road
Cultural Heritage		Orange	Archaeological assessment required
Built Environment	Settlement character	Orange	Likely to have neutral impact
	Relationship to area	Green	Adjacent to existing urban area
	Coalescence	Green	Little impact
Water Conservation and Management		Green	Part of site within an area of very low risk of ground water flooding
Soil and land	Agricultural land	Red	Grade 2
	Previously developed land	Red	Greenfield
	Contaminated land	Orange	Northampton Sand, mitigation would be required
Minerals		Green	
Wealth Creation		Red	
Infrastructure	Access to Highway	Green	Access from Rushton Road. Speed control measure essential on Rushton Road
	Capacity of Highway	Orange	
	Capacity of Infrastructure	Orange	Overall RAG rating amber
	Drainage	Green	
Availability	Interest	Red	Site promoted for development, however in multiple ownership and availability not clear
	Constraints	Green	No
Deliverability		Orange	Deliverability of the site uncertain

Site Reference: RO/088a

Address: Rothwell North/ Land to the West of Rothwell

Site information

Site area: 8.8ha

Current use: Agricultural Land

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 300 (Site promoter), 264 at 30dph

Promoted use and details: Residential development

Summary of site

- Previously within Rothwell North application boundary.
- Located south of Rothwell North, adjacent to the A6 and existing residential development.

Location Plan



Summary of public consultation

- Support for allocation from the site promoter.
- Rothwell Town Council objected to the additional 300 dwellings.
- RTC would prefer to defer the additional 300 homes until the first section of development at Rothwell North is complete so that impact on the town can be monitored.

Photo



Analysis and Conclusions

- Strategic landscaping required to mitigate landscape impact.
- Access to employment and public transport will improve when Rothwell North is developed.
- Noise assessment required.
- Further information on archaeological significance required.
- Impacts on junction 3 of A14 and A6
- Delivery reliant on Rothwell North.

Photo



Site Reference: RO/088a

Address: Rothwell North/ Land to the West of Rothwell

Assessment Criteria			Comments
Accessibility to	Facilities		Good access to facilities
	Employment		Would improve when employment at Rothwell North delivered
	Public transport		Provision within Rothwell North would improve access
	Settlement Hierarchy		
Health			No loss of open space
Skills			Contributions would be required towards education
Community			May be opportunities to enhance pedestrian access between the western end of Rothwell North into the town and from the town to the employment area in Rothwell North
Liveability	Impact of noise or odour		Adjacent to the A6. Noise assessment and mitigation required
	Compatible development		
Biodiversity impact	Protected species		Ecological assessment required
	Ecological features		Ecological assessment required
Landscape			Elevated site, strategic landscaping required to mitigate visual impact
Cultural Heritage			Information required on archaeological significance
Built Environment	Settlement character		Would help link Rothwell north with the western site of the existing town
	Relationship to area		
	Coalescence		Would not result in coalescence
Water Conservation and Management			
Soil and land	Agricultural land		Grade 2
	Previously developed land		Greenfield
	Contaminated land		Northampton Sand, mitigation would be required
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		Access through Rothwell North
	Capacity of Highway		Would impact on junction 3 of the A14 and the A6, mitigation would be required
	Capacity of Infrastructure		
	Drainage		
Availability	Interest		Site promoted for development
	Constraints	No	
Deliverability			Delivery reliant on Rothwell North

Site Reference: RO/202

Address: Land to the north of Rothwell (including RO/086)

Site information

Site area: 2.2 ha

Current use: Former allotments

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings(including source): 66 dwellings (30 dph)

Promoted use and details: Residential development

Summary of site

- Former allotments site
- Reasonable access to services and facilities
- Significant landscaping required to maintain soft edge to the town
- Multiple ownership so delivery likely to be complex

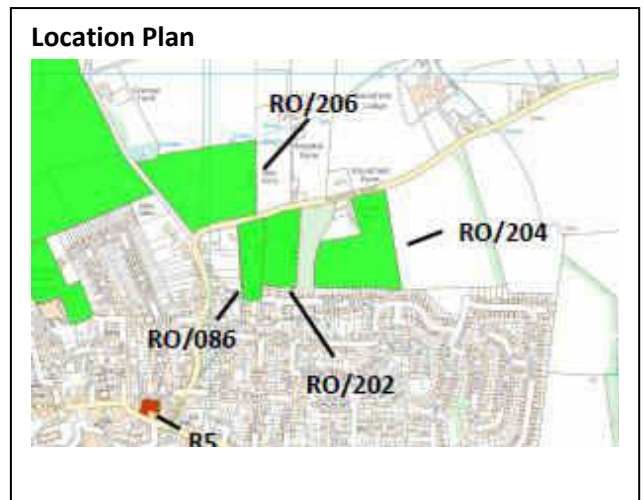
Summary of public consultation

Whole of allotments should be included as would create more viable development and remove any potential access issues with regard to remaining plots.

Support for inclusion

Analysis and Conclusions

- Multiple ownership so delivery likely to be complex
- Reasonable distance to town centre
- Ecological assessment required
- Assessment of need to retain trees required
- Availability and deliverability of site remain uncertain
- Access from Rushton Road, speed control measures essential
- Landscaping would need to be retained to retain rural character of Rushton Road



Site Reference: RO/202

Address: Land to the north of Rothwell (including RO/086)

Assessment Criteria			Comments
Accessibility to	Facilities	Amber	Reasonable distance to town centre
	Employment	Green	Nearest employment town centre
	Public transport	Green	
	Settlement Hierarchy	Green	
Health		Green	No loss of open space. Existing footpath should be retained
Skills		Amber	Contributions would be required towards education
Community		Amber	
Liveability	Impact of noise or odour	Green	
	Compatible development	Green	
Biodiversity impact	Protected species	Amber	Ecological assessment required
	Ecological features	Amber	Likely to be a diversity of micro-habitats. Ecological assessment required
Landscape		Green	Landscaping would need to be retained to retain rural character of Rushton Road
Cultural Heritage		Amber	Archaeological assessment required
Built Environment	Settlement character	Amber	Likely to have neutral impact
	Relationship to area	Green	Adjacent to existing urban area
	Coalescence	Green	Little impact
Water Conservation and Management		Green	Part of site within an area of very low risk of ground water flooding
Soil and land	Agricultural land	Red	Predominantly grade 2
	Previously developed land	Red	Wholly greenfield
	Contaminated land	Amber	Parts of the site Northampton Sand, mitigation would be required
Minerals		Green	
Wealth Creation		Red	
Infrastructure	Access to Highway	Green	Access from Rushton Road. Speed control measure essential on Rushton Road
	Capacity of Highway	Amber	
	Capacity of Infrastructure	Amber	Overall RAG rating of Amber
	Drainage	Green	
Availability	Interest	Red	Site promoted for development, however in multiple ownership and availability not clear
	Constraints	Green	No
Deliverability		Amber	Delivery of the site uncertain

Site Reference: RO/204

Address: Land to the South of Rushton Road

Site information

Site area: 3 ha

Current use: Agricultural Land

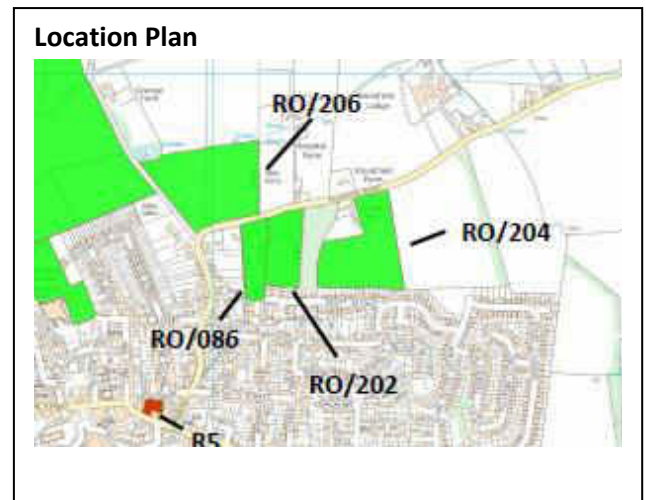
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings(including source): 90 (30 dwellings per hectare)

Promoted use and details: Residential development

Summary of site

- Edge of settlement location.
- Visually detached from the settlement.
- Significant visual impact on the character of Rushton Road
- Reasonable access to services and facilities in the town centre.



Summary of public consultation

- New site promoted through last round of consultation.



Analysis and Conclusions

- Due to visual detachment from existing development and the rural character of Rushton Road development would have a significant visual impact. Site slopes up from Rushton Road and would be prominent in views from the surrounding area
- Further information on archaeological significance required.
- Speed limit on Rushton Road would need to be moved
- Transport assessment would be required



Site Reference: RO/204

Address: Land to the South of Rushton Road

Assessment Criteria			Comments
Accessibility to	Facilities		Potential to provide shared pedestrian/cycle access to Scott Avenue
	Employment		Nearest employment town centre
	Public transport		
	Settlement Hierarchy		
Health			No loss of open space
Skills			Contributions would be required towards education
Community			
Liveability	Impact of noise or odour		Adjacent to existing employment use, mitigation would be required
	Compatible development		Adjacent employment use, mitigation may be required.
Biodiversity impact	Protected species		Ecological assessment required
	Ecological features		Ecological assessment required
Landscape			Visually detached from the settlement. Significant visual impact
Cultural Heritage			Further information on archaeological significance needed.
Built Environment	Settlement character		Visually detached from settlement. Significant impact on the rural character of Rushton road.
	Relationship to area		Adjacent to development on Scott Avenue but detached from development along Rushton Road
	Coalescence		Less than 2km to Rushton settlement boundary
Water Conservation and Management			
Soil and land	Agricultural land		Grade 2
	Previously developed land		Greenfield
	Contaminated land		
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		Access off Rushton Road. Speed control measures essential on Rushton Road. Speed limit would need to be moved
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating AMBER
	Drainage		
Availability	Interest		Site promoted for development
	Constraints		
Deliverability			

Site Reference: RO/205
Address: Land to the east of RO/088

Site information

Site area: 18.5 ha

Current use: Agricultural Land

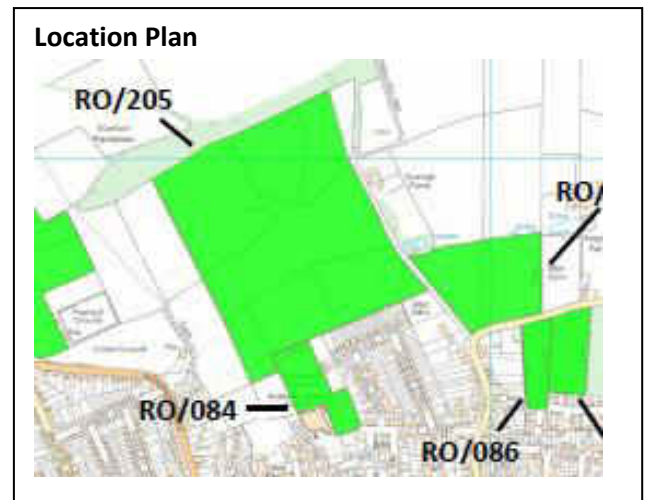
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings(including source): 555 (30 dwellings per hectare)

Promoted use and details: Residential Development

Summary of site

- Large site north of Rothwell, west of Shotwell Mill Lane
- Strategic scale, this level of development is not required to meet housing requirements for Rothwell set out in the JCS.



Summary of public consultation

- New site promoted through last round of consultation.



Analysis and Conclusions

- Close proximity to existing services and facilities.
- Satisfactory access cannot be achieved
- Significant intrusion into the open countryside which is currently not well related to existing development.
- Part of the site at high risk from ground water flooding



Site Reference: RO/205

Address: Land to the east of RO/088

Assessment Criteria			Comments
Accessibility to	Facilities		Well related to existing services and facilities
	Employment		Nearest employment town centre
	Public transport		
	Settlement Hierarchy		
Health			No loss of open space
Skills			Contributions would be required towards education
Community			
Liveability	Impact of noise or odour		
	Compatible development		
Biodiversity impact	Protected species		Ecological assessment required
	Ecological features		Potential Wildlife site located within and adjacent to the site. Ecological assessment required
Landscape			Significant visual impact on the character of the area and from surrounding footpaths.
Cultural Heritage			Archaeological assessment required
Built Environment	Settlement character		Significant intrusion into the open countryside. Limited opportunities to connect to existing development.
	Relationship to area		Adjacent to development on one side.
	Coalescence		Increase coalescence with Desborough
Water Conservation and Management			Mid-section band of the site is identified as being at high risk from ground water flooding
Soil and land	Agricultural land		Grade 2 & 3
	Previously developed land		Wholly Greenfield
	Contaminated land		Quarry/landfill – Unstable land, Contaminated land (Northampton Sand – Arsenic)
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		Satisfactory access cannot be achieved.
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating AMBER
	Drainage		
Availability	Interest		Site promoted for development
	Constraints	Yes	
Deliverability			Satisfactory access cannot currently be achieved

Site Reference: RO/206

Address: Land to the North of Rushton Road

Site information

Site area: 4 ha

Current use: Agricultural Land

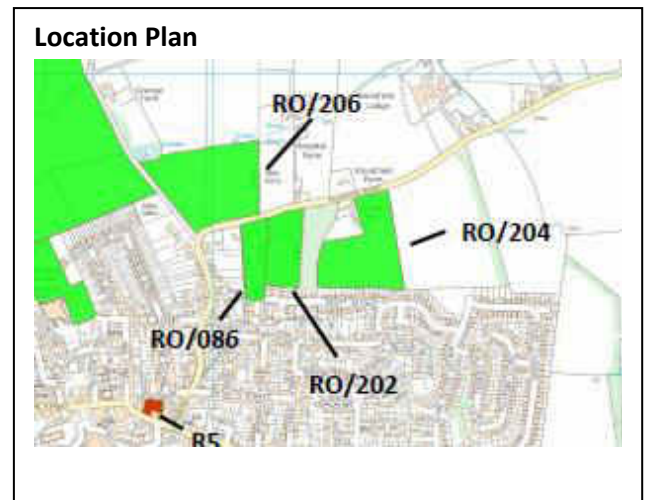
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 120 @ 30 dph

Promoted use and details: Residential development

Summary of site

- Site located to the north of Rothwell, north of Rushton Road
- Site slopes down away from Rushton Road



Summary of public consultation

- New site promoted through last round of consultation.



Analysis and Conclusions

- Poorly visual relationship to existing development and would result in an illogical extension to the town.
- Prominent in views from the surrounding countryside
- Access would need to be from Rushton Road, speed control measures on Rushton Road essential
- Further archaeological investigation required
- High risk of groundwater flooding along northern boundary
- Within reasonable distance of the town centre



Site Reference: RO/206

Address: Land to the North of Rushton Road

Assessment Criteria			Comments
Accessibility to	Facilities		Within reasonable distance of town centre
	Employment		Nearest employment town centre
	Public transport		
	Settlement Hierarchy		
Health			No loss of open space
Skills			Contributions would be required towards education
Community			Likely to be no benefits to local community
Liveability	Impact of noise or odour		
	Compatible development		
Biodiversity impact	Protected species		Ecological assessment required
	Ecological features		Ecological assessment required
Landscape			Site slopes down away from Rushton Road. Prominent in views from the open countryside. Largely detached from existing built form.
Cultural Heritage			Further information required regarding archaeological significance.
Built Environment	Settlement character		Not well related to existing built form.
	Relationship to area		
	Coalescence		
Water Conservation and Management			A band along the northern part of the site is at high risk from ground water flooding
Soil and land	Agricultural land		Grade 2
	Previously developed land		Greenfield
	Contaminated land		Located in an area of Northampton sand, mitigation would be required
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		Access off Rushton Road. Speed control measure on Rushton Road essential.
	Capacity of Highway		Transport assessment required
	Capacity of Infrastructure		Overall RAG rating AMBER
	Drainage		
Availability	Interest		Site promoted for development
	Constraints	No	
Deliverability			

Site Reference: RO/222
Address: Land east of Rothwell North

Site information

Site area: 7.86 ha

Current use: Agricultural Land

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 210 (Site promoter – 7ha x 30)

Promoted use and details: Housing, landscaping, open space and infrastructure (affordable housing to meet policy)

Summary of site

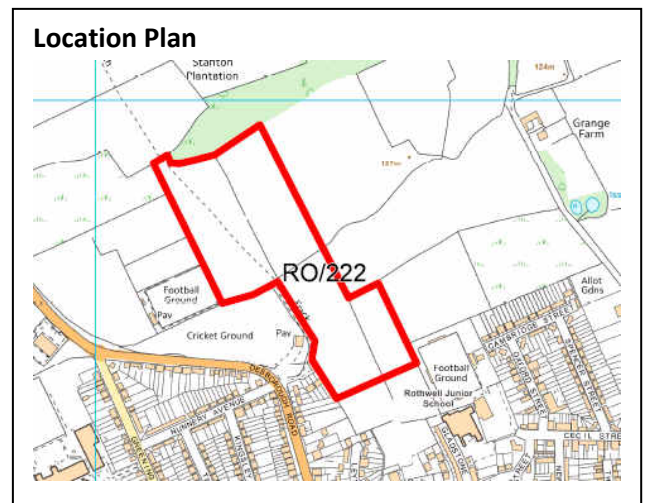
- Area of land previously included within boundary of Rothwell North
- Agricultural land with footpaths through the site which link to the wider footpath network
- Located north of the town

Summary of public consultation

New site – no public consultation carried out.

Analysis and Conclusions

- Well located in relation to services and facilities
- Mitigation of noise impact of football and cricket pitches required
- Currently not well related to existing built form of the settlement
- Strategic landscaping would be required to mitigate impact of development
- Significant GI would need to be incorporated into the scheme to mitigate the loss of accessible countryside
- If delivered ahead of Rothwell North would not relate well to existing development and be a significant intrusion into the countryside, if developed after adjacent element of Rothwell North could be a more logical extension



Photo



Photo

Site Reference: RO/222

Address: Land east of Rothwell North

Assessment Criteria			Comments
Accessibility to	Facilities		Good access to facilities
	Employment		Nearest employment town centre
	Public transport		
	Settlement Hierarchy		
Health			No loss of open space, existing footpaths provide access to the countryside
Skills			Contributions would be required towards education
Community			Potential to provide drop-off and pick up facility for school but further work required to determine if this could be achieved
Liveability	Impact of noise or odour		Possible issues from football and cricket ground to any dwellings backing on to these areas
	Compatible development		
Biodiversity impact	Protected species		Ecological assessment required
	Ecological features		Ecological assessment required. Potential wildlife site located north of the site
Landscape			Significant visual impact on character of the area and from the footpath network. Development would need to incorporate significant GI to mitigate impact
Cultural Heritage			Further archaeological investigation required.
Built Environment	Settlement character		Significant intrusion into the open countryside which is not well related to existing development. If developed after the adjacent element of Rothwell North would be a more logical extension
	Relationship to area		Only small part of the site adjacent to existing development
	Coalescence		890m to Desborough
Water Conservation and Management			
Soil and land	Agricultural land		Grade 2/ Grade 3
	Previously developed land		
	Contaminated land		Historic quarry to north and Northampton Sand
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		Vehicular access from Desborough Road, link would also need to be provided to Rothwell North
	Capacity of Highway		
	Capacity of Infrastructure		
	Drainage		
Availability	Interest		Site promoted for development
	Constraints	No	
Deliverability			

Site Reference: RA/128
Address: The Old Rectory, Braybrooke

Site information

Site area: 0.54ha

Current use: Open Space

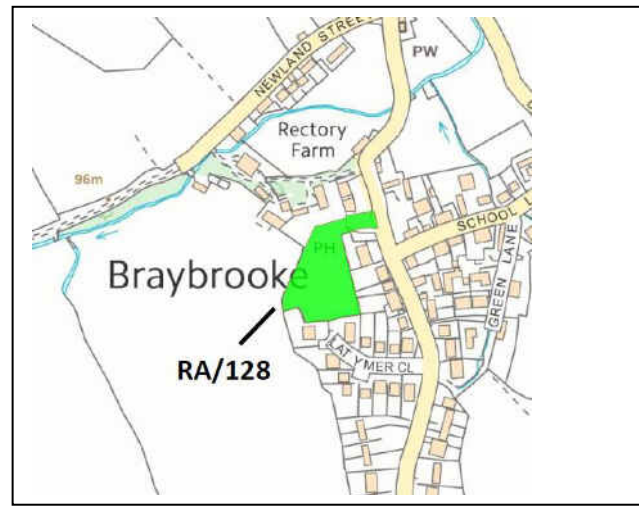
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 3 dwellings (site promoter)

Promoted use and details: Housing

Summary of site

Site is located between Latymer Close, The Swan Public House of Griffin Road and the Old Rectory



Summary of public consultation

- Design principles should include protection of the setting of the Old Rectory and acknowledge heritage asset issues
- Objection to the inclusion of the site
- Site unsuitable for development
- Some support for including the site as an allocation



Analysis and Conclusions

- Large Beech tree which is protected by a TPO needs to be retained
- Poor access to services and facilities
- Impact on conservation area and historic buildings requires further assessment
- Maximum of 3 dwellings if accessed from private drive
- Sensitive site, development principles would need to reflect site constraints



Site Reference: RA/128
Address: The Old Rectory, Braybrooke

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are over 2km from site
	Employment		
	Public transport		
	Settlement Hierarchy		
Health			No loss of open space
Skills			Contributions for education may be required
Community			
Liveability	Impact of noise or odour		
	Compatible development		Surrounded by residential on 3 sides
Biodiversity impact	Protected species		Large trees indicate potential use by bats. Ecological assessment required
	Ecological features		Ecological assessment required
Landscape			Site is green and open but fairly well screened from wider landscape
Cultural Heritage			May affect setting of Grade II listed building. Will need further information regarding archaeological significance
Built Environment	Settlement character		With careful design could provide a logical extension
	Relationship to area		
	Coalescence		
Water Conservation and Management			
Soil and land	Agricultural land		Grade 3
	Previously developed land		Greenfield
	Contaminated land		
Minerals			Within minerals safeguarding area
Wealth Creation			
Infrastructure	Access to Highway		Access from Griffin Road. Access achievable if accessed from private drive, if adopted road issue of vehicular visibility would need to be overcome
	Capacity of Highway		Challenge will be to form an adoptable highway
	Capacity of Infrastructure		Overall RAG rating – Amber
	Drainage		Foul sewerage network capacity - Green
Availability	Interest		Site promoted for development
	Constraints	No	
Deliverability			

Site Reference: RA/094

Address: Land south east of Northampton Road, Broughton

Site information

Site area: 2.3ha

Current use: Agriculture

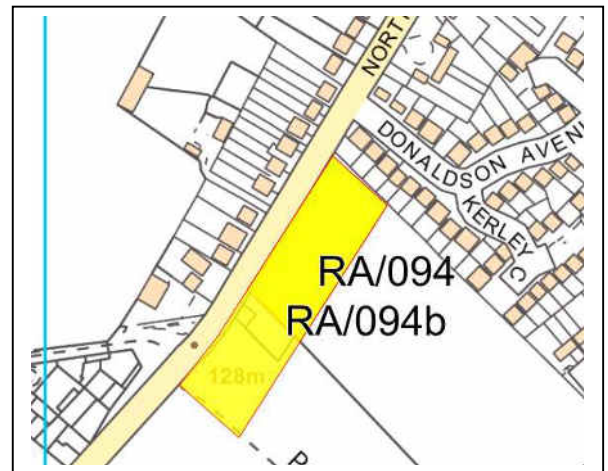
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source):

Promoted use and details: Housing

Summary of site

Site is located on Northampton Road and includes only the frontage along the highway. The site was previously considered as part of site RA/094 but this site was discounted.



Summary of public consultation

Concern regarding capacity of school and potential expansion of the site

Negative response to reference for the site to be 'an attractive gateway to the town'

Support from Environment Agency

Distant from services and facilities.



Analysis and Conclusions

Site scores poorly in terms of accessibility and is adjacent to possible Saxon activity but disturbance from school site.

No further constraints to development were identified in the site assessment however it is considered that the scale of development that has been indicated on this site is not appropriate for Broughton.



Site Reference: RA/094

Address: Land south east of Northampton Road, Broughton

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities	Red	Most facilities are over 2km from the site
	Employment	Red	More than 2km to Pytchley Lodge
	Public transport	Green	Adjacent to route X43
	Settlement Hierarchy	Yellow	
Health Skills	School provision	Yellow	NCC Education - Possible contributions and expansions to existing schools in Broughton or Kettering
Community Liveability	Impact of noise or odour	Green	
	Compatible development	Green	
Biodiversity impact	Protected species	Yellow	Wildlife Trust – Ecological survey required
	Ecological features	Yellow	Wildlife Trust – Ecological survey required
Landscape Cultural Heritage		Red	Adjacent to possible Saxon activity but disturbance from school site.
Built Environment	Settlement character	Yellow	
	Relationship to area	Green	
	Coalescence	Green	
Water Conservation and Management		Green	
Soil and land	Agricultural land	Yellow	Grade 3
	Previously developed land	Red	Wholly Greenfield
	Contaminated land	Green	
Minerals Wealth Creation		Red	More than 2km to Kettering
Infrastructure	Access to Highway	Green	
	Capacity of Highway		No comment from NCC Highways
	Capacity of Infrastructure	Yellow	Overall RAG rating – Red Water supply – Green Supply networks- Green WRC capacity – Red Foul Sewerage network capacity - Amber
	Drainage	Green	Foul Sewerage network capacity - Amber
Availability	Interest	Green	
	Constraints		
Deliverability		Green	

Site Reference: RA/096

Address: Land West of Cransley Hill and Darlow Close, Broughton

Site information

Site area: 2.77ha

Current use: Agricultural

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source):

Promoted use and details: Residential

Summary of site

Site is an extension to the south of the previously discounted RA/096 which is smaller at 1.87ha. The site promoter has submitted further information regarding highway access, the reason why the site was previously discounted. In November 2016 Members agreed to reconsider this site for allocation, hence this assessment.

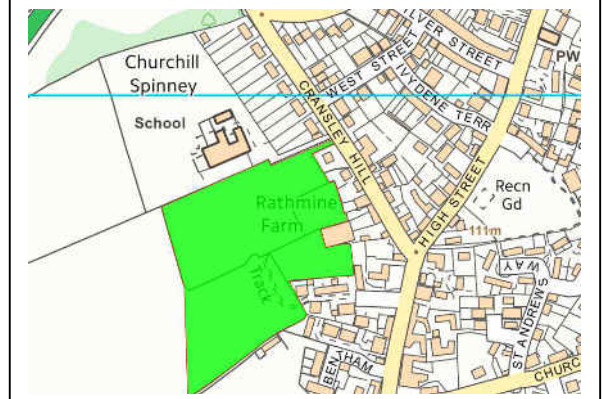
Summary of public consultation

Site re-promoted and site is larger than when it was previously discounted. No public consultation undertaken on this extent of the site.

Analysis and Conclusions

No significant constraints identified, although highway adjacent to the school would require significant mitigation. The site is of a size that would see development of an excessive scale and other smaller sites considered are preferred.

Location Plan



Site Reference: RA/096

Address: Land West of Cransley Hill and Darlow Close, Broughton

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities more than 2km from site
	Employment		Approx. 6km by road to Pytchley Lodge
	Public transport		Adjacent to 2 routes into Kettering
	Settlement Hierarchy		In Kettering
Health			No impact
Skills			
Community			Widening of access and increase in school parking
Liveability	Impact of noise or odour		No impact
	Compatible development		
Biodiversity impact	Protected species	?	
	Ecological features	?	
Landscape			No particular landscape quality
Cultural Heritage			Impact on earthworks
Built Environment	Settlement character		Neutral impact
	Relationship to area		
	Coalescence		
Water Conservation and Management			Groundwater – Negligible SW - TBC
Soil and land	Agricultural land		Grade 3
	Previously developed land		Greenfield
	Contaminated land		Not unstable or contaminated
Minerals			Not in MSA
Wealth Creation			More than 2km from Kettering station
Infrastructure	Access to Highway	?	Access possible
	Capacity of Highway		Potential need for mitigation
	Capacity of Infrastructure		Constrained but can be overcome
	Drainage		New infrastructure not required
Availability	Interest		Land owner is willing
	Constraints		
Deliverability			Available immediately, deliverable in 2017/18

Site Reference: RA/099a
Address: Broughton Allotments (smaller site)

Site information

Site area: 1.4ha

Current use: Allotments

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 42 @ 30 dph / 21@ 15dph

Promoted use and details: Residential

Summary of site

- Site is currently in use as allotments
- Site is smaller than original site (RA/099)
- Easy access from A43
- Development would require relocation of allotments



Summary of public consultation

- These comments relate to RA/099 not RA/099a:
- Site is closer to village services than RA/094.
 - Suitable and sustainable access from A43
 - Could form a high quality gateway to the village
 - Potential for a mixed use scheme (employment and residential)
 - Enhancement of the existing allotment facilities possible



Analysis and Conclusions

The site is used for allotments which would need to be re-provided in a suitable location. Access to the site may be problematic due to the proximity to the A43 and junction into the village. Site is outside the village boundary and provides an open entrance to the village, may be other more suitable sites elsewhere in the village if there is an identified need for housing.



Site Reference: RA/099a
Address: Broughton Allotments (smaller site)

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities over 800m
	Employment		More than 2km – Pytchley Lodge Business Park
	Public transport		Adjacent to route X43
	Settlement Hierarchy		
Health			Located on allotments – relocation required
Skills			NCC Education - Possible contributions and expansions to existing schools in Broughton or Kettering
Community			No loss of allotments, relocation confirmed to other part of site.
Liveability	Impact of noise or odour		
	Compatible development		Adjacent to existing residential use
Biodiversity impact	Protected species		Possible loss of important plant species.
	Ecological features		Ecological survey required
Landscape			Site slopes from north to south
Cultural Heritage			
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		
Water Conservation and Management			25%-0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		Loss of Grade 2
	Previously developed land		Wholly greenfield
	Contaminated land		
Minerals			
Wealth Creation			Over 2km to Kettering
Infrastructure	Access to Highway		Requires traffic calming on Kettering Road. A43 junction improvements also required.
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Red Water supply – Green Supply networks – Green WRC capacity – Red Foul Sewerage Network Capacity - Amber
	Drainage		Foul Sewerage Network Capacity - Amber
Availability	Interest		Site is available
	Constraints	No	
Deliverability			Deliverable within 5 years

Site Reference: RA/101a
Address: Land off Bentham Close

Site information

Site area: 1ha

Current use: Agricultural/Waste Land

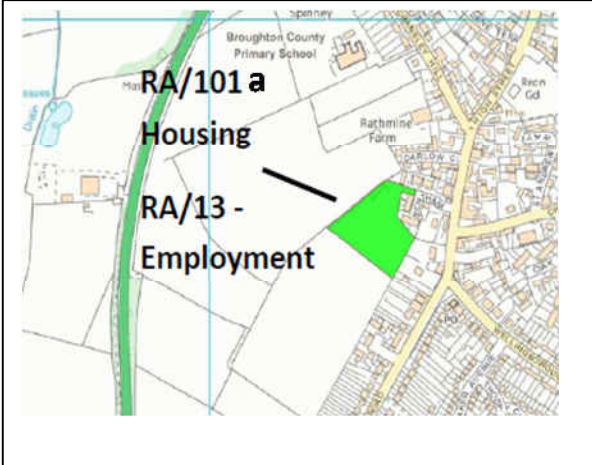
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 15 (15dph)

Promoted use and details: Housing

Summary of site

Site is located off Bentham Close which is accessed from the High Street and is currently in agricultural use. The site has also been considered for employment use.



Summary of public consultation

Concerns have been raised in relation to congestion and highway safety on the main routes through Broughton, on High Street.



Analysis and Conclusions

Accessibility to facilities and employment is a constraint and there is also likely impact on biodiversity and archaeological features. However the most significant concern relates to highway capacity and access, as development can be seen as unsuitable in this location because access cannot be gained to the site from Bentham Close if the site was to be used for residential use.



Site Reference: RA/101a
Address: Land off Bentham Close

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		A majority of facilities are 2km or over from the site
	Employment		More than 2km to Pytchley Lodge Business Park
	Public transport		Adjacent to route 10/X10
	Settlement Hierarchy		
Health Skills			Monetray contributions for Broughton or possibly Kettering
Community Liveability	Impact of noise or odour		Environmental Health – No issues
	Compatible development		
Biodiversity impact	Protected species		Ecological survey required –
	Ecological features		Ecological survey required –
Landscape			No comments - HE
Cultural Heritage			
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		
Water Conservation and Management	Flood zone		
Soil and land	Agricultural land		
	Previously developed land		
	Contaminated land/Unstable land		Environmental Health – No issues (2016)
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		NCC Highways - Bentham Close is unsuitable for any further development to the rear. Highways Agency – No individual impact
	Capacity of Highway		
	Capacity of Infrastructure		Water supply – Green Supply networks - Green WRC Capacity - Red Foul sewerage network capacity - Amber
	Drainage		Foul sewerage network capacity - Amber
Availability	Interest		Agent has confirmed site is available (2016)
	Constraints		
Deliverability			No comment from agent,

Site Reference: RA/127

Address: The Paddock, Meadow Close, Broughton

Site information

Site area: 0.68ha

Current use: Agricultural

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 20 (30dph) Agent considers could accommodate 5 dwellings. 10 (@15dph)

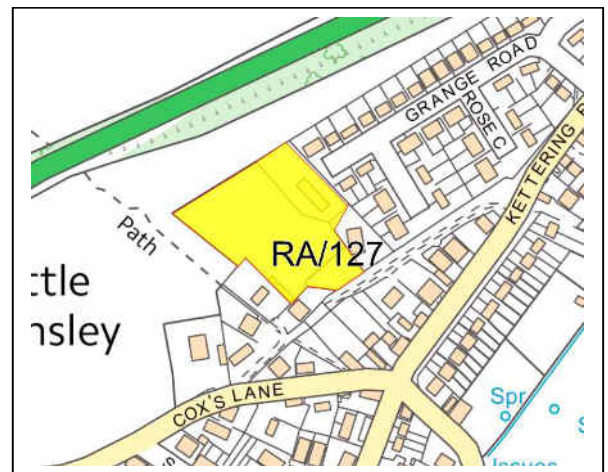
Promoted use and details: Housing

Summary of site

Site is located between Crane Close and Grange Road, adjacent to Meadow Close.

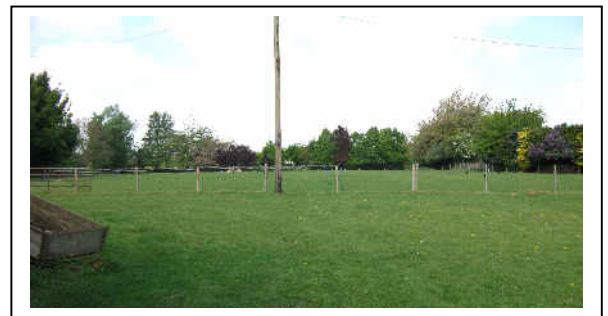
Vehicular access is provided via Grange Road.

Development requires demolition of Meadow Grange.



Summary of public consultation

- Bund area would become inaccessible and unsightly
- Parish Council do not support this site



Analysis and Conclusions

The site presents no significant constraints. Although the site scores poorly in terms of accessibility, however it is considered that the site is compatible with the surrounding uses, given that the site is adjacent to residential uses on 3 sides. Access would be provided off Grange Road, as preferred by NCC Highways. Pedestrian off The Banks would also be preferred.



Site Reference: RA/127

Address: The Paddock, Meadow Close, Broughton

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are over 2km from site
	Employment		More than 2km to Pytchley Lodge Business Park
	Public transport		263m to route X43
	Settlement Hierarchy		
Health Skills			NCC Education - Possible contributions and expansions to existing schools in Broughton or Kettering
Community Liveability	Impact of noise or odour		Likely to be through S106 Assessment likely to be required given proximity to A43
	Compatible development		
Biodiversity impact	Protected species		Ecological survey required
	Ecological features		Ecological survey required
Landscape Cultural Heritage			Quarried
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		
Water Conservation and Management			
Soil and land	Agricultural land		Grade 2
	Previously developed land		Wholly Greenfield
	Contaminated land		
Minerals			
Wealth Creation Infrastructure	Access to Highway		More than 2km to Kettering No issues. Although access off Grange Road is preferred.
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Red Foul sewerage network capacity – Green
	Drainage		Foul sewerage network capacity - Green
Availability	Interest		Agent is interested in developing the site (2016)
	Constraints		
Deliverability			Deliverable within 5 years

Site Reference: RA/170

Address: South of New Stone House, Duck End

Site information

Site area: 0.17ha

Current use: Paddock

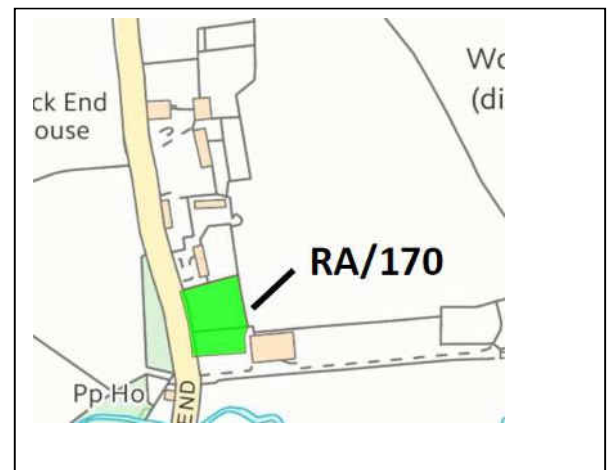
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 5 (@ 30dph) 3 (@ 15dph)

Promoted use and details: Affordable housing

Summary of site

- Site is located on a paddock south of residential properties
- Access from Duck End possible
- Affordable housing would accommodate local need



Summary of public consultation

- Site is within 400m of a Sewage Treatment Works
- Anglian Water not in a position to support the site
- Further discussions regarding the risk of loss of amenity proposed

Analysis and Conclusions

- Site has little negative impacts particularly on landscape
- Ideal topography for small, high quality scheme
- Layout of scheme should be set back or at right angles to Duck End
- Potential impact on conservation area and listed buildings

Site Reference: RA/170

Address: South of New Stone House, Duck End

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are over 2km
	Employment		Over 2km to Kettering Venture Park
	Public transport		
	Settlement Hierarchy		
Health			
Skills			Unlikely to impact on school capacity
Community			
Liveability	Impact of noise or odour		
	Compatible development		Residential and agricultural
Biodiversity impact	Protected species		Ecological survey required
	Ecological features		Ecological survey required
Landscape			
Cultural Heritage			Within conservation area and could affect the setting of Grade II* Church of St. John and Chanford Hall.
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		Over 2km to Twywell
Water Conservation and Management			Flood zone 1
Soil and land	Agricultural land		Grade 4 – Poor
	Previously developed land		Wholly Greenfield
	Contaminated land		Contamination possible due to underlying bedrock
Minerals			
Wealth Creation			More than 2km to Kettering
Infrastructure	Access to Highway		5 is too many – likely to be 2
	Capacity of Highway		Dependent on number of dwellings
	Capacity of Infrastructure		Overall RAG rating – Amber. Water supply – Green Supply networks – Green WRC Capacity – Amber Foul Sewerage Network Capacity - Green
	Drainage		Foul Sewerage Network Capacity - Green
Availability	Interest		Site is available
	Constraints	No	
Deliverability			Deliverable within 5 years

Site Reference: RA/173

Address: Land east of the corner of Duck End and Thrapston Road

Site information

Site area: 0.59ha

Current use: Wasteland/ overgrown field not in productive

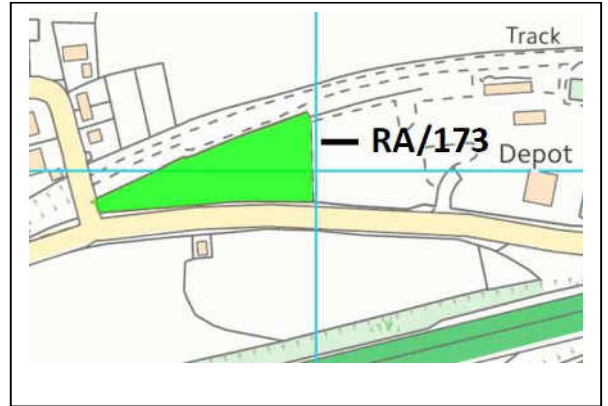
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 5 (18@ 30dph – depending on how much of site is developed) (9@ 15dph)

Promoted use and details: Affordable housing

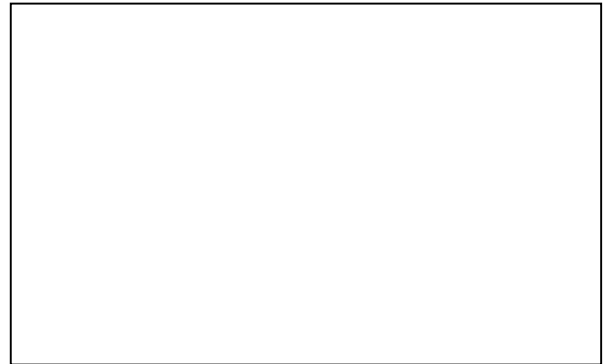
Summary of site

Site is located between Duck End and an active HGV business



Summary of public consultation

- Site is within 400m of a Sewage Treatment Works
- Anglian Water not in a position to support the site
- Further discussions regarding the risk of loss of amenity proposed



Analysis and Conclusions

Low impact on landscape
HGV operation to the east could be mitigated
Potential to create a positive gateway to the village
Development should be outward facing
Provision of access into Cranford required as separated from Duck End and Cranford as a whole
Provision of affordable housing
Traffic calming required
Possible impact on conservation area



Site Reference: RA/173

Address: Land east of the corner of Duck End and Thrapston Road

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities over 2km from site
	Employment		Over 2km to Kettering Venture Park
	Public transport		
	Settlement Hierarchy		
Health			
Skills			Unlikely to impact on school provision
Community			Affordable housing and improve aesthetics of site
Liveability	Impact of noise or odour		
	Compatible development		Surrounded by residential, agricultural and a HGV (east of the site).
Biodiversity impact	Protected species		Ecological survey required
	Ecological features		Ecological survey required
Landscape			Site is screened with low landscape quality
Cultural Heritage			Adjacent to Conservation Area
Built Environment	Settlement character		Site is unattractive, connection with Duck end needed.
	Relationship to area		Detached from village, although facilities are in walking distance.
	Coalescence		Over 2km to Twywell
Water Conservation and Management			Flood zone 1
Soil and land	Agricultural land		Grade 4 - Poor
	Previously developed land		Wholly Greenfield
	Contaminated land		
Minerals			
Wealth Creation			7.5km to Kettering
Infrastructure	Access to Highway		Traffic calming requirement for any new access on here
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Green Foul sewerage network capacity - Green
	Drainage		Foul sewerage network capacity – Green
Availability	Interest		Site is available
	Constraints	No	
Deliverability			Deliverable e within 5 years

Site Reference: RA107

Address: Geddington Sawmill, Grafton Road.

Site information

Site area: 0.6ha

Current use: Saw Mill

Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings (including source): 10 unit yield is confirmed by the site agent (July 2016).

Promoted use and details: Residential and Commercial.

Summary of site

Site is currently in use as a small scale timber Saw Mill, comprising 2-3 buildings with the majority of the site undeveloped and covered with trees and rough grass. Site development would reduce the scale of the existing business.

Summary of public consultation

- Buccleuch Property (site owner) advocates a mixed residential /employment use of the site and considers it will enhance the Conservation Area;
- Owner resistant to design principles securing a mixed use
- Development of the site could add to traffic congestion within the village.
- The Site is located within the Nene Valley Nature Improvement Area.
- Anglian Water scores the site Amber overall as existing assets will be affected.
- Anglian Water identify a water asset is affected by the site which could influence site layout or require re-direction at cost.
- The site falls within a very low risk of Ground Water Flooding.

Analysis and Conclusions

- Site slopes uphill in an easterly direction;
- Reduction in scale of existing Saw Mill business requires mitigation to secure amenity of future housing;
- Site is not located within flood zone 2 or 3 and is adjacent the Conservation Area.
- The site does not include any Listed Buildings or curtilages.
- Water Asset affected by the site may influence site and yield.



Site Reference: RA107**Address: Geddington Sawmill, Grafton Road.****Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		Site scores poorly in terms of distance from a secondary school, Health Centre, Indoor Sports /Leisure Centre, and Kettering Town Centre.
	Employment		Site is over 2000m from North Kettering Business Park.
	Public transport		Site is 366m from bus stop
	Settlement Hierarchy		The site is located adjacent Geddington settlement boundary.
Health			No loss of open space.
Skills			Site development would not adversely affect the local school.
Community			Development of the site will result in a reduction in the scale of the existing sawmill use. There are no community benefits identified.
Liveability	Impact of noise or odour		Retained sawmill use has potential to significantly impact on new dwellings, but could be mitigated.
	Compatible development		Development may be compatible, subject to adequate noise controls being applied to retained sawmill use.
Biodiversity impact	Protected species		Further assessment is required to establish the impact.
	Ecological features		Further assessment is required to establish the impact,
Landscape			The wider landscape will be protected from significant harm subject to sensitive design.
Cultural Heritage			Impacts on heritage assets could be mitigated through sensitive design.
Built Environment	Settlement character		Street enclosure and continuity will be enhanced through development of the site subject to development principles addressing this point.
	Relationship to area		Site is adjacent settlement boundary and allotments
	Coalescence		Site will not result in coalescence.

Site Reference: RA107**Address: Geddington Sawmill, Grafton Road.**

Water Conservation and Management			None of the site is within flood zone 2 or 3.
Soil and land	Agricultural land		Current light industrial use of the site is not agricultural.
	Previously developed land		Approximately 50% of the site is PDL.
	Contaminated land		Contamination from saw mill use may be present.
Minerals			The site is not within a minerals safeguarding area.
Wealth Creation			In excess of 2km from Kettering and Corby Station.
Infrastructure	Access to Highway		Satisfactory access to the site can be gained.
	Capacity of Highway		Highway capacity is sufficient.
	Capacity of Infrastructure		Anglian Water give the site an overall Amber rating. Onsite SUDS should be a priority for SWD.
	Drainage		Anglian Water scores the site green for foul sewerage capacity, although a more detailed analysis is required.
Availability	Interest		Site under sole ownership
	Constraints		Anglian water identify water assets pass through the site. The site promoter states this will not affect the site layout.
Deliverability			The site is deliverable for 2016/2017 with completion within 1 year.

Site Reference: RA/109
Address: Geddington South East

Site information

Site area: 1.35ha (measured)

Current use: Agriculture

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): Approx 10 – 11 dwellings.

Promoted use and details: Residential.

Summary of site

Site forms part of an agricultural field parcel, sloping gently downhill in an easterly direction towards the river Ise.

Summary of public consultation

- Buccleuch Property support allocation of the site, but do not support design criteria which constrains site development to a linear plan form;
- Site provides a key vista which should be retained by not developing the site
- NCC Highways score site green subject to single access point on to A43.
- Anglian Water score the site Amber overall; asset encroachment identified.
- Potential odour impact from nearby WRC. Site Promoter demonstrates can be resolved.
- Eastern parts of the site fall within a moderate risk area for ground water flooding. Does not preclude development

Analysis and Conclusions

- Limited for foul sewerage network capacity. SUDS required within the site.
- School has sufficient capacity for size of development
- Road noise will need to be mitigated.
- Impact on biodiversity and heritage assets acceptable or can be mitigated
- Existing landscape screening will be adversely affected.
- Single shared access only acceptable option;
- High risk ground water flooding in parts needs assessment / mitigation.
- Odour from WRC concluded by site promoter as acceptable



Site Reference: RA/109
Address: Geddington South East

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Proximity to shops, parks is positive, but negative with respect of distance to Kettering town, health centres, secondary schools and indoor sports/leisure.
	Employment		North Kettering Business Park in excess of 4km away
	Public transport		Bus stop nearby (route 8)
	Settlement Hierarchy		Site adjacent village boundary.
Health Skills			
			Size of site unlikely to generate significant school place demand.
Community Liveability			No benefits identified.
	Impact of noise or odour		Odour from nearby water recycling centre generates EH objection, but resolved by odour assessment report. Noise from road needs to be mitigated.
	Compatible development		Residential area. Odour from WRC appears acceptable.
Biodiversity impact	Protected species		Further assessment required.
	Ecological features		Further assessment required.
Landscape			Medium sensitivity
Cultural Heritage			Development may have a negative impact on Boughton House, although Site Agent states this will be mitigated by landscaping.
Built Environment	Settlement character		Linear development will have a neutral impact, but easterly directed development may have a negative impact.
	Relationship to area		Adjacent Geddington Settlement Boundary
	Coalescence		Site would not result in coalescence
Water Conservation and Management	Flood Risk Zone		The amended site boundary is not within flood zone 2 or 3.
Soil and land	Agricultural land		Loss of grade 3 land.
	Previously developed land		The site is agricultural land (greenfield).
	Contaminated land		Contamination/land stability can be mitigated (Northants sand)
Minerals			Site located in a minerals protection area, but does not necessarily preclude development.
Wealth Creation			Site is located in excess of 2km from a railway station.
Infrastructure	Access to Highway		Access only acceptable if non private driveways are used. Site

Site Reference: RA/109
Address: Geddington South East

			scores green by NCC Highways.
	Capacity of Highway		High capacity for this small site is sufficient.
	Capacity of Infrastructure		On site SUDS required.
	Drainage		Some enhancements likely to be required to the foul sewerage network.
Availability	Interest		Site promoted through the SHLAA.
	Constraints		Potential Anglian Water asset encroachment. Site promoter confirms this will be avoided.
Deliverability			Site is available now and deliverable by 2017/2018.

Site Reference: RA/110

Address: Old Nursery Site, Grafton Road, Geddington

Site information

Site area: 0.8ha

Current use: Nil Use / Agriculture

Brownfield/ Greenfield status: 100% Greenfield

Indicative number of dwellings (including source): 8-10 dwellings at 30 dwh (based on agents estimate for market housing)

Promoted use and details: Residential

Summary of site

Site is located on an abandoned former garden nursery site. The site is overgrown and has an established semi-natural habitat. The site slopes moderately steeply downhill in a south westerly direction. There is an existing vehicular access point adjoining Grafton Road and an established protected tree belt along the east and southern boundary.

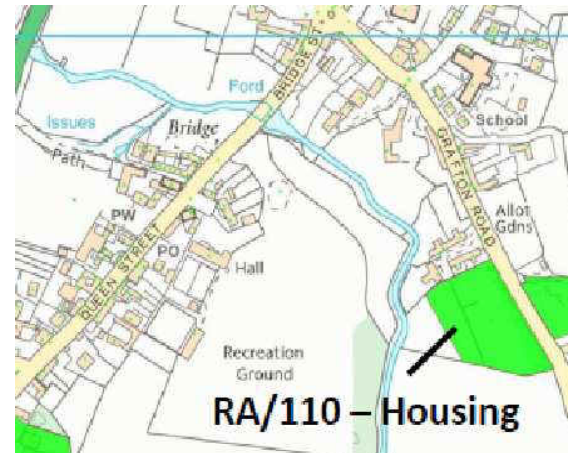
Summary of public consultation

- Design Principles need to be prepared to protect and enhance affected heritage assets. A policy should also secure this aim.
- The site is within the NVNIA.
- The site should be tested through the EA standing Advice matrix, applying the necessary sequential/exception test.
- Comment of support for inclusion of the site RA/110 within settlement boundary.
- Southern half of the site falls within moderate risk of ground water flooding.

Analysis and Conclusions

Draft layout indicates suitable access and layout can be achieved which responds to the various constraints on site, including TPO's and topography. A full FRA is required to address surface water network capacity, and ground water flooding. Less than 25% of the site is within flood zone 2. A full assessment of the site is required to establish impact on biodiversity and protected species. Constraints will reduce unit yield on site.

Location Plan



Site Reference: RA/110**Address: Old Nursery Site, Grafton Road, Geddington****Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		The site scores poorly in terms of proximity to secondary school, health centre, indoor sports / leisure, town centre.
	Employment		North Kettering Business Park is more than 5km away.
	Public transport		Site is close to an existing bus stop route.
	Settlement Hierarchy		Adjacent to the boundary of Geddington.
Health			Development will not result in loss of recreation facilities
Skills			School capacity is sufficient
Community			Potential for bridge over brook may be possible subject to viability (identified through Rural Masterplanning Report).
Liveability	Impact of noise or odour		Site will not be affected by noise.
	Compatible development		Site is compatible with adjacent uses subject to mitigation/cessation of the adjacent saw mill.
Biodiversity impact	Protected species		Semi-natural habitat likely to have a high level of biodiversity. Impact cannot be determined until fully assessed, hence split rating.
	Ecological features		Assessment required to establish impact.
Landscape			Medium landscape impact
Cultural Heritage			Potential impact on heritage assets could be mitigated.
Built Environment	Settlement character		Sensitive design is required to protect the rural character.
	Relationship to area		Site adjacent settlement boundary.
	Coalescence		Coalescence avoided.
Water Conservation and Management			Western fringes in Flood Zone 2. Built form will be located outside of this.
Soil and land	Agricultural land		Grade 3 Agricultural Land.
	Previously developed land		The site is greenfield.
	Contaminated land		Site is Northamptonshire sand which may give rise to naturally occurring contamination risk.
Minerals			Site falls within a Mineral Safeguarding Area.
Wealth Creation			Site is located more than 2km

Site Reference: RA/110**Address: Old Nursery Site, Grafton Road, Geddington**

			from the railway.
Infrastructure	Access to Highway		Satisfactory access is possible. Site scores Yellow (access can be achieved with minimal mitigation). Single access point only.
	Capacity of Highway		Highway capacity is sufficient.
	Capacity of Infrastructure		Site has amber RAG rating overall. No water / foul sewage assets identified within the site boundary.
	Drainage		Drainage issues are manageable but will require detailed assessment.
Availability	Interest		Site promoted through SSPLDD consultation.
	Constraints		TPO on site will constrain development, and require full assessment at time of application.
Deliverability			Site owners are committed to delivering the site within 5 years.

Site Reference: RA/146

Address: Land to the North of Loddington Road (b)

Site information

Site area: 0.43ha

Current use: Agricultural

Brownfield/ Greenfield status: Greenfield

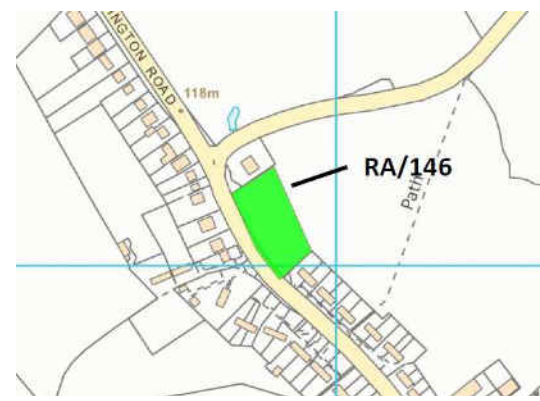
Indicative number of dwellings (including source): 5 (13 @30 dph) (6@ 15dph)

Promoted use and details: Housing

Summary of site

Site is located on Loddington and is located between residential properties in a linear form

Location Plan



Summary of public consultation

- Appropriate for affordable 'only' housing (Great Cransley Parish Council)
- The site is most appropriate for small scale growth as the site is less than 1 hectare located in Flood Zone 1 (Environment Agency)

Analysis and Conclusions

Site does not perform particularly well in terms of accessibility but there are a limited number of constraints. Key constraints include requirement for further information on archaeological impact. Any development should be of a linear form fronting on to Loddington Road.

Site Reference: RA/146

Address: Land to the North of Loddington Road (b)

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		
	Employment		Over 2km to Pytchley Lodge and Telford Way
	Public transport		Adjacent to route 35
	Settlement Hierarchy		Adjacent to boundary
Health			
Skills			No additional school capacity required
Community			Likely to be no benefits (Agent 2016)?
Liveability	Impact of noise or odour		No impact confirmed by EH
	Compatible development		Residential & Agricultural
Biodiversity impact	Protected species		Ecological survey required
	Ecological features		Ecological survey required
Landscape			
Cultural Heritage			Will need further information regarding archaeological significance
Built Environment	Settlement character		Loss of hedgerows but continuation of linear built form
	Relationship to area		Well connected to linear form of village
	Coalescence		Visual coalescence but no decrease in distance to Kettering
Water Conservation and Management	Flood risk zone		25%-0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		Grade 3
	Previously developed land		Wholly Greenfield
	Contaminated land		
Minerals			
Wealth Creation			More than 2km to Kettering
Infrastructure	Access to Highway		Direct frontage access is appropriate but turning on site is mandatory
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Red Water supply – Green Supply networks – Green WRC capacity – Red Foul Sewerage network capacity - Green
	Drainage		Foul Sewerage network capacity – Green
Availability	Interest		Available immediately
	Constraints	No	
Deliverability			Deliverable in 5 years

Site Reference: RA/115
Address: Land adjacent to Mawsley

Site information

Site area: 3.4 ha

Current use: Agricultural land

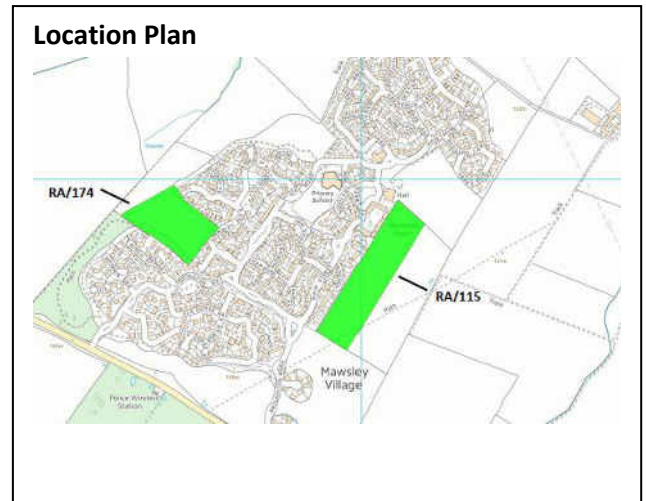
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 83-143 dwellings

Promoted use and details: Residential development.

Summary of site

- Site is located to the east of Mawsley to the rear of Barnwell Court and dwellings on the eastern side of Main Street.
- Agricultural land which slopes away from Mawsley to the east.
- Highly visible from the surrounding countryside.
- No natural boundary along the south eastern edge of the site.



Summary of public consultation

- Access to the site is not possible
- Concern over the capacity of infrastructure, school and doctors full.
- Mawsley has exceeded its planned site
- Increased traffic
- Support from site promoter but larger area may be needed to provide sustainable development



Photo

Analysis and Conclusions

- Access into the site is a significant issue and a satisfactory solution has not been provided
- Close to existing services and facilities.
- Limited opportunities for connectivity between the site and the existing village.
- Further information needed on archaeological significance.
- Mawsley school is at capacity.
- Water supply – some off site works required
- WRC capacity – May require enhancement to treatment capacity
- Lack of natural boundary for development.



Photo

Site Reference: RA/115

Address: Land adjacent to Mawsley

Assessment Criteria			Comments
Accessibility to	Facilities	Green	Close to facilities in Mawsley
	Employment	Red	
	Public transport	Green	
	Settlement Hierarchy	Orange	
Health		Green	No loss of open space
Skills		Orange	Mawsley school at capacity, Walgrave Primary School is possible solution to provide extra spaces.
Community		Orange	
Liveability	Impact of noise or odour	Green	
	Compatible development	Green	
Biodiversity impact	Protected species	Orange	Ecological assessment required
	Ecological features	Orange	Ecological assessment required
Landscape		Green	Site slopes away from the settlement and would be prominent in views from the surrounding countryside
Cultural Heritage		Red	Further information on archaeological significance required.
Built Environment	Settlement character	Orange	Would result in a significant extension to the current built form, provided development reflects the character of Mawsley this impact could be neutral
	Relationship to area	Green	Adjacent to Mawsley
	Coalescence	Green	
Water Conservation and Management		Green	
Soil and land	Agricultural land	Orange	Grade 3 – currently used for agriculture
	Previously developed land	Red	
	Contaminated land	Orange	Site is located on Northampton Sand where naturally occurring arsenic may be present.
Minerals		Green	
Wealth Creation		Red	
Infrastructure	Access to Highway	Red	Satisfactory solution not provided.
	Capacity of Highway	Orange	Traffic assessments required.
	Capacity of Infrastructure	Orange	Overall RAG rating RED
	Drainage	Green	Foul sewage network capacity: AMBER
Availability	Interest	Green	
	Constraints	No	
Deliverability		Green	

Site Reference: RA/174

Address: Land to the west of Mawsley

Site information

Site area: 2.6 ha

Current use: Agricultural land

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): Maximum of 50 dwellings

Promoted use and details: Residential development.

Summary of site

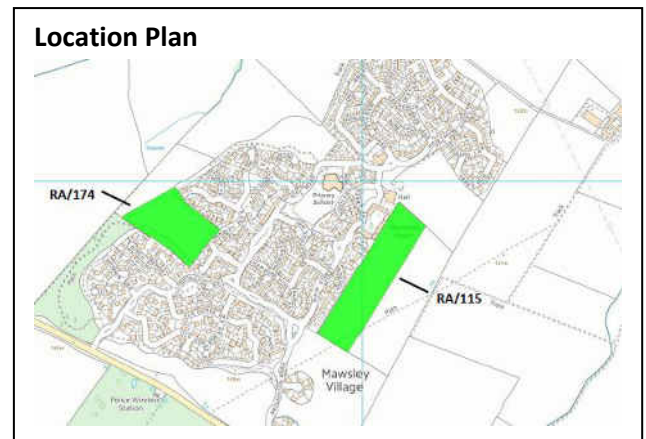
- Agricultural land located on the western side of Mawsley.
- Surrounded by residential development of 3 sides.

Summary of public consultation

- Concern over increase in traffic and safety of access
- Concern over capacity of services and infrastructure – school, doctors and dentist over capacity
- During winter and heavy rain field floods
- Loss of wildlife
- Concern over construction noise/ traffic
- Concern over loss of amenity.

Analysis and Conclusions

- Site is at high risk from groundwater flooding, site specific flood risk assessment covering groundwater required
- Opportunity to link existing cycle path
- Loop Road serving up to 50 dwellings could be accommodated without the need to widen Cransley Rise
- Constraints in relation to water and waste capacity need to be addressed
- Built development should not extend beyond existing properties on Cransley Rise and Birch Spinney



Site Reference: RA/174

Address: Land to the west of Mawsley

Assessment Criteria			Comments
Accessibility to	Facilities		Reasonable access to facilities in Mawsley
	Employment		
	Public transport		
	Settlement Hierarchy		
Health			No loss of open space
Skills			Mawsley school at capacity, Walgrave Primary School is possible solution to provide extra spaces.
Community			Scope to provide comprehensive linear park/ buffer and cycle route
Liveability	Impact of noise or odour		
	Compatible development		Careful consideration to positioning of dwellings needed to protect amenity of existing properties
Biodiversity impact	Protected species		Ecological assessment required
	Ecological features		Potential to enhance hedge/ tree line on the south western boundary. Ecological assessment required
Landscape			Built development should not extend further north west than existing development
Cultural Heritage			Further information needed regarding archaeological significance.
Built Environment	Settlement character		Development should not extend beyond the natural linear edge between 38 Birch Spinney and 61 Cransley Rise.
	Relationship to area		
	Coalescence		
Water Conservation and Management			South eastern half of the site is at high risk of groundwater flooding
Soil and land	Agricultural land		
	Previously developed land		
	Contaminated land		Northamptonshire sand – arsenic
Minerals			
Wealth Creation			
Infrastructure	Access to Highway		A look road serving up to 50 dwellings could be accommodated without widening Cransley Rise
	Capacity of Highway		Transport Assessment required.
	Capacity of Infrastructure		Overall RAG rating RED
	Drainage		Foul sewerage capacity AMBER
Availability	Interest		Site promoted for development
	Constraints	No	
Deliverability			

Site Reference: RA/130
Address: South of Dovecote Farm

Site information

Site area: 0.76 (0.59)

Current use: Agricultural

Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings (including source): 23 (18) @30dph/ 11 (9) @15dph

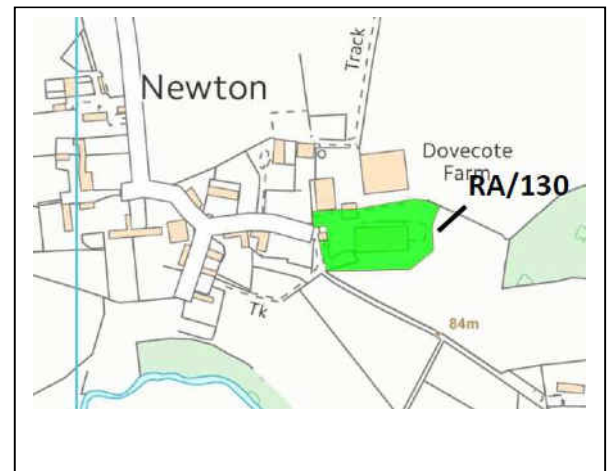
Promoted use and details: Housing

Summary of site

The site is agricultural formed of a mix of barns and a field to the south

The site is adjacent to Dovecote Farm and Buttery

Newton has a small population and limited facilities so development of the site would have to consider this



Summary of public consultation

- The reduction in the size of the site is welcomed
- Small scale growth appropriate (Flood Zone 1)
- Development principles should be flexible
- Development will create a more attractive area, whilst maintain the historic character.
- Support from land owner



Analysis and Conclusions

The site scores poorly in terms of accessibility and adequate access could not be gained to the southern section of the site. Site to the east may have potential for development if Newton is considered a location suitable for growth but site to the south would result in development not sympathetic to the rural and historic character of the existing village.



Site Reference: RA/130
Address: South of Dovecote Farm

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are over 2km from site
	Employment		Over 2km from KBP
	Public transport		Over 800m to a route to a main urban area
	Settlement Hierarchy		
Health			
Skills			No impact on school provision
Community			Removal of unsightly buildings
Liveability	Impact of noise or odour		
	Compatible development		Development would only be deemed compatible if sympathetic to character of village.
Biodiversity impact	Protected species		Ecological survey required
	Ecological features		Ecological survey required
Landscape			
Cultural Heritage			Adjacent to conservation area.
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		
Water Conservation and Management			25%-0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		Grade 3
	Previously developed land		Mixed > 75% pdl
	Contaminated land		
Minerals			
Wealth Creation			Over 2km to Kettering
Infrastructure	Access to Highway		Significant highway improvements required
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Green Foul sewerage network capacity - Green
	Drainage		Foul sewerage network capacity - Green
Availability	Interest		
	Constraints	No	
Deliverability			Developable in 1-5 years

Site Reference: RA/117

Address: 2 fields on the outskirts of Pytchley Village

Site information

Site area: 0.49ha (originally 5.44 but this was for larger site)

Current use: Agricultural

Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 15@ 30 dph - Rural Area could be reduced to 15dph (8)

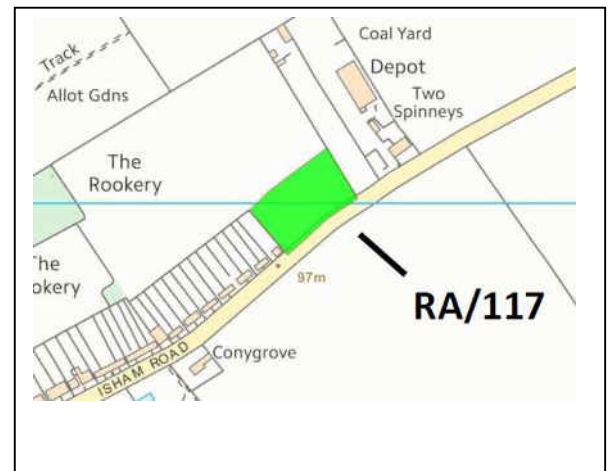
Promoted use and details: Housing

Summary of site

Site is adjacent to residential development along Isham Road

To the east of the site is a coach depot

The site has been reduced in size, as it originally included the field to north of the smaller site along Isham Road



Summary of public consultation

- No impact on heritage assets

Analysis and Conclusions

The smaller site is of a more suitable scale and character

Key issues include water infrastructure, impact on historic environment and the distance to services and facilities.

Development would lead to the loss of hedgerows; design needs to therefore consider the character of the village.

Site Reference: RA/117

Address: 2 fields on the outskirts of Pytchley Village

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities more than 2km from site
	Employment		1136m to KRP
	Public transport		Adjacent to routes 34
	Settlement Hierarchy		Adjacent to Pytchley settlement boundary
Health			
Skills			No impact on school capacity
Community			
Liveability	Impact of noise or odour		
	Compatible development		Likely to be satisfactory – adjacent factory may be problematic, although unlikely
Biodiversity impact	Protected species		Ecological survey required
	Ecological features		Ecological survey required
Landscape			
Cultural Heritage			Will need further information regarding archaeological significance
Built Environment	Settlement character		:Likely neutral impact
	Relationship to area		
	Coalescence		1200m to Kettering.
Water Conservation and Management			25%-0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		Grade 3
	Previously developed land		Wholly Greenfield
	Contaminated land		
Minerals			
Wealth Creation			Over 2km to Kettering
Infrastructure	Access to Highway		
	Capacity of Highway		If direct frontages are proposed, each requires turning on plot
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Green Foul sewerage network capacity – Green
	Drainage		Foul sewerage network capacity - Green
Availability	Interest		
	Constraints	No	
Deliverability			Deliverable in 5 years

Site Reference: RA/221

Address: Land to the south of Harborough Road, Stoke Albany

Site information

Site area: 1.5 ha

Current use: Agricultural

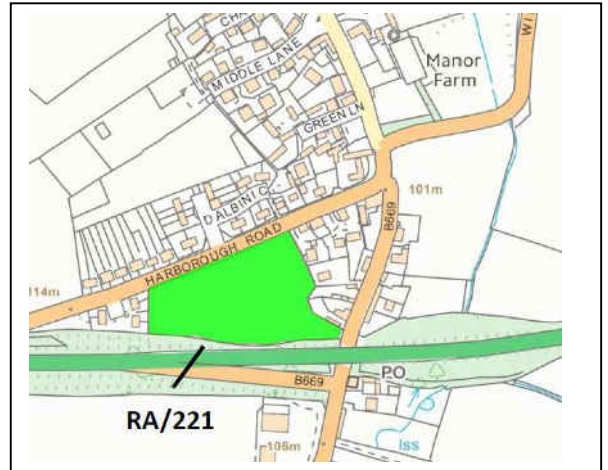
Brownfield/ Greenfield status: Greenfield

Indicative number of dwellings (including source): 45 (@ 30 dph)/ 23 (@15dph)

Promoted use and details: Residential

Summary of site

The site is located on and accessed Harborough Road to the North. The A427 is located to the south but elevated above ground level. Indicative proposals for the site indicate that the frontage of the site will be developed for housing, leaving some of the site in its current agricultural use.



Summary of public consultation

No public consultation carried out on this site



Analysis and Conclusions

Significant constraints include loss of hedgerow and impact on conservation area. Site is also located within a mineral safeguarding area. Access can be made off Harborough Road, however this would require modelling in accordance with NCC requirement to demonstrate it is would be safe.



Site Reference: RA/221

Address: Land to the south of Harborough Road, Stoke Albany

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities	Red	Most facilities over 2km from site
	Employment	Red	1770m to Dallacre Farm
	Public transport	Green	Adjacent to Route 67
	Settlement Hierarchy	Yellow	
Health		Green	
Skills		Green	No impact on school capacity
Community		Green	
Liveability	Impact of noise or odour	Yellow	EH – comments and score provided
	Compatible development	Green	Adjacent to residential on 3 sides, development would need to be sensitive to conservation area
Biodiversity impact	Protected species	Yellow	Ecological survey required
	Ecological features	Yellow	Ecological survey required
Landscape		Green	
Cultural Heritage		Green	Partially quarried (NCC Archaeology)
Built Environment	Settlement character	Yellow	Adjacent to conservation area and loss of hedgerow
	Relationship to area	Green	
	Coalescence	Green	
Water Conservation and Management		Green	25%-0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land	Yellow	Grade 3
	Previously developed land	Red	Wholly Greenfield
	Contaminated land	Yellow	EH – comments and score provided
Minerals		Red	Within an area identified for mineral safeguarding
Wealth Creation		Red	Over 2km to Kettering
Infrastructure	Access to Highway	Green	Access is possible off Harborough Road
	Capacity of Highway	Yellow	
	Capacity of Infrastructure	Yellow	Overall RAG rating – Amber Water supply – Green Supply networks – Amber WRC capacity – Green Foul sewerage network capacity – Amber
	Drainage	Green	Foul sewerage network capacity - Amber
Availability	Interest	Green	Available immediately
	Constraints		
Deliverability		Green	Deliverable within 5 years

Site Reference: RA120

Address: Farm & land at Stoke Farm, Ashley Road, Stoke Albany

Site information

Site area: 1 ha

Current use: Agricultural Farm Yard (with storage and workshop) and Paddock

Brownfield/ Greenfield status: 100% Greenfield

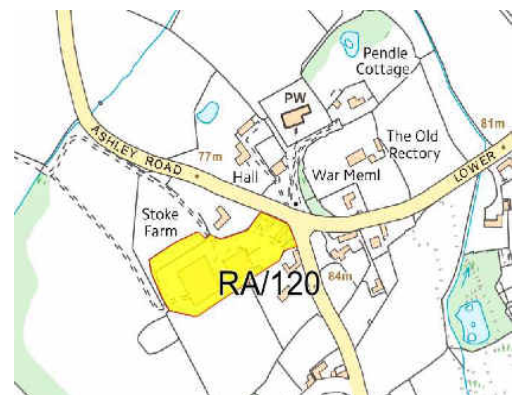
Indicative number of dwellings (including source): 8 – 12 dwellings

Promoted use and details: Residential development.

Summary of site

The site comprises an edge of settlement rural farm yard (with workshop and storage) and paddock, comprising agricultural buildings and farmhouse. The site is largely surrounded by agricultural land with residential development in the area. Adjacent the site is a village hall, pocket park and church. Listed buildings are also within close proximity. Part of the site is within the Conservation Area.

Location Plan



Summary of public consultation

- The site is an edge of settlement rural site with a poor level of access to services;
- The site has habitat potential for birds/bats, which will need to be assessed and mitigated;
- Potential contamination from the existing agricultural use requires further assessment to establish mitigation requirements;
- Displacement of the existing uses will address noise concerns;
- Sensitive development of the site is required in order to enhance and protect the historic character of the area, including adjacent listed building, Conservation area and schedule ancient monument.



Analysis and Conclusions

The site was originally discounted and excluded from stakeholder consultation, but was subsequently approved by planning policy committee to be reconsidered. Further public re-consultation has not been carried out. Summary responses overleaf are based on earlier consultation comments and recent stakeholder consultation.



Site Reference: RA120**Address: Farm & land at Stoke Farm, Ashley Road, Stoke Albany****Suitability Impact and Comments**

Assessment Criteria			Comments
Accessibility to	Facilities		Site scores poorly in terms of distance to schools, local shops, health and leisure centres, and town centres.
	Employment		North Desborough Industrial Estate is more than 2km away.
	Public transport		A bus service operates within close proximity of the site
	Settlement Hierarchy		The site is located outside but on the edge of the settlement boundary.
Health	Impact on existing sport/recreation facilities		Development would not result in a loss of sporting/recreation facilities.
Skills	Impact on school provision		Local school can accommodate the demand expected from the site.
Community	Development benefits to the community		Development of the site could improve its appearance providing community benefit.
Liveability	Impact of noise or odour		Noise will be addressed by cessation of existing uses.
	Compatible development		Residential development would be compatible subject to cessation of existing farm use.
Biodiversity impact	Protected species		Further survey work required to establish the impact.
	Ecological features		Nature of site unlikely to have significant impacts. Further survey work required to establish the impact.
Landscape	Landscape capacity and designations		Subject to a high standard of design impact on landscape likely to be acceptable.
Cultural Heritage	Heritage and Archaeology		Impacts on heritage assets could be mitigated through a high quality design.
Built Environment	Settlement character		Removal of steel portal framed buildings, improved landscaping and sensitive design could enhance the character of the settlement.
	Relationship to area		Site is located adjacent to Stoke Albany.
	Coalescence		Site would not result in coalescence with Ashley due to separation distance.
Water Conservation and	Flood risk zone		The site is located in flood zone 1 and is at low risk from flooding.

Site Reference: RA120**Address: Farm & land at Stoke Farm, Ashley Road, Stoke Albany**

Management			
Soil and land	Agricultural land		The entire site is within Agricultural Land Classification Group 3.
	Previously developed land		The site is greenfield land as agriculture is exempt from the definition of previously developed land.
	Contaminated land		Former agricultural use poses a contamination risk and requires further investigation.
Minerals	Mineral extraction or safeguarding constraints		Site is located within a minerals safeguarding area for limestone.
Wealth Creation	Distance to railway station		The site is located in excess of 2km from a railway station.
Infrastructure	Access to Highway		NCC Highways score the site yellow in terms of access. There are a number of trees in the verge which will have to be removed.
	Capacity of Highway		No objection received from NCC Highways.
	Capacity of Infrastructure		Anglian Water state site has sufficient capacity.
	Drainage		Extensive drainage would not be required.
Availability	Interest		The site has consent for 3 dwellings. The owner has previously expressed interest in developing the site.
	Constraints		None known.
Deliverability	Site delivery times scale		The site owner is actively promoting the site for housing development.

Site Reference: RA/136
Address: Home Farm, Weston-by-Welland

Site information

Site area: 0.72 ha

Current use: Agricultural buildings/land

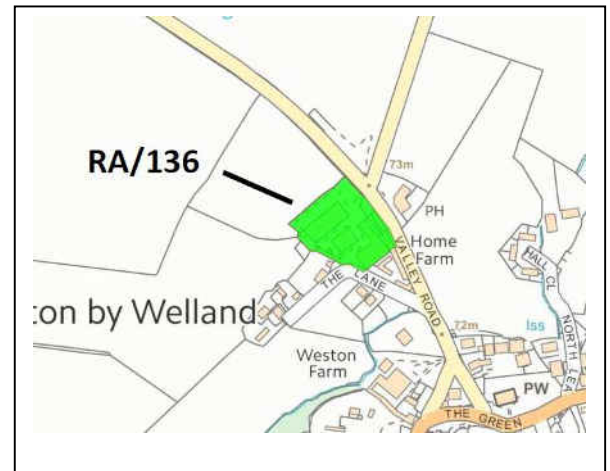
Brownfield/ Greenfield status: Brownfield

Indicative number of dwellings (including source): 22 @ 30dph/11 @15 dph – Possibly less (8)

Promoted use and details: Housing

Summary of site

Site is located on a working farm suited for small scale residential development on the edge of the village.



Summary of public consultation

- Low density
- High design quality (natural stone and slate roofs) – keeping in character with village
- Small scale development – site is appropriate
- Most appropriate location for growth of this nature
- Sympathetic to the character of the village
- Include a mixture of house sizes
- Site located in Flood Zone 1

Analysis and Conclusions

- Site scores poorly in terms of accessibility with limited facilities to support new growth
- Development could improve a currently unattractive site
- Design would have to be considered and respect the existing character within the village, including the Conservation Area and Listed Buildings (No.2 and 8, The Lane)
- Site is within Mineral Safeguarding Area

Site Reference: RA/136

Address: Home Farm, Weston-by-Welland

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are over 2km from site
	Employment		Over 2km to Desborough
	Public transport		Under 200m to Route RR9 and 167
	Settlement Hierarchy		
Health			
Skills			No impact on school provision
Community			
Liveability	Impact of noise or odour		
	Compatible development		
Biodiversity impact	Protected species		Wildlife Trust – Ecological survey required
	Ecological features		Ecological survey required
Landscape			Sensitive landscape. Elevated site.
Cultural Heritage			Adjacent to Conservation Area.
Built Environment	Settlement character		Development would replace unattractive building
	Relationship to area		
	Coalescence		Not likely to create coalescence
Water Conservation and Management			25% - 0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		Grade 3
	Previously developed land		Farm buildings and land
	Contaminated land		Existing use – potential contamination
Minerals			Within Mineral Safeguarding Area (MSA)
Wealth Creation			More than 2km to Kettering
Infrastructure	Access to Highway		
	Capacity of Highway		Visibility is key consideration. Adoptable street required for >5 units.
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Green Foul sewerage network capacity - Green
	Drainage		Foul sewerage network capacity - Green
Availability	Interest		
	Constraints	No	
Deliverability			Deliverable within 5 years

Site Reference: RA/172

Address: Land east of Kendalls Close, Wilbarston

Site information

Site area: 0.66ha

Current use: Arable fields

Brownfield/ Greenfield status: Greenfield

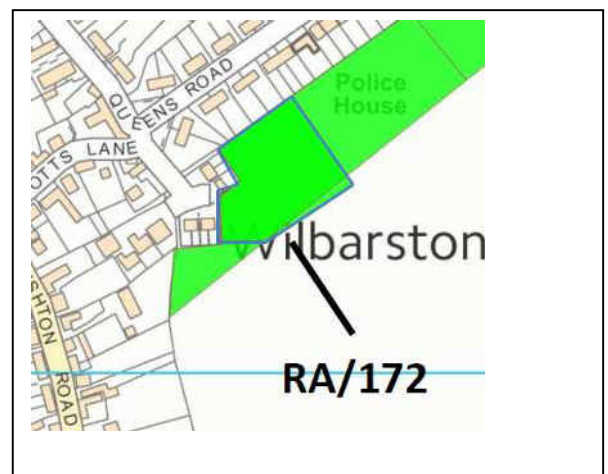
Indicative number of dwellings (including source): 19/20 (30dph), though could be partially developed for as few as 4-5 dwellings depending on identified need. (10 @15dph – rural area)

Promoted use and details: Affordable Housing

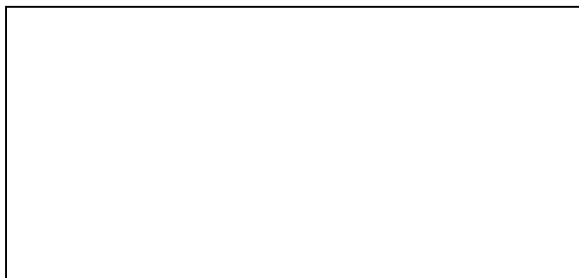
Summary of site

Site is located on the eastern side of Wilbarston and is adjacent to employment site which is currently under consideration.

Withdrawn from process at site promoters consultation stage.



Summary of public consultation



Analysis and Conclusions

- Accessibility to facilities and employment is a constraint
- Site is located within Mineral Safeguarding Area
- Access is a major constraint, as there limited access from Kendalls Close
- Minimal impact on environment

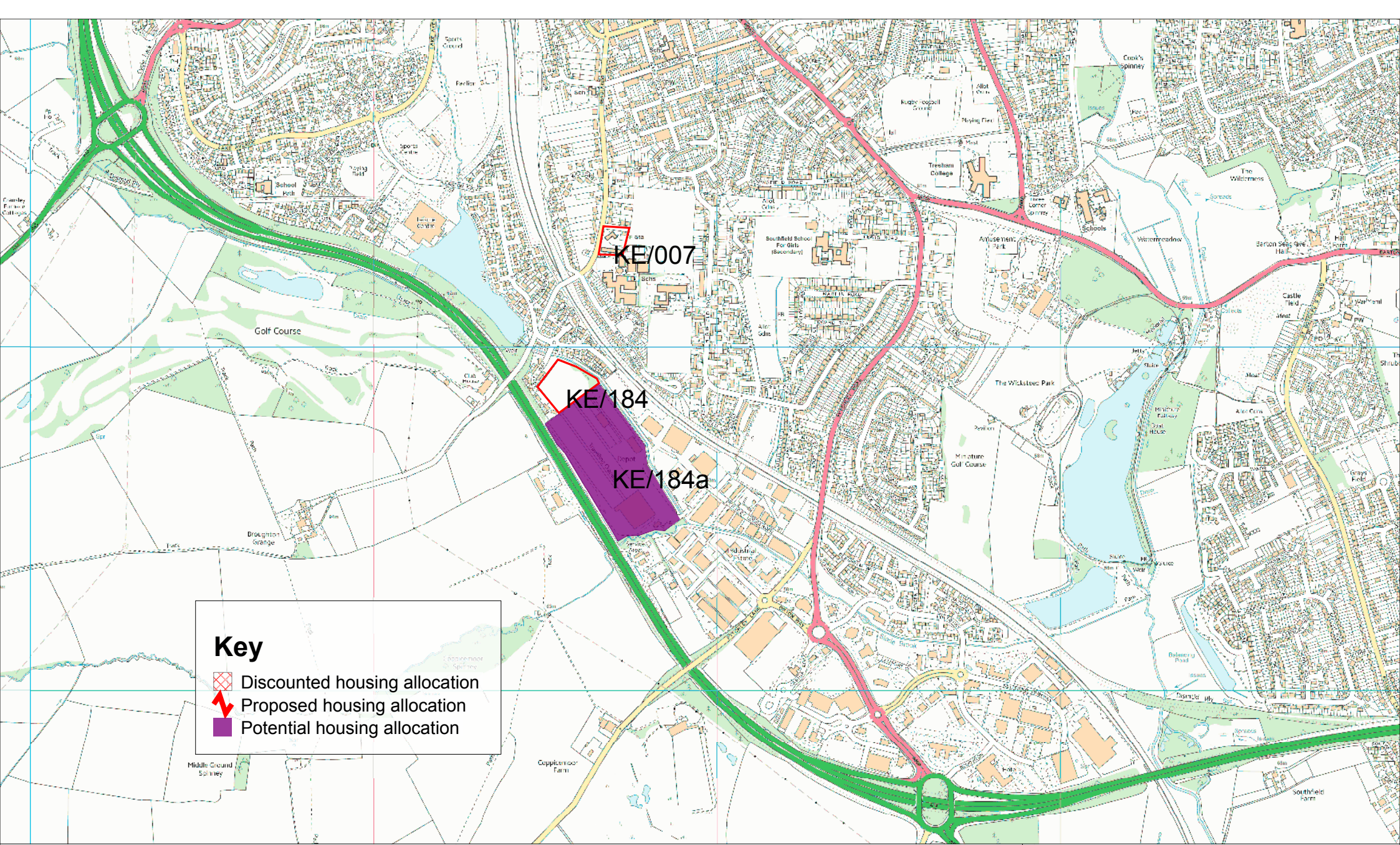
Site Reference: RA/172

Address: Land east of Kendalls Close, Wilbarston

Suitability Impact and Comments

Assessment Criteria			Comments
Accessibility to	Facilities		Most facilities are more than 2km from site
	Employment		Over 2km to Corby and Market Harborough
	Public transport		Approx. 140m to bus stop (route 67)
	Settlement Hierarchy		
Health			
Skills			No impact on school provision
Community			Provision of affordable housing
Liveability	Impact of noise or odour		
	Compatible development		Residential
Biodiversity impact	Protected species		Ecological survey required
	Ecological features		Ecological survey required
Landscape			
Cultural Heritage			
Built Environment	Settlement character		
	Relationship to area		
	Coalescence		Avoids coalescence with Stoke Albany
Water Conservation and Management			25% - 0% of the site is in flood zone 2 or 3
Soil and land	Agricultural land		Mostly grade 3. Eastern extent grade 2
	Previously developed land		Wholly Greenfield
	Contaminated land		
Minerals			Site is located in a Mineral Safeguarding Areas
Wealth Creation			Over 2km to Kettering
Infrastructure	Access to Highway		Insufficient width on last stretch of Kendalls Close.
	Capacity of Highway		
	Capacity of Infrastructure		Overall RAG rating – Amber Water supply – Green Supply networks – Green WRC capacity – Green Foul sewerage network capacity - Green
	Drainage		Foul sewerage network capacity - Green
Availability	Interest		No interest shown
	Constraints	No	
Deliverability			Not deliverable

Appendix 4 – Plans



Title: Kettering (South)

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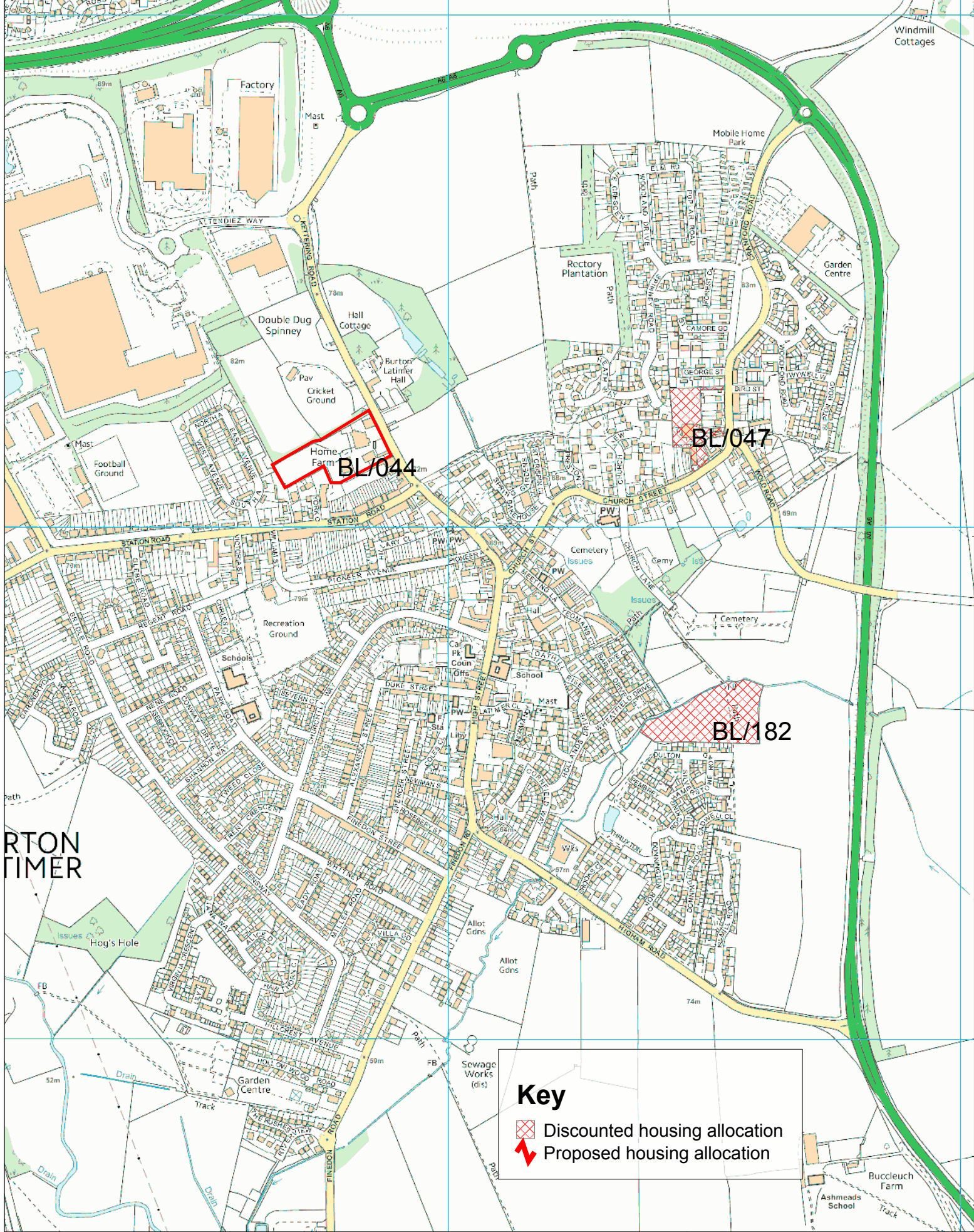
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Title: Burton Latimer

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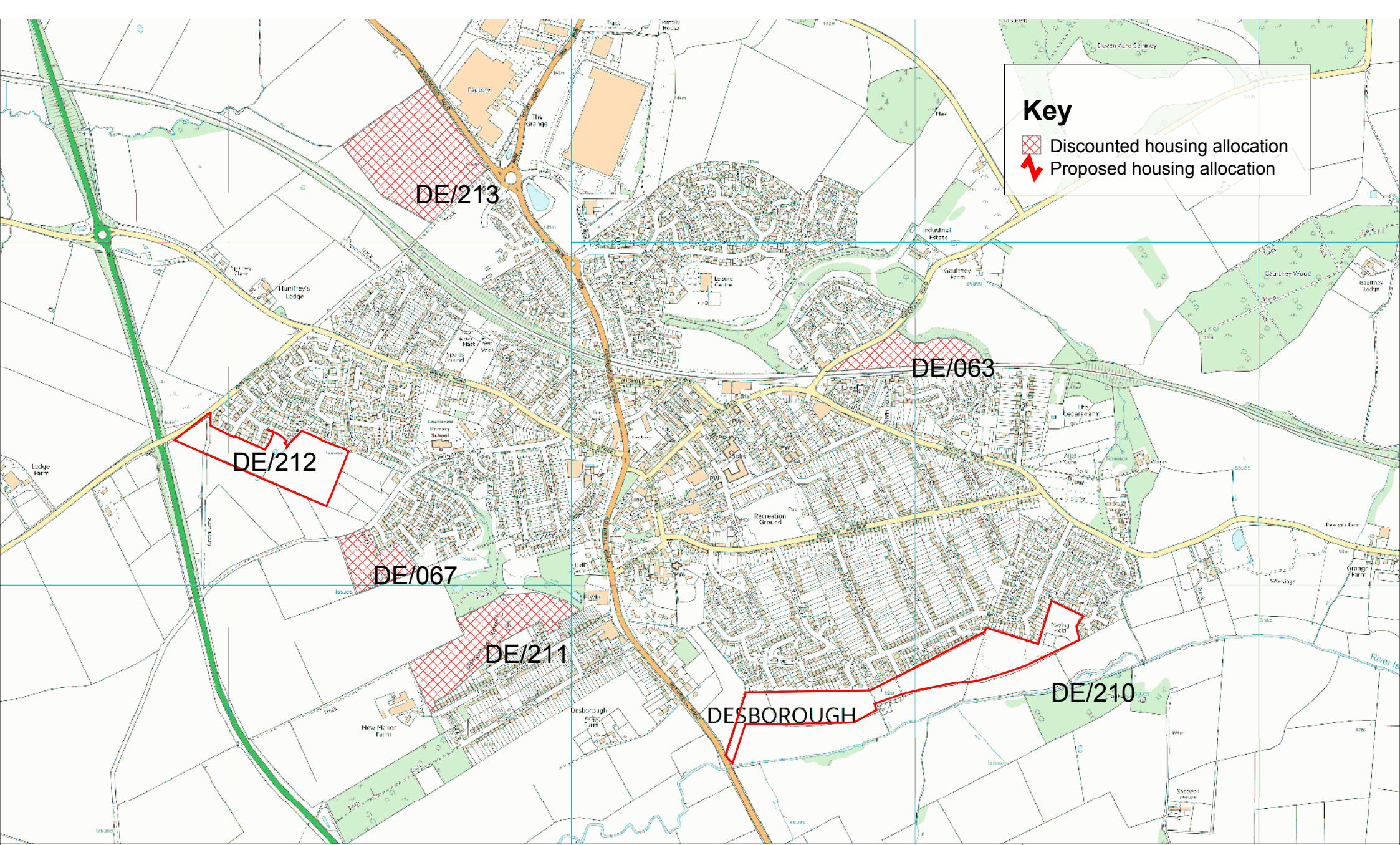
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Key

- Discounted housing allocation
- Proposed housing allocation

Title: Desborough

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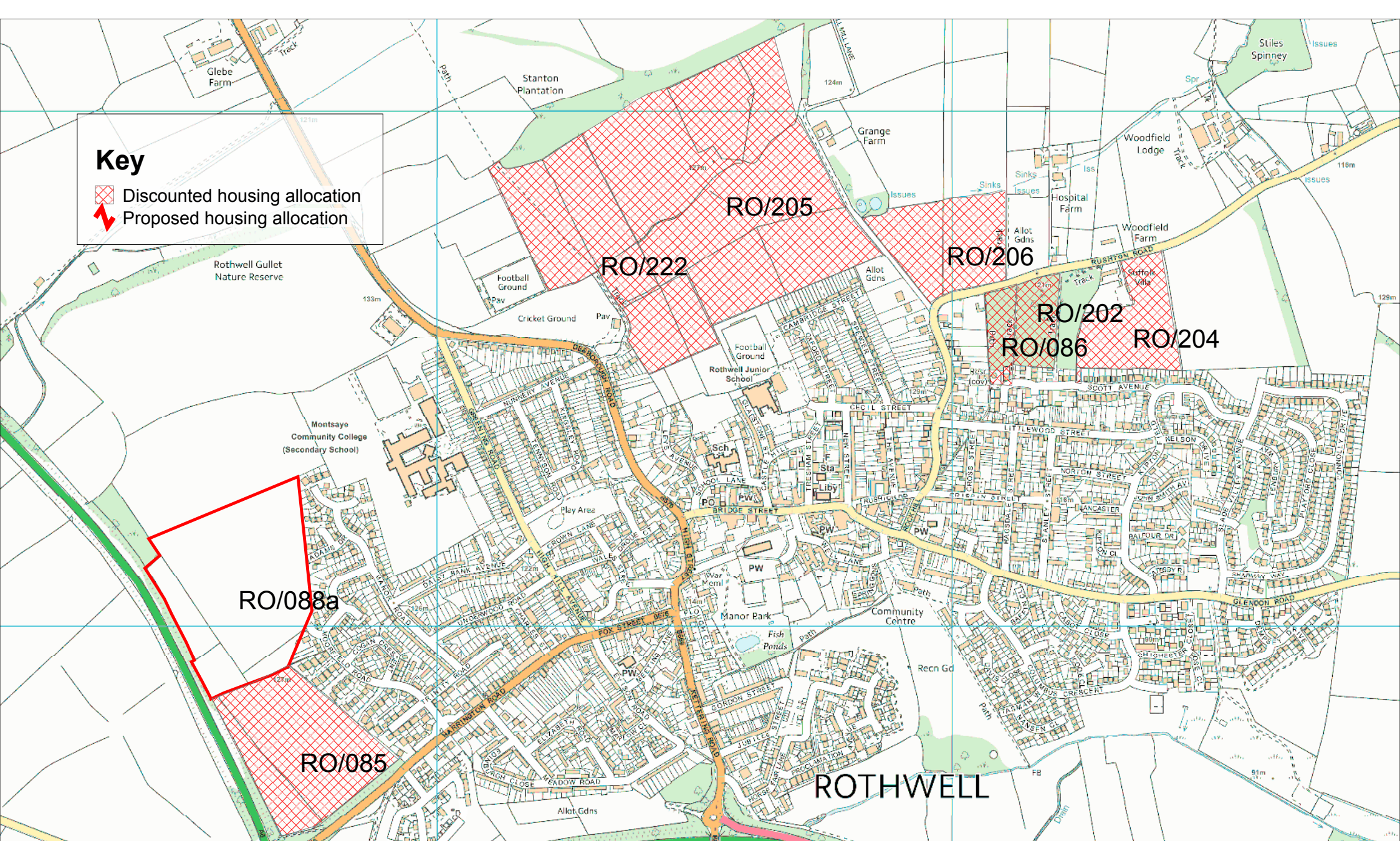
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Key

-  Discounted housing allocation
-  Proposed housing allocation



Title: Rothwell

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Braybrooke
Primary School

97m

NEWLAND STREET

PW

Rectory
Farm

DESBOROUGH ROAD

96m

SCHOOL LANE

GREEN LANE

Braybrooke



PH



RAM28

LAT YMER CL

Path

Top
Farm

Key

-  Discounted housing allocation
-  Proposed housing allocation

Title: Braybrooke

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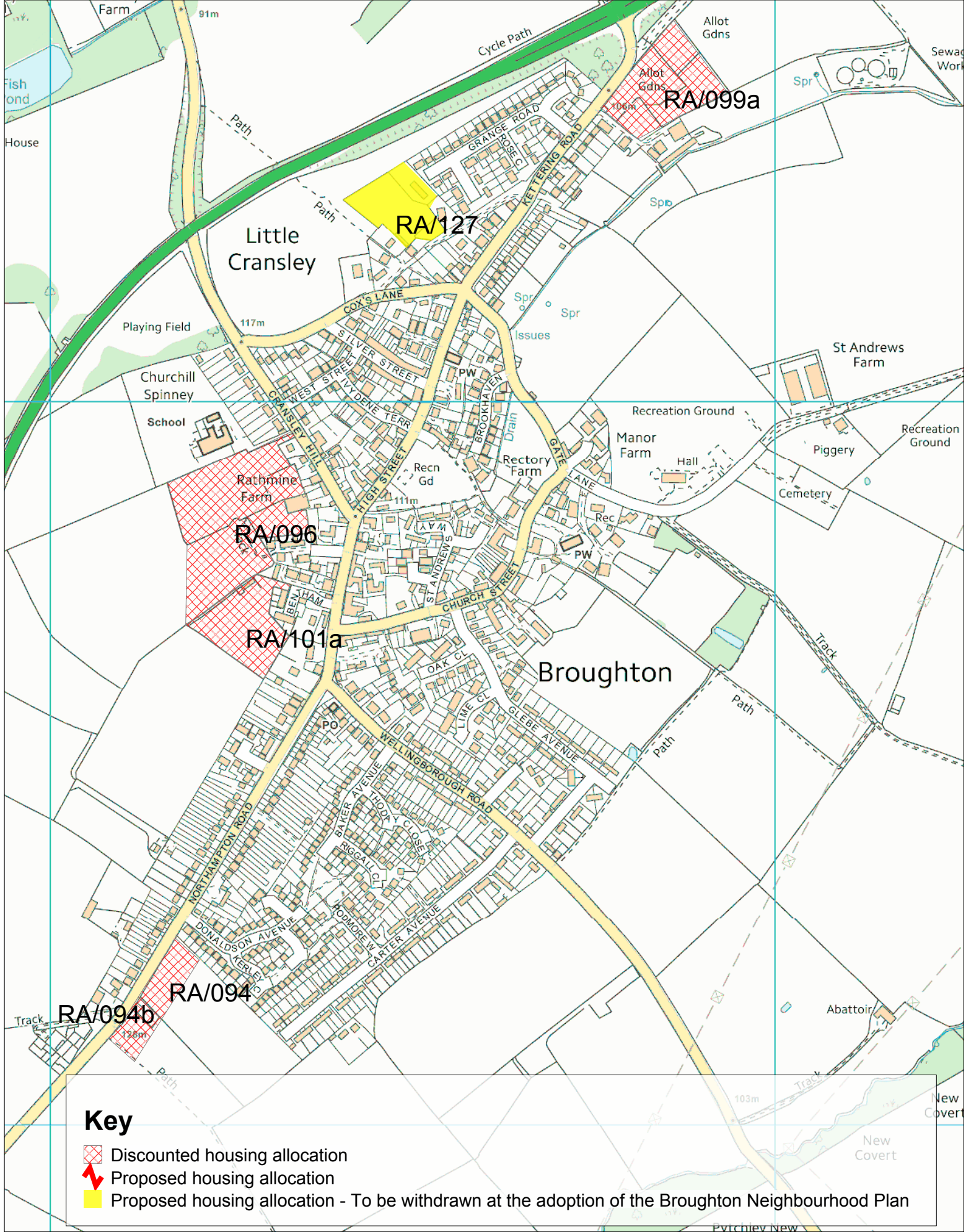
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Title: Broughton

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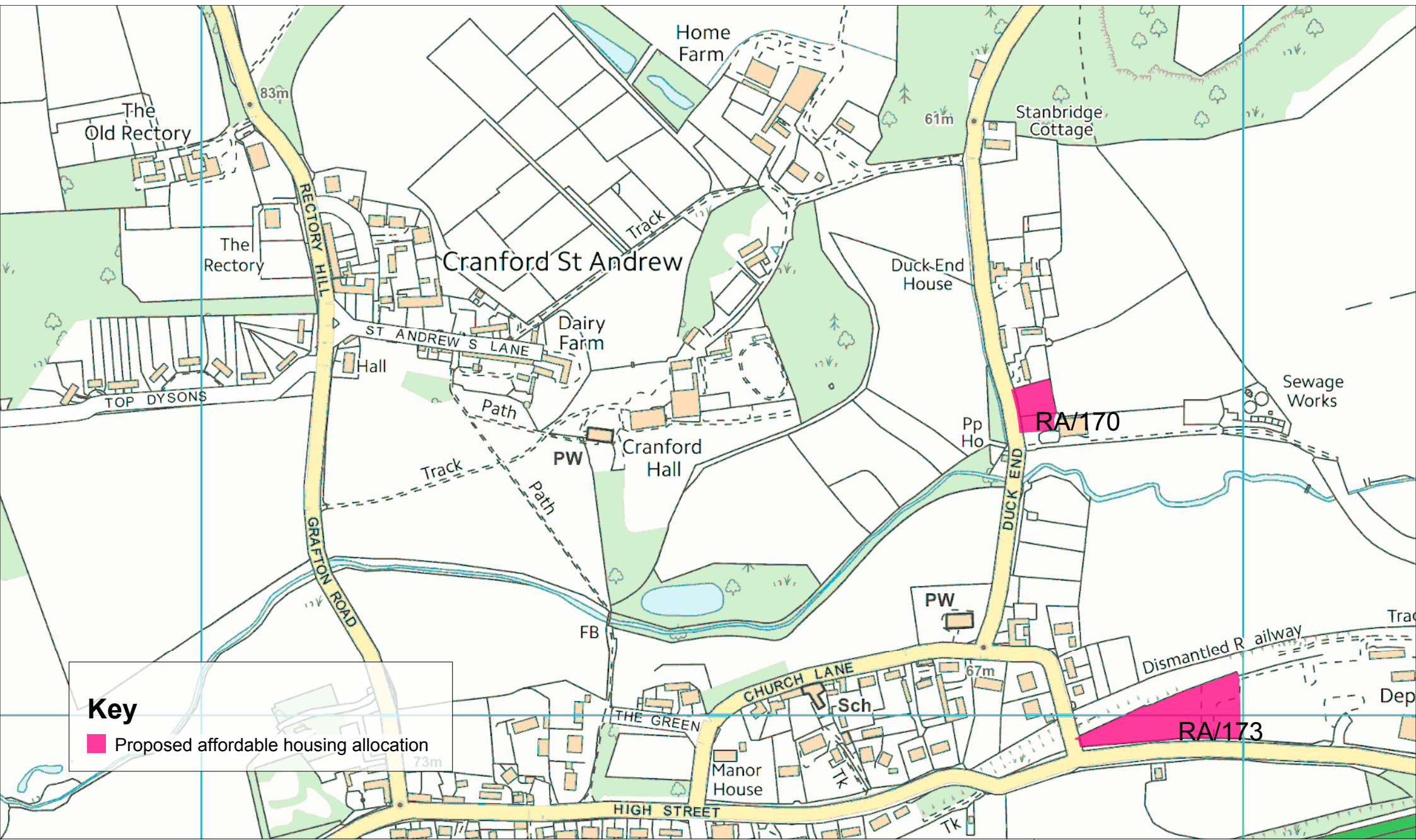
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Title: Cranford

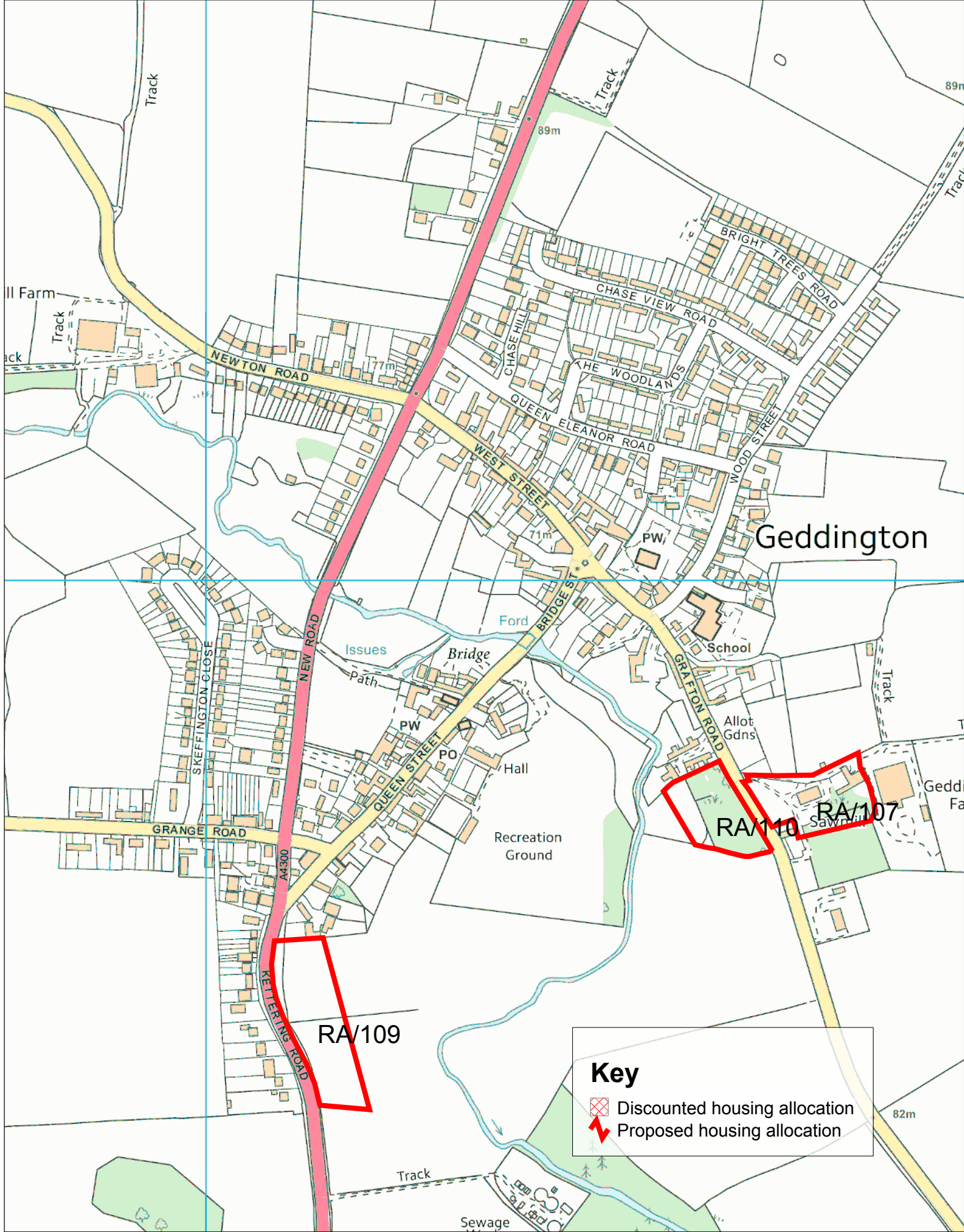
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Title: Geddington

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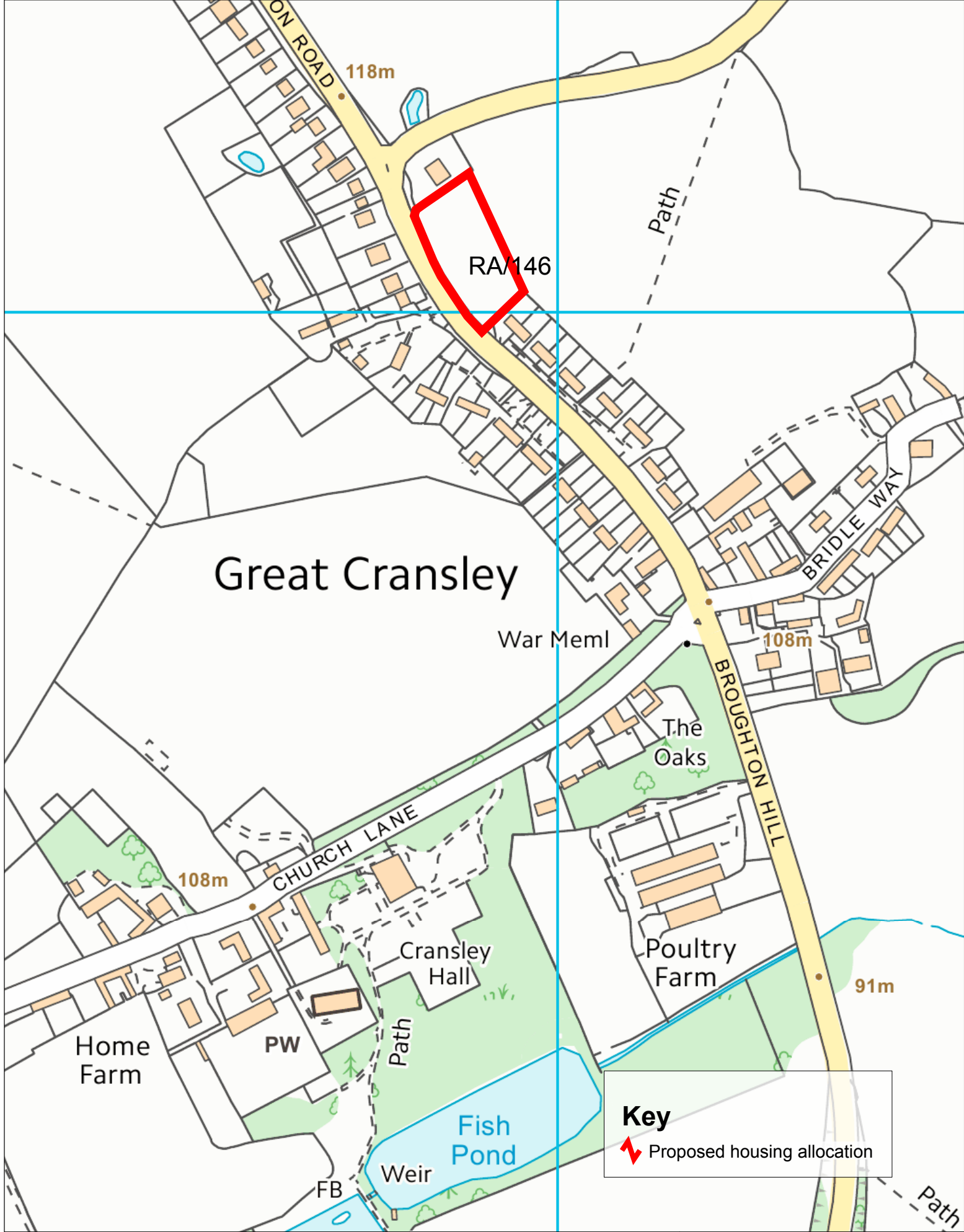
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Title: Great Cransley

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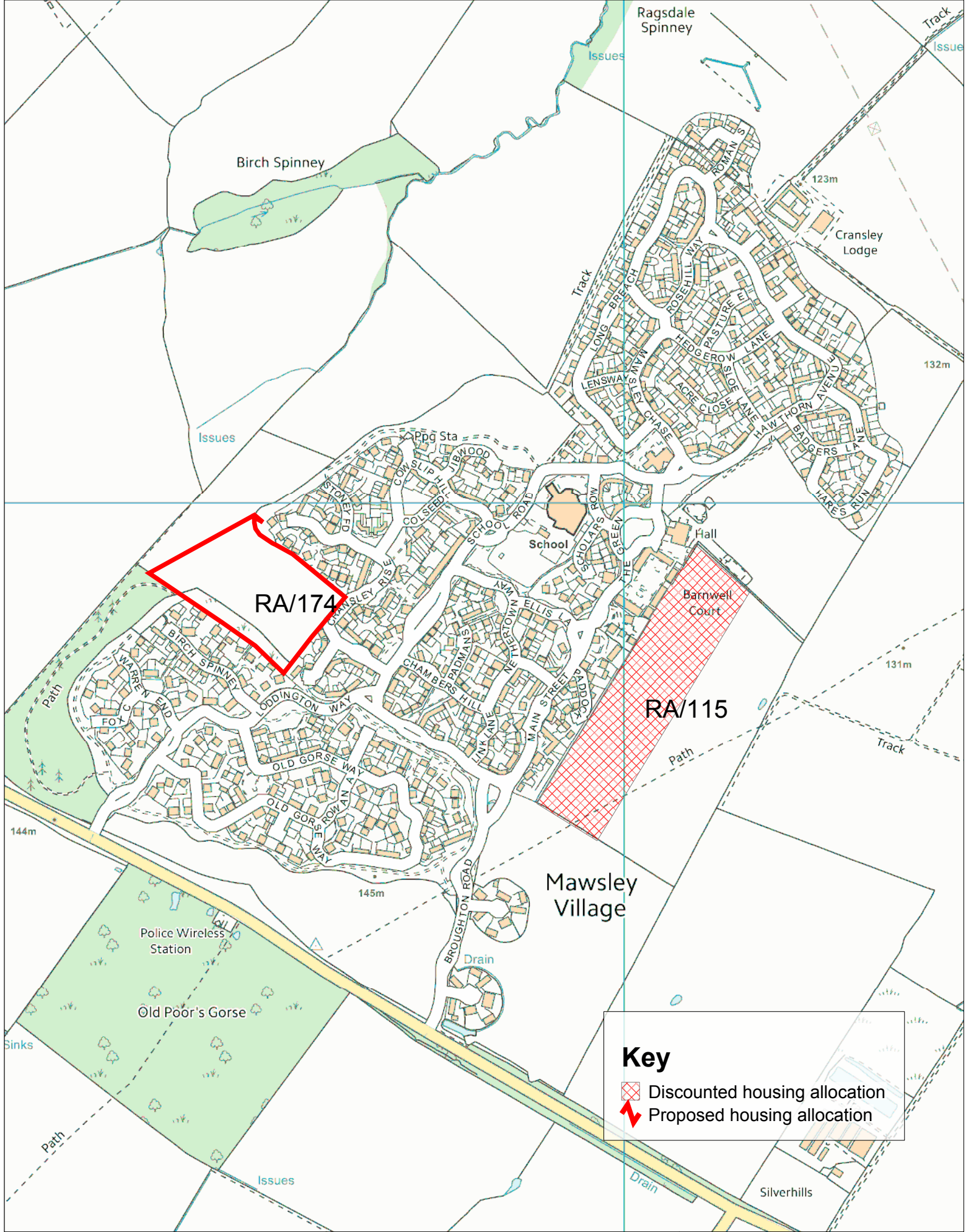
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Kettering
Borough Council



RA/174

RA/115

Key

-  Discounted housing allocation
-  Proposed housing allocation

Title: Mawsley

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Title: Newton

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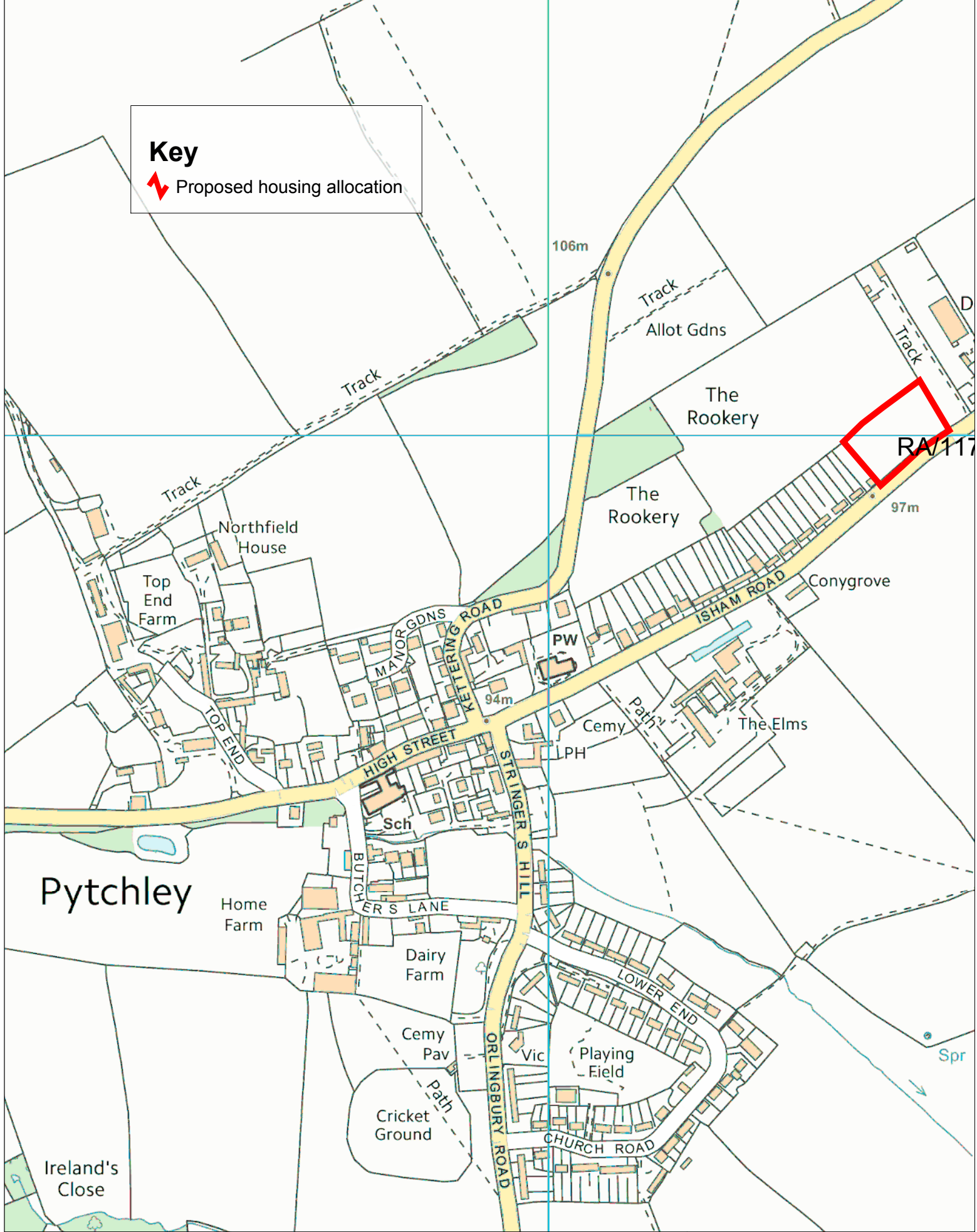
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Key

↗ Proposed housing allocation



Title: Pytchley

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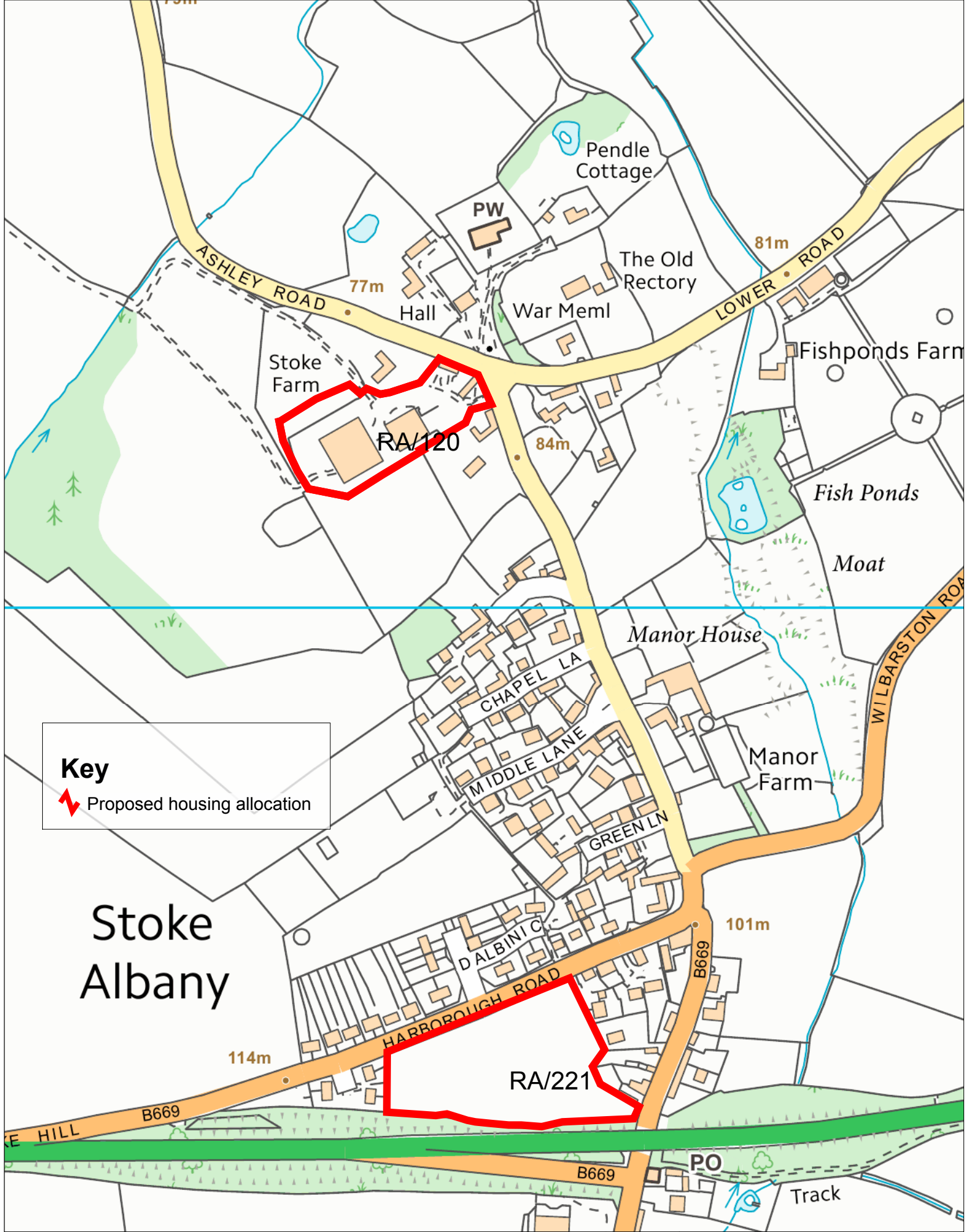
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Title: Stoke Albany

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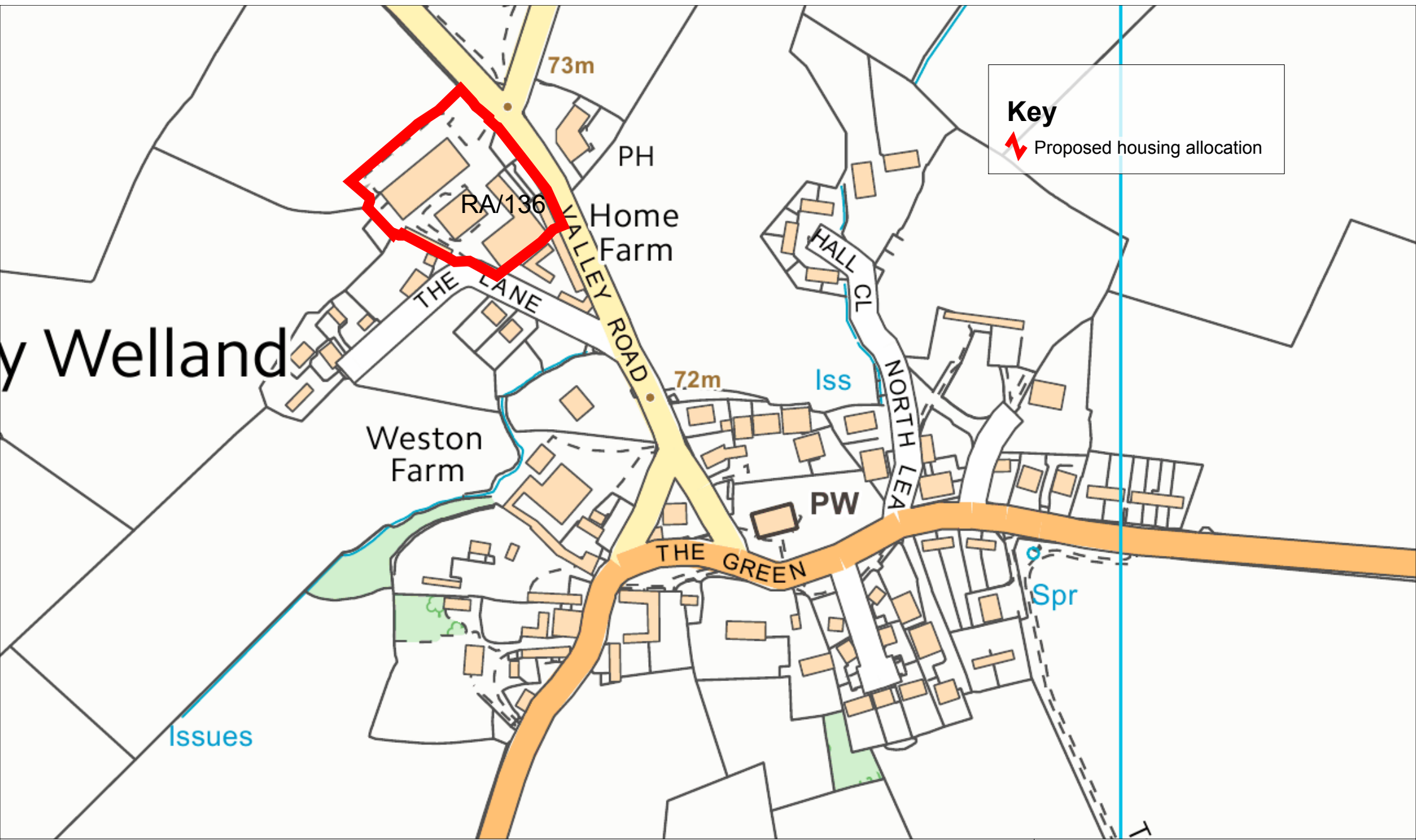
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Kettering
 Borough Council


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by Welland

Key
 Proposed housing allocation

Title: Weston by Welland

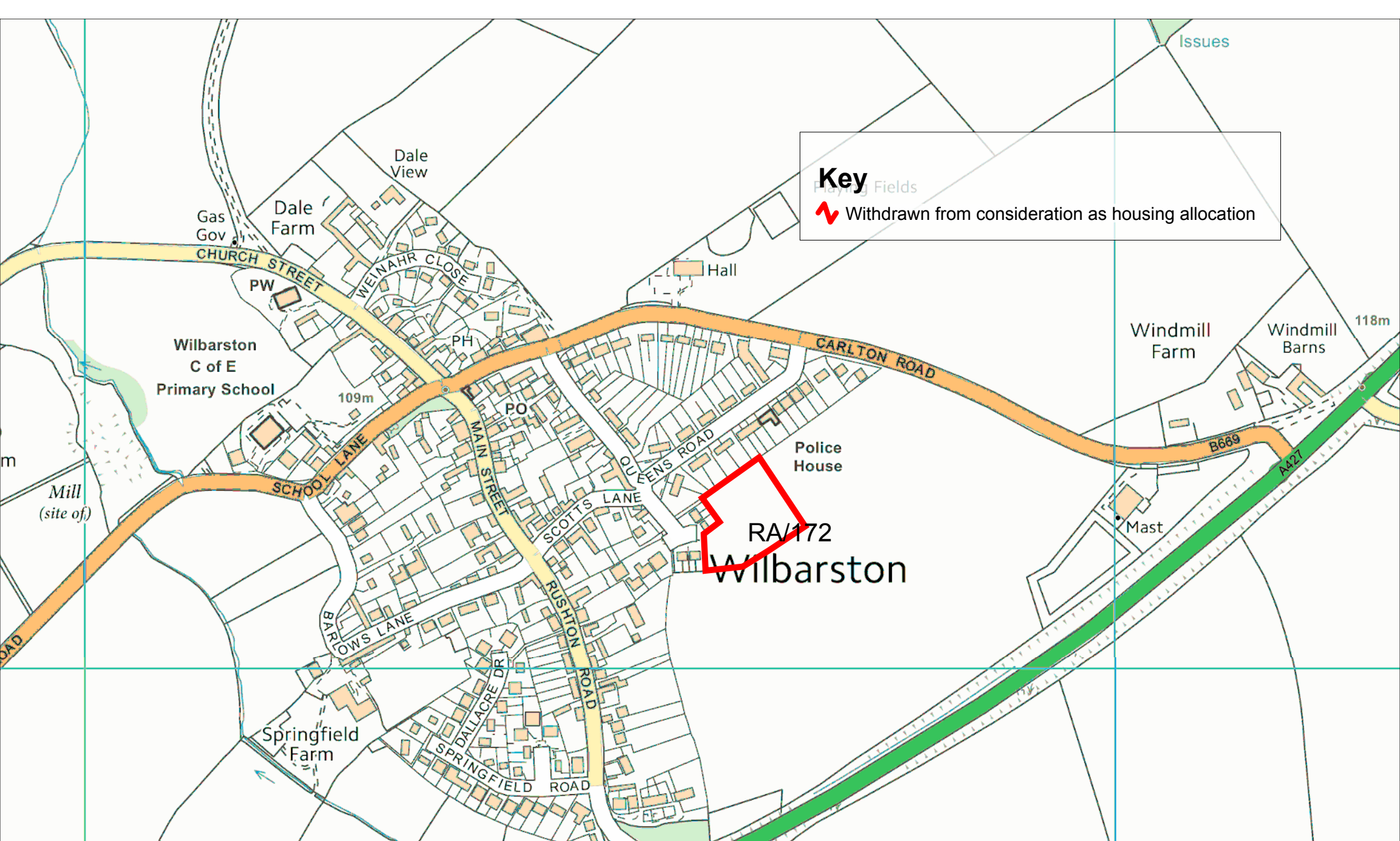
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Key

Playing Fields

 Withdrawn from consideration as housing allocation

Title: Wilbarston

Date: 29:05:18

Scale: 1:5000

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