

**Site Specific Proposals
Local Development Document**

**Gypsy and Traveller Site Search and
Assessment
Background Paper**

May 2013

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Introduction

The purpose of this paper is to identify and assess potential sites to meet Gypsy and Traveller Accommodation needs in Kettering Borough. The paper follows on from the Site Specific Proposals Local Development Document Background Paper: Gypsy and Traveller Site Allocations (KBC, February 2012).

The paper begins by setting out the methodology for identifying potential sites, an initial sieve of sites and the methodology for assessing sites identified in detail. The paper presents the findings of the detailed site assessment and provides conclusions on the suitability of sites for Gypsy and Traveller accommodation.

Methodology

There were three stages in the methodology:

1. Identifying sites
2. Initial sieve of sites
3. Detailed assessment of sites

Identifying Sites

A public consultation on the Site Specific Proposals LDD: Options Paper took place from 12 March 2012 to 21 May 2012. The document included a section on Gypsy and Traveller Accommodation which provided four options for identifying sites to meet Gypsy and Traveller Accommodation needs. These four options are set out below:

1. To identify additional pitches on existing sites or in close proximity to existing sites. This would provide an intensification of existing provision.
2. To provide new sites away from existing ones. This would provide a more dispersed provision.
3. To identify the ideal site or sites using a search criteria. This would allow the identification of the most sustainable sites.
4. A combination of the options above.

In summary the findings of the consultation in terms of the options identified were:

- Option 1 was the least favored option however there was still a number of respondents who thought this option should be progressed particularly the element which involved additional pitches on existing sites.
- Option 2 of dispersing provision was the most popular option.
- Option 3 also had a number of positive responses, the main concern with this option was that the criteria had not been set out.
- Option 4 had a number of positive responses but also a reasonable number of negative responses with concern over the clarity this option would provide.

Based on the consultation responses, it was recommended that a combination of options 2 and 3 were the most appropriate method for identifying new sites. This would allow the sustainability of sites to be an important consideration while reflecting respondents' desire for a more dispersed provision of sites. In addition to this, an assessment will be completed to identify whether there is any additional capacity on existing sites, provided this does not take sites above the GTAA preferred site size of 15 pitches. This approach was endorsed by Members of the Planning policy on Committee on 11 July 2012.

The options have been used to identify potential sites for Gypsy and Traveller Accommodation. The search has included:

- An assessment of publicly owned land
- An assessment of privately owned land for sale
- An assessment of brownfield land

The search has focused on sites which are:

- Within 2000m of a primary school (One of the key reasons for Gypsies and Travellers seeking permanent sites is to enable regular schooling for their children); and
- Within 2000m of a local shop

Maps showing the search areas are shown in Appendix 1.

Initial Sieve

Within the search areas all publicly owned land, privately owned land and brownfield land was identified and an initial sieve carried out to assess whether the sites were suitable for a more detailed assessment.

For all these sites the ownership, current land uses and planning history were noted. Where a site is used for another purpose e.g. play area or school then it has been discounted from further assessment. This sieve also considered whether the sites would impact on internationally or nationally important wildlife sites and if the site was in a flood zone. Sites located in flood zone 3 or which would negatively impact on a nationally or internationally important wildlife sites are discounted at this stage.

The justification for discounting sites which would impact on nationally or internationally important wildlife sites and sites in flood zone 3 is supported in the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework. Policy 11 (Conserving and Enhancing the Natural Environment) requires that plans should allocate land with the least environmental or amenity value. Policy 10 of the National Planning Policy Framework (Meeting the Challenge of Climate Change, Flooding and Coastal Change) states that inappropriate development in areas of flooding should be avoided by directing development away from areas at highest risk. The Technical Guidance to the NPPF defines flood zone 3 as having a high

risk of flooding and caravan uses for permanent residential use are defined as highly venerable uses. The Technical Guidance states that highly venerable uses should not be provided in flood zone 3.

The full list of areas considered during this initial sieve is shown in appendix 4.

Detailed Assessment

Following the initial sieve a list of sites to be assessed in further detail was compiled. These sites were then assessed using the detailed assessment shown below. In addition to those sites identified through the search process, the assessment of sites also included existing locations with temporary planning permission and unauthorised sites. Maps showing sites considered through the detailed assessment are shown in appendix 3.

As part of this detailed assessment the following stakeholders were also consulted:

- Wildlife Trust
- Natural England
- Highway Agency
- Anglian Water
- National grid
- Central Networks
- Mobile Operators
- British Gas
- British Telecom
- English Heritage
- Leicestershire County Council - Education
- Northamptonshire County Council - Education
- Northamptonshire County Council - Highways
- Northamptonshire County Council - Archaeology
- Environment Agency
- Northamptonshire Police
- County Travellers Unit

The comments received from consultees have been incorporated into the assessment sheets.

Detailed Assessment Sheet:

Stage 2 – Site Assessment				
Assessment Topic		Assessment criteria	Scoring	Method of assessment and Justification
Accessibility				
Access to	Distance to Primary	Within 500m	Summary of all 7	GIS National

Services	School	500-1000m	factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✗	guidance promotes accessibility of services and facilities and sustainable modes of travel	
		1000-2000m		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel. In towns the distance is measured to the nearest neighbourhood centre, in villages it is to the food shop.	
		More than 2000m			Distance to Local Shops
	500-1000m				
	1000-2000m				
	More than 2000m				
	Distance to Playing field/ park/ open space	Within 500m		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel	
		500-1000m			
		1000-2000m			
		More than 2000m			
	Distance to Secondary School	Within 2km		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel	
		Within 5km			
		Within 10km			
		More than 10km			
	Distance to Health Centre	Within 2km		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel	
		Within 5km			
		Within 10km			
		More than 10km			
	Distance to indoor sports/ leisure	Note distance as less important than accessibility to other facilities		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel	
	Distance to a town centre	Within 2km		GIS National guidance promotes accessibility of services and	
Within 5km					
Within 10km					

		More than 10km		facilities and sustainable modes of travel
Pedestrian/ cycle links	Site has safe pedestrian or cycle access to the nearest local centre	✓✓		
	Safe pedestrian or cycle access could be provided to the nearest local centre	~		
	Safe pedestrian or cycle access could not be achieved or would be difficult to achieve	xx		
Access to public transport	Within 200m of a route to a main urban centre.	✓✓		GIS National guidance promotes accessibility to sustainable modes of travel.
	200 to 400m of a route to a main urban centre.	✓		
	400m-800m of a route to a main urban centre	~		
	Greater than 800m to a route to a main urban centre	x		
Location in terms of settlement hierarchy	Located within 1500m of Kettering	✓✓		GIS It is important that new development fits within the strategy set out in the Core Spatial Strategy
	Located within 1500m of Burton Latimer, Desborough or Rothwell	✓		
	Located 1500m of another settlement	~		
	Located more than 1500m from a settlement	x		
Health				
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	✓✓		GIS/ site visit National guidance supports the protection of open space and recreation facilities. (PPG17)
	Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated.	~		
	Development would result in the loss of open space, sport or recreation facilities which could not be mitigated.	x		
Skills				
Would the site have an impact on school provisions?	Sufficient capacity.	✓✓		Consultation with NCC education It is important to consider capacity of schools when
	Insufficient capacity but constraint could be overcome.	~		

	Insufficient capacity and constraints cannot be overcome.	x	considering new development to reduce the need for travel.
Liveability			
Impact of noise or odour (trunk road, railway)	Development would not be effected by noise or odour	✓✓	Site visit/ Consult environmental health re-appropriate distances National planning policy requires LPA's to ensure that the impact of noise is taken into account in planning decisions.
	Development is likely to be effected by noise or odour but this could be mitigated	~	
	Development is likely to be significantly effected by noise and odour and impact could not be mitigated	x	
Would development be compatible with neighbouring uses?	Development would be compatible.	✓✓	Site visit It is important that new development is compatible with neighbouring uses to ensure conflicts do not arise.
	Development would be compatible with mitigation measures.	~	
	Development would be incompatible.	x	
Size of site	10 pitches or fewer	✓✓	Site visit. The Police favour smaller sites and the GTAA indicated that the G&T community favour sites of 11-15 pitches followed by sites of 6-10 pitches.
	11-15 pitches	✓	
	More than 15 pitches	x	
Biodiversity			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.	✓✓	GIS/ consultation with Natural England and Wildlife trust National planning policy requires designated wildlife sites to be protected. (PPS9)
	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily mitigated.	✓	

	Site would impact on a nationally, regional or local biodiversity or geological value or affect a legally protected species and could not be satisfactorily mitigated.	xx	
Other ecological features (Including BAP priority habitats and species, trees, woodland etc)	Development of the site is likely to enable the retention and enhancement of existing features	✓✓	Consultation with English Nature and the Wildlife Trust/ site visit PPS9 National planning policy required ecological habitats and species to be protected and considered in planning decisions. (PPS9)
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated	✓	
	Development of the site would have an unacceptable impact on the ecological quality of the site and impact could not be mitigated or compensated	xx	
Landscape			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained) or no impact (e.g. in built up area)	✓✓	National planning guidance recognised the importance of locally important landscape and the need to ensure these are considered when assessing new development.
	Landscape has medium sensitivity to development	✓	
	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)	x	
	High sensitivity to development (Development would significantly detract from the landscape and important features unlikely to be retained and mitigation not possible)	xx	
Cultural Heritage			
Heritage and Archaeology (Listed buildings, conservation areas, SAM's, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment	✓✓	GIS National policy requires the protection of important historic

	Site unlikely to impact on the historic or cultural environment	✓	assets.
	Development is likely to have a negative impact on the historic environment or cultural but this impact could be mitigated	~	
	Development is likely to have a significant negative impact on the historic or cultural environment	xx	
Water Conservation and Management			
Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	GIS The assessment is based on guidance given by the Environment Agency to Corby BC during the production of their Site Specific Allocations DPD National guidance requires flood risk to be an important consideration in planning decisions.
	50% - 26% of the site is in flood zone 2 or 3	~	
	75% - 51% of the site is in flood zone 2 or 3	x	
	100% - 76% of the site is in flood zone 2 or 3	xx	
Soil and Land			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.	✓	GIS National guidance gives high protection to the best and most versatile agricultural land
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.	~	
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)	x	
Is the site previously developed land?	Wholly previously developed.	✓✓	GIS/ site visit National guidance promotes the redevelopment of previously developed land in preference to Greenfield sites
	Mixed >75% pdl.	✓✓	
	Mixed 50-75% pdl.	✓	
	Mixed 25-49% pdl.	✓	
	Mixed < 25% pdl.	~	
	Wholly Greenfield.	x	
Unstable Land/ Land Contamination (Land contamination over and above the naturally occurring contamination found throughout	Site is not unstable or contaminated land.	✓✓	Consultation with environmental health Contamination of land is an
	Site is unstable or contaminated land but could be mitigated.	✓	

the Borough)	Site is wholly unstable or contaminated land which could not be mitigated.	xx	important consideration when assessing suitability and deliverability of sites.
Minerals			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	Comments rather than score	GIS The minerals and waste development framework identifies and protects areas for minerals extraction and safeguards know reserves for future extraction.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF		
Infrastructure			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	Consultation with NCC Gaining safe access is critical to the suitability of the site for development.
	Satisfactory access cannot be gained to the site.	xx	
Capacity of the highway network	Sufficient capacity no constraints.	✓✓	Consultation with NCC and HA Impact on the highway network is an important consideration when assessing the suitability of sites.
	Capacity limited or insufficient capacity but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.	xx	
Provision of basic infrastructure	Basic infrastructure is available on the site or within reasonable distance of the site to enable practical connection.	✓✓	Consult utility providers.
	Basic infrastructure is not available within a reasonable distance of the site to enable practical connection	xx	
Capacity of existing infrastructure and services (water, sewage, electricity, gas)	Sufficient capacity.	✓✓	Consultations with Anglican water and utility providers. Ability to service the site is an important consideration when assessing its suitability.
	Capacity limited or insufficient but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.	xx	
Drainage infrastructure	Extensive new drainage infrastructure would be	xx	The need for new infrastructure will

	required		impact of viability and deliverability of site.
	Extensive new drainage infrastructure would not be required	✓✓	
Availability			
Is the site subject to any ownership constraints and is it likely to be attractive to the market?	Interest in developing the site and willing land owners.	✓✓	Site submissions
	No interest in developing site or ownership constraints	xx	
Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?	No	Summary of extent of constraints	
	Yes		
Deliverability			
What is the time scale for delivery of the site?	Developable within 5 years	✓✓	
	Developable in 6-10 years	✓	
	Developable in 11-15 years	~	
	Developable beyond 15 years	x	
Other information			
Relevant planning history			
Summary of Assessment			

The following table shows the full list of sites considered through the detailed site assessment and provides conclusions on the suitability of these sites for Gypsy and Traveller accommodation. A more detailed summary of the assessment is provided in appendix 2.

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
WEE001	Site in Weekley.	NCC/ Private		N	1	Access to the site not suitable due to the bend in the road which impacts on visibility and number of vehicles travelling past the site. Development would have an impact on landscape, cultural heritage and potentially ecology. Not available.	Not suitable for development. Not available
KET002	Scott Road Garages, North Kettering.	KBC	Brownfield		6 - 7	Site is accessible with few constraints. Site has been identified as a potential housing site in the emerging Site Specific Proposals LDD.	Potential site for allocation
GED003	Site in Geddington.	Private		Y	6	Site had been identified as Historically and Visually Important Open Space in the emerging Site Specific Proposals LDD. Development would have an unacceptable impact on this space. Not available for development.	Not suitable for development. Not available.
GED004	Site north of Geddington.	Private			3	Site scores moderately well in terms of accessibility. Development would have a negative impact on historic	Not suitable for development. Not available

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
						assets and would have an unacceptable impact on the rural landscape character of this area. There are also potential issues of overlooking from the adjacent footpath. Not available.	
CRA005	Site Mill Farm, Cransley.	Private	Part brownfield		Up to 15	Site scores moderately well in terms of accessibility and has few constraints. Not available.	Not available
BRO006	Wellingborough Road, Broughton.	Private	Permission for housing	Y	1	Site performs well against the criteria. Site has planning permission for housing. Main constraint is interest in developing the site for this use.	Site with constraints
BRO007	Abattoir Site, off Wellingborough Road, Broughton.	Private		Y	5	Site scores poorly in terms of accessibility but has relatively few constraints. If a safe footpath to Broughton could be provided accessibility of the site would be improved.	Site with constraints
BRO008	Highcroft Farm, Broughton.	NCC			Up to 15	Site has few constraints. Main issue is distance to services and facilities although a safe footpath is available between the site and Broughton.	Potential site for allocation

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
BRO009	Bypass Farm, Broughton.	Private	Brownfield site.	Y	Up to 15	Although close to Broughton there is not a direct route into the village and therefore access to services and facilities is poor. Access to the site is an issue.	Not suitable for development
ROT010	Highways Agency land, Orton Road Rothwell	Highways Agency			1	Although close to facilities there is no safe footpath into Rothwell. Potential noise issues as adjacent to the A14.	Site with constraints
ROT011	Land at A14, J4 Rothwell.	KBC			Up to 15	Scores relatively well in terms of accessibility. Main constraints are access into the site and provision of basic infrastructure.	Site with constraints
ROT012	Site Compound off A14 N of Esso, near Rothwell.	Private			Up to 15	Highways Agency has objected to this site due to the access which is substandard. Issues with noise and pollution and with safety of young children due to the proximity of the A14.	Not suitable for development
ROT013	Harrington Road, Rothwell, occupied by Hollands	Private	existing unauthorised site		Up to 15	Site has good access to services and facilities and few constraints. Issues relating to landscape impact could be overcome with additional	Small part of site - Potential site for allocation

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
						planting. Part of site not available.	
DES014	Land south of Desborough,	KBC			Up to 15	Access to the site is likely to be an issue as would require purchase of additional land.	Not suitable for development
KET015	Rockingham Deane, Kettering .	NCC			12 - 14	Site is accessible and has few constraints. Aspirations for housing on the site. Not available.	Not available
KET016	Land to the north of dismantled railway to south of Kettering	NCC			Up to 15	Unsuitable for development. Access not achievable. Within flood zone 3.	Not suitable for development
BUR017	Old sewerage work, Burton Latimer.	unknown	Brownfield		Up to 7	Access could be provided along track adjacent to allotments. Part of the site is in flood zone 3 and there are likely to be issues with contamination, however a smaller area of the site to the north may provide a suitable location subject to further assessment of contamination.	Smaller area - Potential site for allocation
KET019	Land Orion Way, Pytchley,	Private			6	Proximity of site to A14 would result in unacceptable levels of noise and potentially air quality. Mitigation would be	Not suitable for development

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
						difficult due to land being reserved for the A14 widening. Site unsuitable for development.	
ORT020	Scrub land to east of Orton.	Private			2	Site scores poorly in term of accessibility. Small site which is used as part of the farm. Site is very exposed. Due to existing use and exposed nature site is unsuitable.	Not suitable for development
LOD021	Depot at Mawsley Lodge.	Private	Part brownfield		4	Site is currently used alongside adjacent farm. Scores only moderately well in terms of accessibility but relatively few constraints. Access could be achieved by upgrading existing track. Potential contamination due to waste tank. Significant constraints in terms of sewage capacity.	Site with constraints
KET022	Land to the south of dismantled railway to the south of Kettering				Up to 15	Unsuitable for development. Access not achievable. Within flood zone 3.	Not suitable for development
KET023	116 London Rd	Private	Greenfield		2	Potential issue with overlooking of the site. Scores	Site with constraints

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
						well in terms of accessibility and few constraints.	
KET024	Towells Land, Malham Drive	Private	Greenfield		4	Site is on raised ground and highly visible from the surrounding area. Proximity to railway line would result in unacceptable noise which although could be mitigated through soundproofing in housing could not be mitigated in a caravan/ mobile home	Not suitable for development
KET025	Crown St	Private	Brownfield		1	Site scores well in terms of accessibility and has few constraints.	Potential site for allocation
KET026	Site off Barton Road	Private	Greenfield		2	Site is for sale. High cost of land means site would not be viable.	Not suitable for development
BRA027	BRSF2 Springfields North West of Braybrooke	Private	Existing Temporary		2	Site is accessible with few constraints. Main issues relate to landscape impact.	Potential site for allocation
BRA028	DBLP Black Paddock, Braybrooke	Private	Existing Temporary		Up to 10	Site has relatively few constraints but has poor access to services and facilities so in an unsustainable location.	Site with constraints

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
BRA029	BGAC Greenfields, Great Oxendon Rd	Private	Existing Temporary		Up to 15	Site is in an unsustainable location with poor access to services and facilities. Development would have an unacceptable impact on the landscape character of the area.	Not suitable for development
KET030	Beatrice Road	Private	Brownfield		1	Accessible site with few constraints.	Potential site for allocation
DES031	DWFT Woodcroft, Stoke Albany Rd	Private	Existing Temporary		2	Site scores poorly in terms of accessibility but has relatively few other constraints.	Potential site for allocation
KET032	Roughton Close	KBC	Brownfield		2	Good access to facilities but site is surrounded by flats and overlooking would be a significant issue. Flats would have an overbearing impact on the site if it was developed. Potential issue with complying with fire regulations.	Not suitable for development
WIL034	Queens Road, Wilbarston	KBC	Brownfield		1	Relatively good access to services and facilities, few constraints. Not available.	Not available
HAR035	Millwinds	Private	Brownfield		Up to 15	Site scores poorly in terms of accessibility and is therefore unsustainable but has relatively few other	Not suitable for development

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
						constraints.	
KET036	Barron Close	KBC	Brownfield		2	Good access to facilities but site is surrounded by flats and overlooking would be a significant issue. Flats would have an overbearing impact on the site if it was developed. Potential issue with complying with fire regulations.	Not suitable for development
ROT037	Allotments south of Meadow Road	KBC			Up to 15	Any development should exclude the area used as allotments. Providing access to the site would need to be through the allotments and cost of providing suitable access would impact on viability.	Site with constraints
ROT038	Avalon Allotments	Private			Up to 15	Site is accessible and has few constraints. Part of the site is identified as a potential housing site in the emerging Site Specific Proposals LDD.	Not available.
ROT039	Former Service Station, Desborough Road, Rothwell	Private			Up to 10	Good access to services and facilities and few constraints.	Site with constraints
DES040	Former Leisure	KBC	Brownfield		Up to	Site has few constraints	Not available.

	Site Location	Private/ KBC/NCC	Status	For Sale?	No of Pitches	Evaluation/comments	Conclusion
	Centre, Desborough				15	however has been identified as a potential housing site in the emerging Site Specific Proposals LDD. Potential impact on ecology.	

The Planning Policy for Traveller Sites requires that Local planning authorities should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15

Number of pitches needed to meet Gypsy and Traveller accommodation needs

The Gypsy and Traveller Accommodation Assessment (2011) identified needs for accommodation to 2022. The following table shows the need identified in the GTAA Update (2011).

	2012 - 2017	2017 – 2022
Residential Pitches	10*	10
Transit Pitches	1	0
Travelling Showpeople Plots	0	0
<i>* 7 of these pitches will be provided at the site planned at The Pastures.</i>		

Since the publication of the 2011 GTAA, full planning permission has been granted at Old Northampton Road, Broughton for 3 pitches (planning permission KET/2011/0363). Two of these pitches were not included in the 2011 GTAA, thus will contribute to the Authority's provision of pitches within the Borough and reduce the identified need to 1 additional pitch up to 2017.

The delivery of the 7 pitches planned at The Pastures is progressing. The Council entered into a legal agreement with Fred and Tina Smith and Rockingham Castle Estates on 8th February which will enable seven new pitches for Gypsies and Travellers to be developed near to the existing site at The Pastures. The design team have therefore been instructed to proceed with their pre-contract work. This includes preparation of tender documentation and making a planning application for the larger amenity buildings. It is anticipated that tenders will be invited in March and a contract for the building works will be awarded in May. A planning application has now been submitted. The new pitches will therefore be available for letting in the autumn. Development of the 7 pitches at The Pastures will also allow development of an additional pitch at Stoke Albany Road, Desborough so in total 8 pitches will be created through the development of this site.

In addition to these pitches a further parcel of land at Stoke Albany Road, Desborough has planning permission for 10 pitches under planning permission KET/2009/0155 (Change of use from paddocks to traveller site).

Erection of community building, utility facilities and vehicular access). The conditions for this development have been discharged but building out of the site is currently not being progressed. Given the lack of clarity over deliverability this planning permission was not taken into account in the 2011 GTAA update.

The Gypsy and Traveller Needs Assessment (2011) included 5 pitches with temporary planning permission in the supply of existing residential pitches. Therefore if these sites are not among those progressed as allocations, the number of pitches required for the period 2012 – 2017 will increase by 5 to meet this existing need. As these 5 temporary planning permissions will expire this year, so an additional 5 could be required early in the plan period. The sites with temporary planning permissions included in the pitch provision of the GTAA update were:

Temporary Planning Permissions	Pitches
Springfields, Harborough Road, Braybrooke	1
Black Paddock, Park Lane, Braybrooke	3
Woodcroft (land adj), Stoke Albany Road, Desborough	1

Since preparation of the GTAA, additional temporary planning permissions have been granted at Greenfields, Braybrooke Road, Braybrooke. At the time of the GTAA there were 5 unauthorised pitches on this site which were reflected in the assessment. There are now 10 pitches with temporary planning permission on this site. Therefore, for the need identified in the GTAA to be delivered in a way which meets the existing provision on Greenfields, the pitch requirement for the period to 2022 will also need to be delivered early in the plan period.

The Gypsy and Traveller Accommodation Assessment identified need up to 2022. These figures will be included in the North Northamptonshire Joint Core Strategy review as the targets for gypsy and traveller accommodation. These figures were included in draft policy 31 of the '*North Northamptonshire Joint Core Strategy 2011-2031 - Emerging Draft for Consultation August 2012*'.

The (Kettering Borough) Site Specific Proposals LDD will allocate Gypsy and Traveller sites to meet Gypsy and Traveller accommodation need. This document will cover the period to 2031. It is therefore appropriate to consider whether the LDD should seek to identify land to meet needs for Gypsy and Traveller Accommodation in the entire plan period. Table 6.10 in the Gypsy and Traveller Accommodation Assessment (2011) identifies need for an average of 1.3 pitches per year. To provide an estimate of the number of pitches required for the remaining plan period this figure has been used to calculate the requirement for the remainder of the plan period from 2022 to 2031. Based on this average provision there will be an estimated need for 11.7 pitches in the period 2022 to 2031.

The advantage of identifying sites for the entire plan period is that it provides greater certainty on which sites are considered suitable for development and will enable a five year supply of sites to be maintained. The disadvantage of this approach is that the figures are based on estimated rather than identified need.

Overall pitch requirement and provision already identified	
2012 - 2017	10 pitches + 5 temporary planning permissions
2017 - 2022	10 pitches
Total 2012 - 2022	25 pitches
2022 - 2031	12 pitches (estimated)
Total 2012 - 2031	37 pitches
Provision already identified	<ul style="list-style-type: none"> • 7 pitches at The Pastures • 1 pitch at Stoke Albany Road, Desborough • 2 pitches delivered at Northampton Road, Broughton
Estimated total remaining provision 2012 - 2031	27 pitches (of which 15 would be required in the period 2012-22)

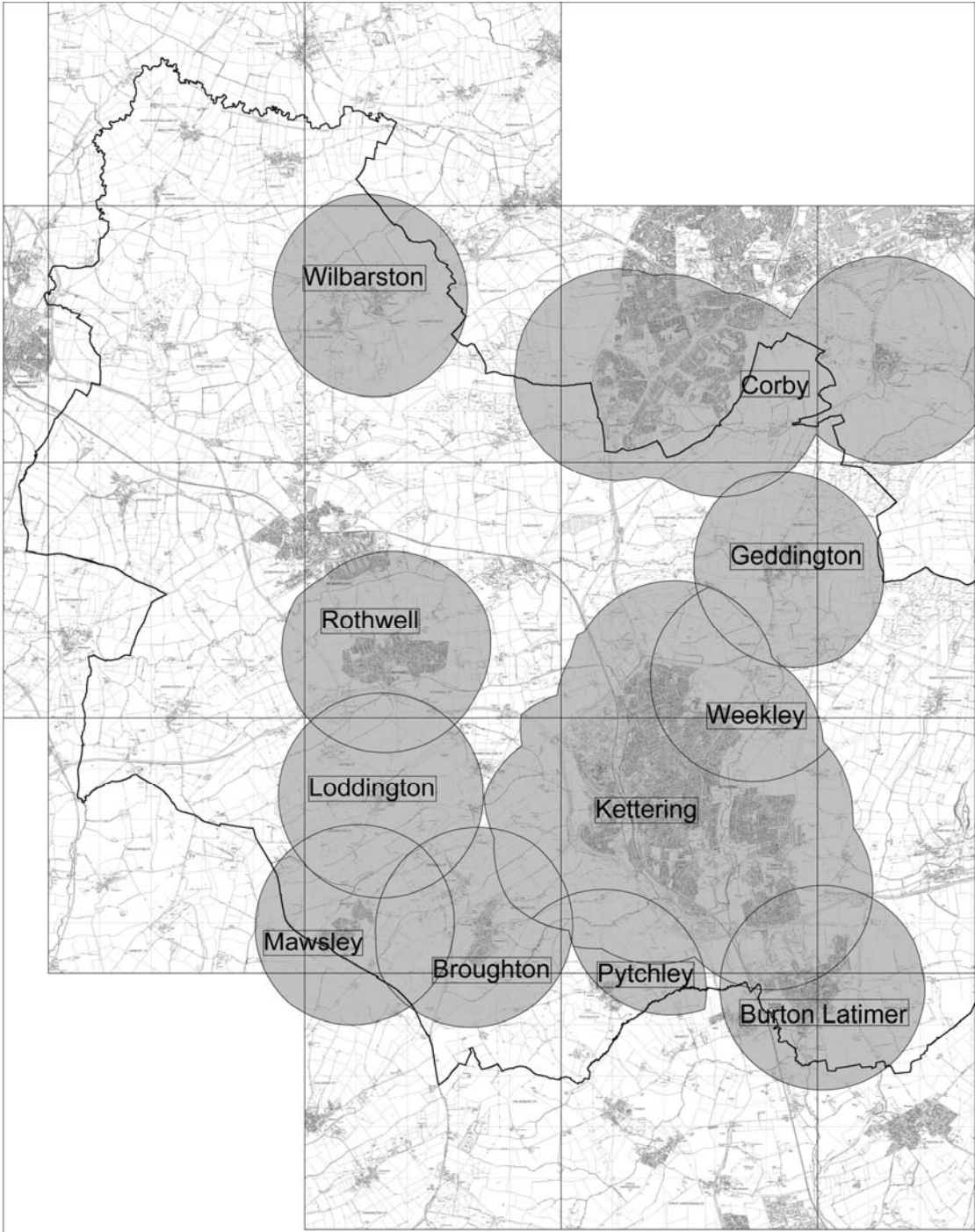
Conclusions:

The assessment of sites has identified the following number of pitches within each of the categories of sites. The number of pitches shown is the maximum number of pitches which could be accommodated on the sites identified.

	Total number of potential sites for allocation	Sites with constraints	Not suitable for development
Number of sites	8	10	20
Maximum number of pitches	36	68	n/a

The total number of pitches which could be accommodated on potential sites exceeds the number of pitches needed and the LDD would not allocate all these sites.

Appendix 1 – Search Zones



Title: "km Search Zones		Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved.
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	Drawn by:	Kettering Borough Council

Appendix 2 – Summary of detailed site assessments

Assessment Criteria	Question	Site Reference																
		BRA028	BRA029	BRO006	BRO007	BRO008	BRO009	BUR017	CRA005	DES014	DES040	GED003	GED004	KET002	KET015	KET023	KET024	KET025
Yield		Up to 10	Up to 15	1	5	Up to 15	Up to 15	Up to 7	Up to 15	Up to 15	Up to 15	6	3	6-7	12-14	2	4	1
Accessibility to	Facilities	~	~	✓	~	~	*	✓	~	✓	✓	✓	~	✓	✓	✓	✓	✓
	Pedestrian/cycle links	xx	xx	✓	xx	✓	*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Public Transport	✓	*	✓	*	✓	*	✓	~	~	✓	✓	~	✓	✓	✓	*	✓
	Settlement hierarchy	~	*	~	~	~	~	✓	~	✓	✓	~	~	✓	~	✓	✓	✓
Health		✓	✓	✓	✓	✓	✓	✓	✓	✓	~	*	✓	✓	✓	✓	✓	✓
Skills		✓	~	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Liveability	Impact of noise or odour	~	✓	✓	✓	~	~	✓	✓	✓	✓	~	✓	✓	~	✓	*	✓
	Compatible development	✓	*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	*	✓
	Size of site	✓	*	✓	✓	✓	✓	✓	*	*	*	✓	✓	✓	✓	✓	✓	✓
Biodiversity impact on	Protected species	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	~	✓	✓	✓	✓	✓	✓
	Ecological features	✓	xx	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscape		✓	xx	✓	✓	✓	✓	✓	✓	✓	✓	xx	xx	✓	~	✓	✓	✓

Appendix 2 – Summary of detailed site assessments

Assessment Criteria	Question	Site Reference																
		BRA028	BRA029	BRO006	BRO007	BRO008	BRO009	BUR017	CRA005	DES014	DES040	GED003	GED004	KET002	KET015	KET023	KET024	KET025
Cultural Heritage		✓	✓	✓	✓	✓	✓	✓	✓	~	~	xx	xx	✓	✓	✓	✓	✓
Water Conservation and Management		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soil and Land	Agricultural land	~	~	✓	~	~	~	~	✓	✓	~	~	~	✓	✓	✓	✓	✓
	Previously developed land	xx	x	✓✓	~	~	~	✓	✓✓	x	~	x	✓	✓✓	✓✓	✓✓	x	✓✓
	Contaminated land	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓
Minerals																		
Infrastructure	Access to Highway	✓✓	✓✓	✓✓	xx	✓✓	xx	✓✓	✓✓	xx	✓✓	xx	✓✓	✓✓	✓✓	✓✓	xx	✓✓
	Capacity of Highway	✓✓	✓✓	✓✓	✓✓	✓✓	~	~	✓✓	✓✓	✓✓	~	✓✓	~	~	✓✓	~	✓✓
	Provision of basic infrastructure	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	xx	✓✓	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓
	Capacity of Infrastructure	✓✓	xx	✓✓	~	✓✓	✓✓	✓✓	~	✓✓	✓✓	xx	xx	✓✓	✓✓	✓✓	✓✓	✓✓
	Drainage	✓✓	xx	✓✓	xx	✓✓	xx	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓

Appendix 2 – Summary of detailed site assessments

Assessment Criteria	Question	Site Reference																	
		BRA028	BRA029	BRO006	BRO007	BRO008	BRO009	BUR017	CRA005	DES014	DES040	GED003	GED004	KET002	KET015	KET023	KET024	KET025	
Availability	Interest	✓✓	✓✓	??	✓✓	✓✓	??	✓✓	xx	xx	xx	xx	xx	✓✓	xx	??	??	✓✓	
	Constraints	No	Yes	No	Yes	No	Yes	Yes	No	No	No	Yes	No	No	No	No	No	No	
Deliverability		✓✓	xx	??	✓✓	✓✓	??	✓✓	xx	xx	xx	xx	xx	✓✓	✓✓	??	xx	✓✓	
Total	✓✓	13	7	16	12	15	8	15	11	11	12	7	8	18	13	18	11	20	
	✓	4	1	5	3	4	4	7	6	5	5	3	5	4	5	4	5	4	
	~	4	3	1	5	5	5	2	4	2	4	5	3	1	3	0	1	0	
	x	0	5	0	1	0	3	0	1	2	1	2	0	0	0	0	4	0	
	xx	2	7	0	3	0	2	0	2	4	2	6	7	0	1	0	2	0	
Conclusion		?	No	Yes	?	Yes	No	Yes	No	No	No	No	No	Yes	No	Yes	No	Yes	

Appendix 2 – Summary of detailed site assessments

Assessment criteria	Question	Site Reference												
		KET026	KET030	KET036	KET019	KET032	LOD021	ORT020	ROT012	ROT013	ROT037	ROT038	ROT039	BRA 27
Yield		2	1	2	6	2	4	2	Up to 15	Up to 15	Up to 15	Up to 15	Up to 10	2
Accessibility to	Facilities	✓	✓✓	✓✓	✓	✓✓	✓	~	✓	✓✓	✓✓	✓✓	✓✓	✓
	Pedestrian/cycle links	✓✓	✓✓	✓✓	✓✓	✓✓	~	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Public Transport	✓	✓✓	✓✓	~	✓✓	~	*	*	✓✓	✓✓	~	✓✓	**
	Settlement hierarchy	✓✓	✓✓	✓✓	✓✓	✓✓	~	~	*	✓	✓	✓	✓	✓✓
Health		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓
Skills		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Liveability	Impact of noise or odour	~	✓✓	✓✓	*	✓✓	✓✓	*	~	~	~	✓✓	✓✓	~
	Compatible development	✓✓	✓✓	*	*	*	✓✓	*	~	✓✓	✓✓	✓✓	✓✓	✓✓
	Size of site	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	*	*	*	✓✓	✓✓
Biodiversity impact on	Protected species	✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓
	Ecological features	✓✓	✓✓	✓✓	✓	✓✓	✓	✓	✓✓	✓	✓✓	✓	✓	✓

Appendix 2 – Summary of detailed site assessments

Landscape		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	x	✓✓	✓	✓✓	x
Cultural Heritage		✓	✓	✓	✓	✓	✓	✓	✓	~	✓	~	✓	✓
Water Conservation and Management		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soil and Land	Agricultural land	✓	✓	✓	~	✓	~	✓	✓	x	✓	x	~	✓
	Previously developed land	x	✓✓	✓✓	~	✓✓	✓✓	✓	✓✓	x	x	x	✓✓	x
	Contaminated land	✓✓	✓✓	✓✓	✓✓	✓✓	??	✓✓	✓✓	✓	✓	✓✓	✓	✓✓
Minerals														
Infrastructure	Access to Highway	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Capacity of Highway	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~	✓✓	✓✓	✓✓
	Provision of basic infrastructure	✓✓	✓✓	✓✓	✓✓	✓✓	??	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Capacity of Infrastructure	✓✓	~	✓✓	✓✓	✓✓	x	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	~
	Drainage	✓✓	✓✓	✓✓	✓✓	✓✓	x	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Availability	Interest	??	✓✓	xx	??	xx	✓✓	??	??	??	✓✓	xx	??	✓✓
	Constraints	No	No	No	Y	Y	Y	Y	No	No	Y	No	No	No
Deliverability		xx	✓✓	x	x	x	?	x	?	✓✓	✓✓	xx	✓✓	✓✓
Total	✓✓	15	20	18	13	18	11	9	12	13	15	11	17	14
	✓	5	3	2	4	3	5	6	6	4	5	5	5	5
	~	2	1	0	3	0	4	3	2	2	2	3	1	2

Appendix 2 – Summary of detailed site assessments

	x	1	0	2	3	1	2	4	2	4	2	3	0	2
	xx	1	0	1	0	1	0	0	0	0	0	2	0	1
Conclusion		No	Yes	No	No	No	?	No	No	Yes	?	No	Yes	Yes

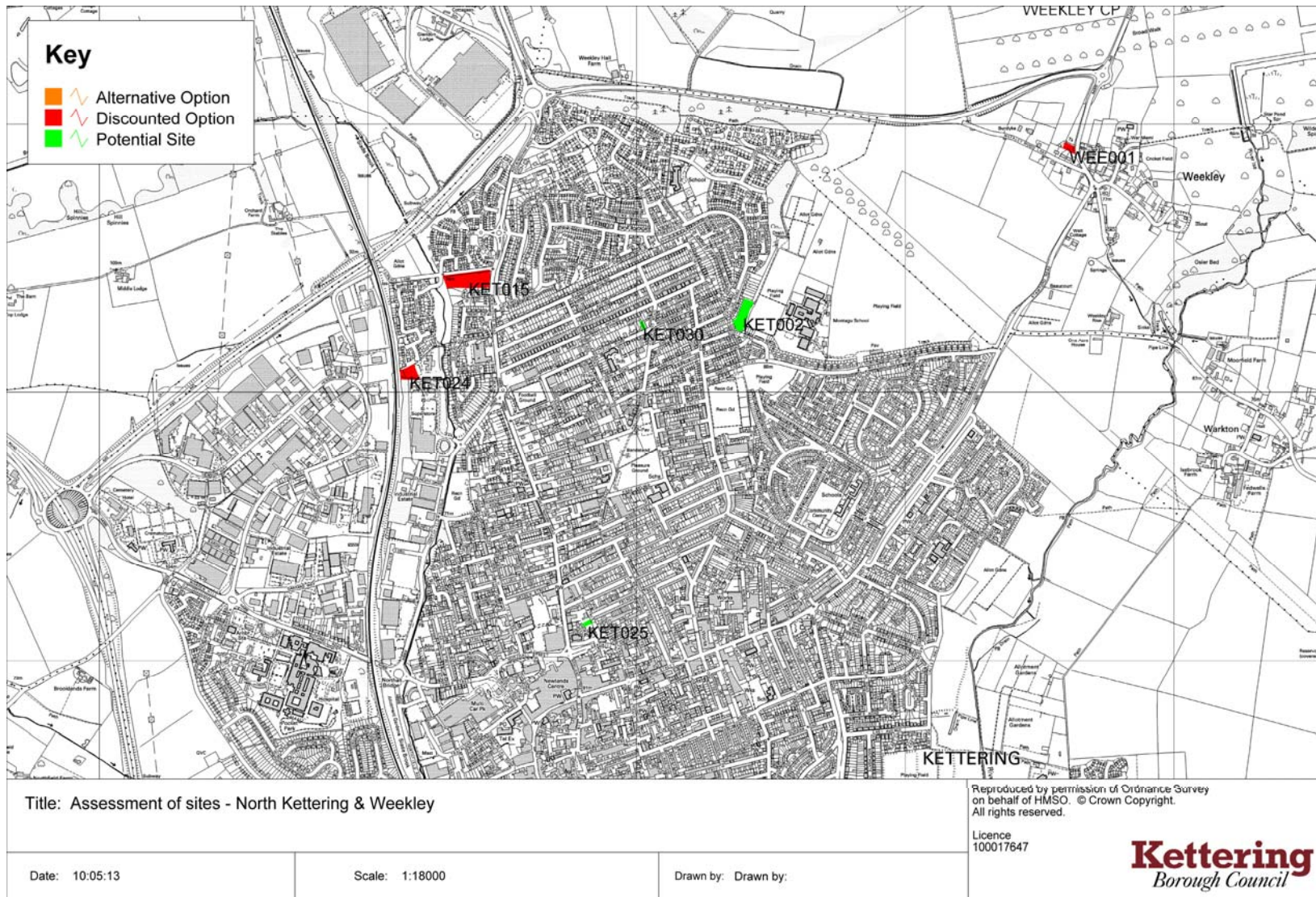
Appendix 2 – Summary of detailed site assessments

Assessment criteria	Question	Site Reference							
		DES031	HAR035	WEE001	WIL034	ROT010	ROT011	KET016	KET022
Yield		2	Up to 15	1	1	1	Up to 15	Up to 15	Up to 15
Accessibility to	Facilities	~	~	✓	~	✓	✓	✓	✓
	Pedestrian/cycle links	xx	xx	~	✓✓	xx	~	xx	xx
	Public Transport	x	x	✓✓	✓✓	~	✓✓	x	x
	Settlement hierarchy	✓	~	✓✓	~	✓	✓✓	✓✓	✓✓
Health		✓✓	✓✓	✓✓	✓✓	✓✓	✓	✓✓	✓✓
Skills		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Liveability	Impact of noise or odour	✓✓	✓✓	~	✓✓	~	✓✓	~	~
	Compatible development	✓✓	~	✓✓	✓✓	~	~	~	~
	Size of site	✓✓	x	✓✓	✓✓	✓✓	x	x	x
Biodiversity impact on	Protected species	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	xx
	Ecological features	✓	✓	✓	✓✓	✓✓	✓✓	xx	xx
Landscape		✓✓	✓	x	✓✓	✓	✓	✓✓	✓✓
Cultural Heritage		~	✓	~	~	✓	✓	~	✓

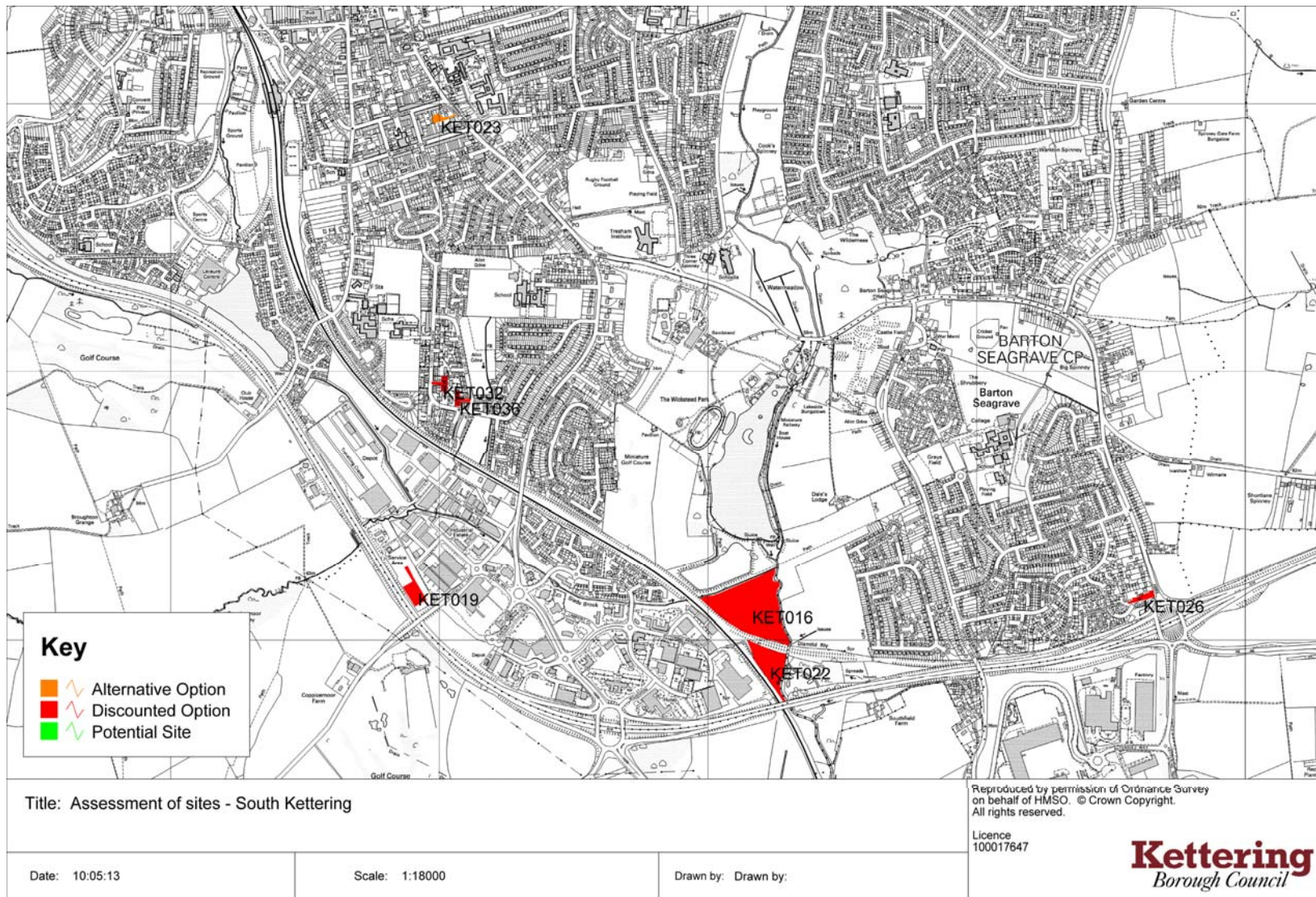
Appendix 2 – Summary of detailed site assessments

Water Conservation and Management		✓	✓	✓	✓	✓	✓	xx	~
Soil and Land	Agricultural land	✓	~	~	✓	✓	~	✓	✓
	Previously developed land	x	✓✓	x	✓✓	x	x	x	x
	Contaminated land	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Minerals									
Infrastructure	Access to Highway	✓✓	✓✓	xx	✓✓	✓✓	✓✓	xx	xx
	Capacity of Highway	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Provision of basic infrastructure	✓✓	✓✓	✓✓	✓✓	xx	xx	✓✓	✓✓
	Capacity of Infrastructure	~	~	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Drainage	✓✓	xx	✓✓	✓✓	xx	xx	✓✓	✓✓
Availability	Interest	✓✓	✓✓	xx	xx	xx	??	✓✓	✓✓
	Constraints	No	No	Yes	No	Yes	No	Yes	Yes
Deliverability		✓✓	✓✓	✓✓	✓✓	✓	✓✓	xx	xx
Total	✓✓	14	10	13	18	9	11	10	10
	✓	4	5	3	2	7	5	3	3
	~	3	5	4	3	3	3	3	3
	x	2	2	2	0	1	2	3	3
	xx	1	2	2	1	4	2	5	5
Conclusion		Yes	No	No	No	?	?	No	No

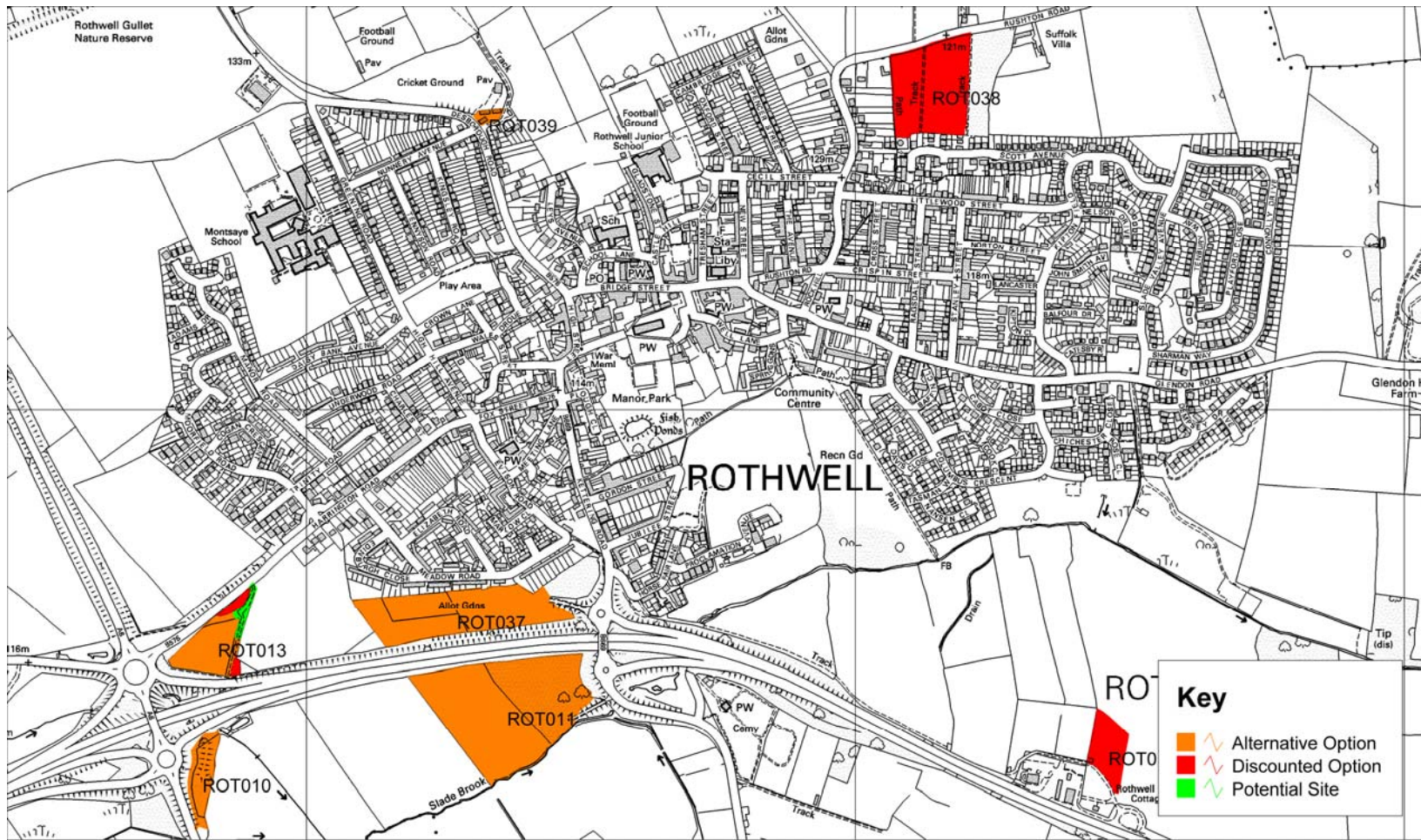
Appendix 3 – Maps of sites considered through detailed assessment



Appendix 3 – Maps of sites considered through detailed assessment



Appendix 3 – Maps of sites considered through detailed assessment



Title: Assessment of sites - Rothwell

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Date: 10/05/13

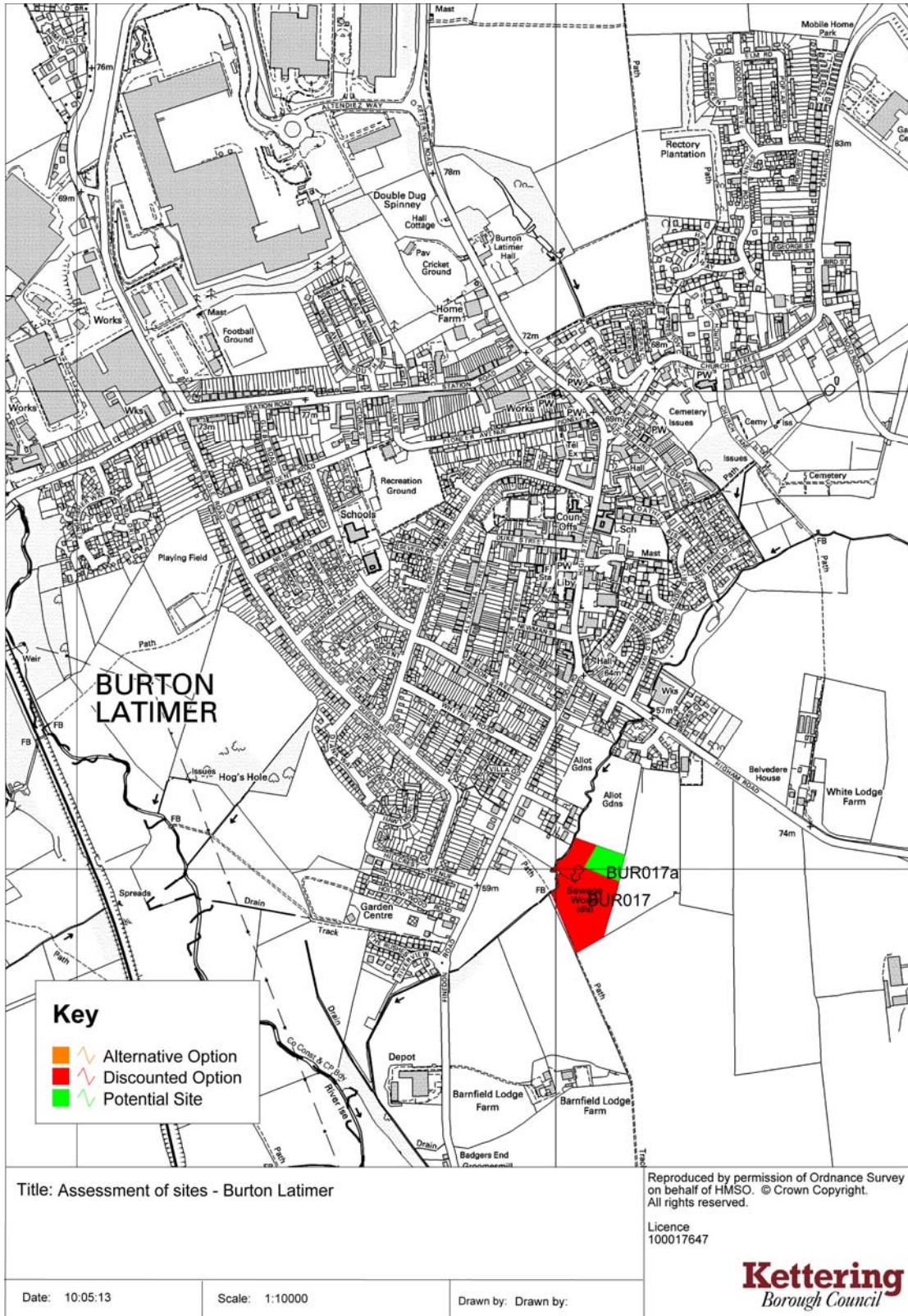
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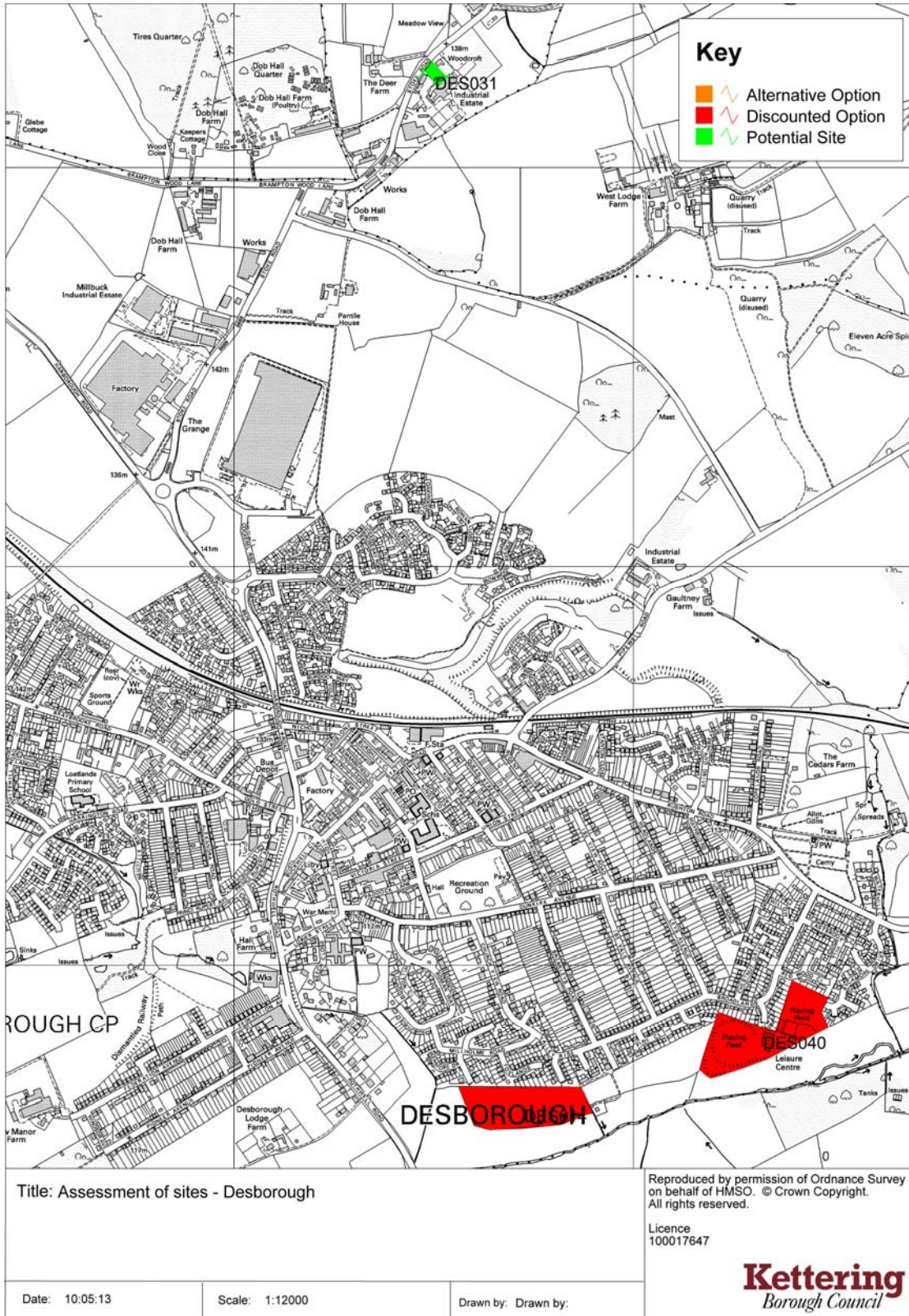
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Borough Council

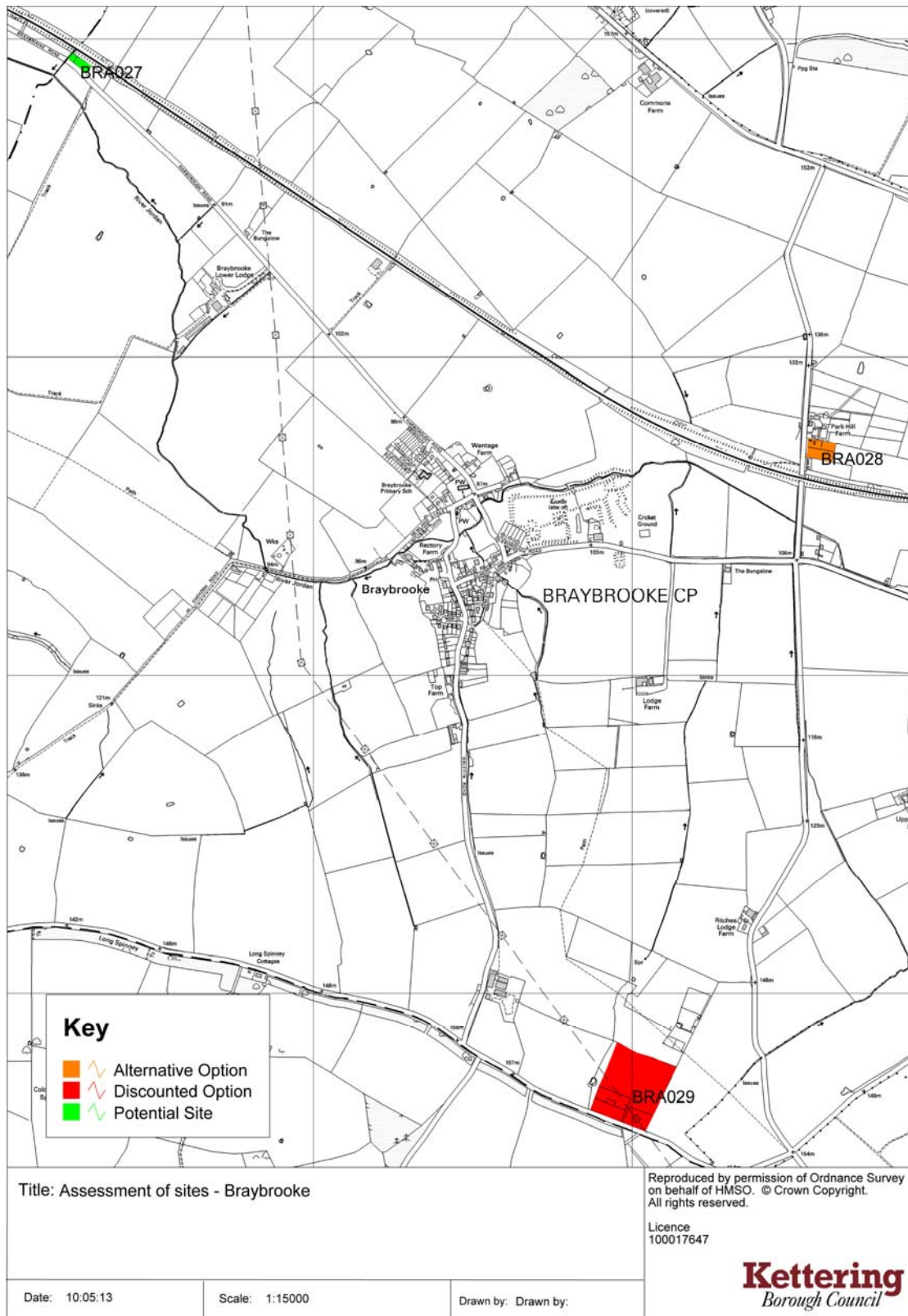
Appendix 3 – Maps of sites considered through detailed assessment



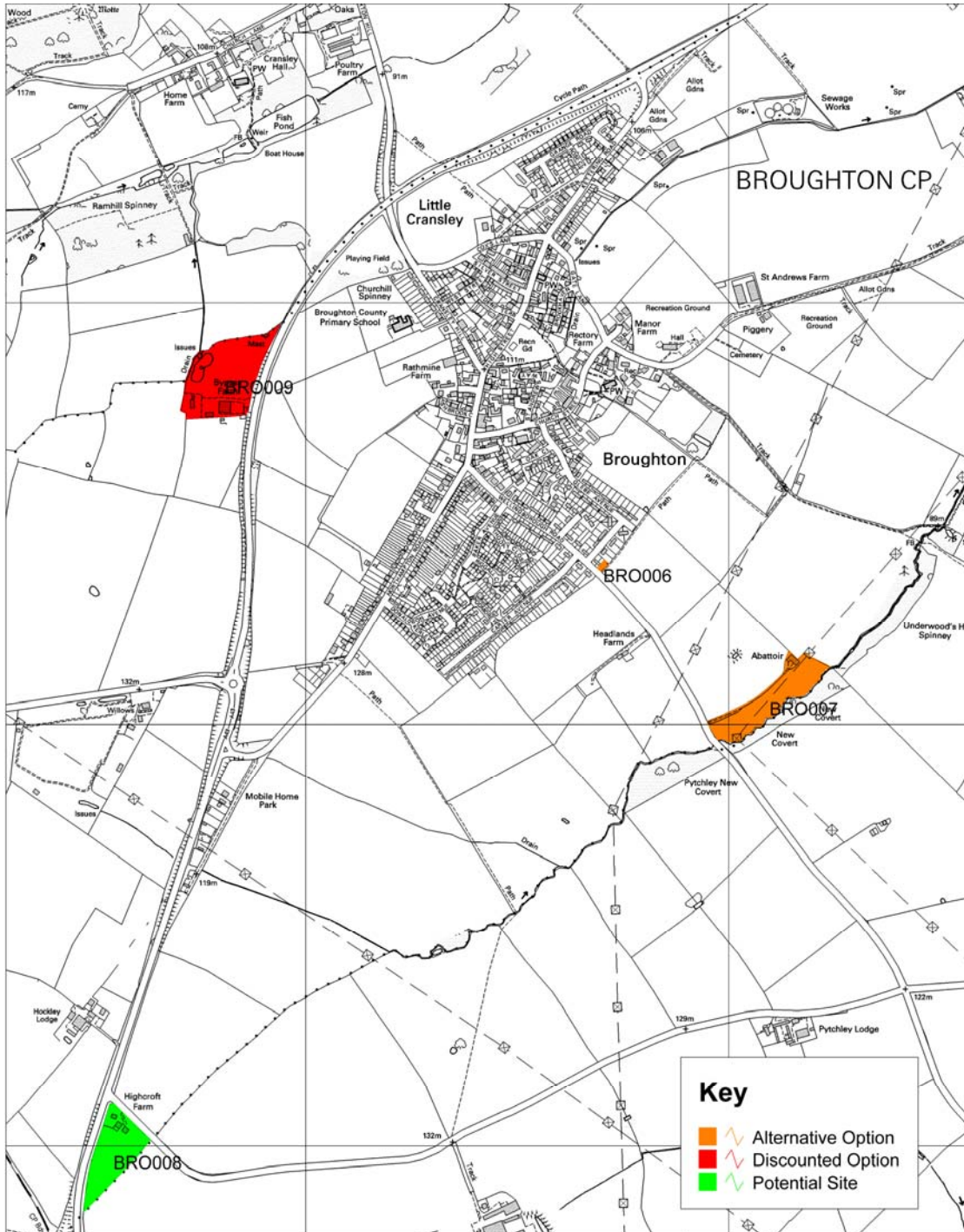
Appendix 3 – Maps of sites considered through detailed assessment



Appendix 3 – Maps of sites considered through detailed assessment



Appendix 3 – Maps of sites considered through detailed assessment



Title: Assessment of sites - Broughton

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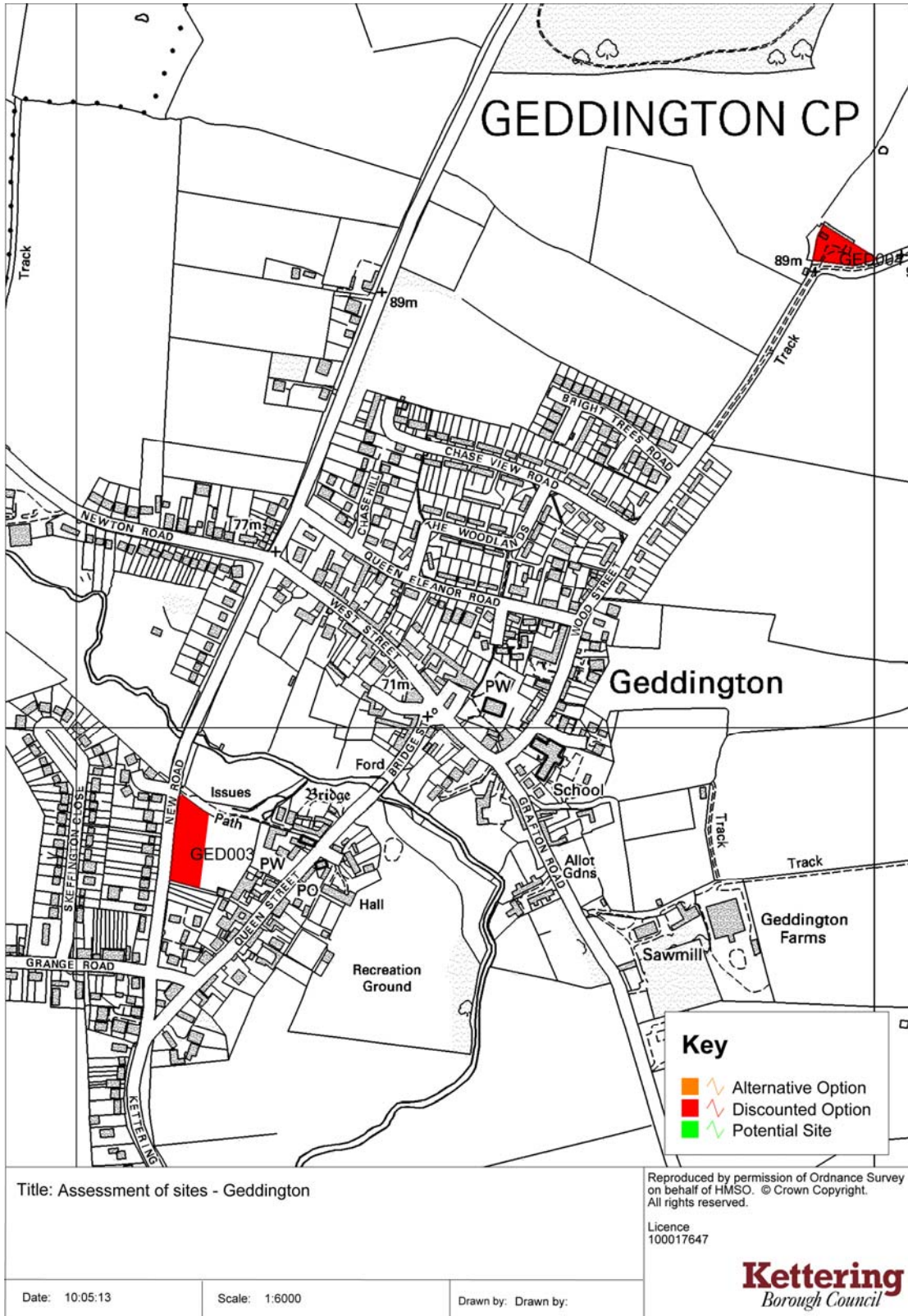


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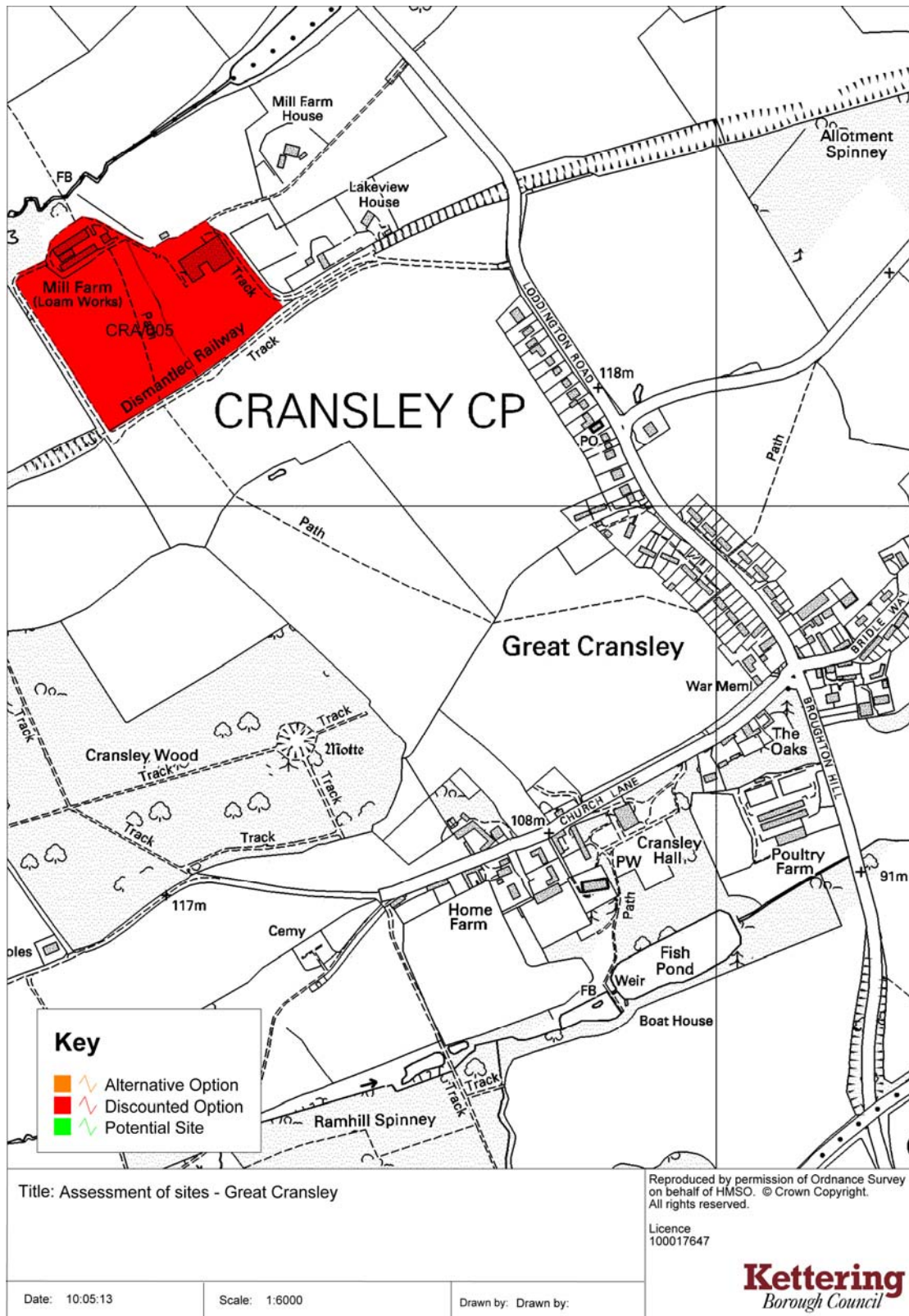
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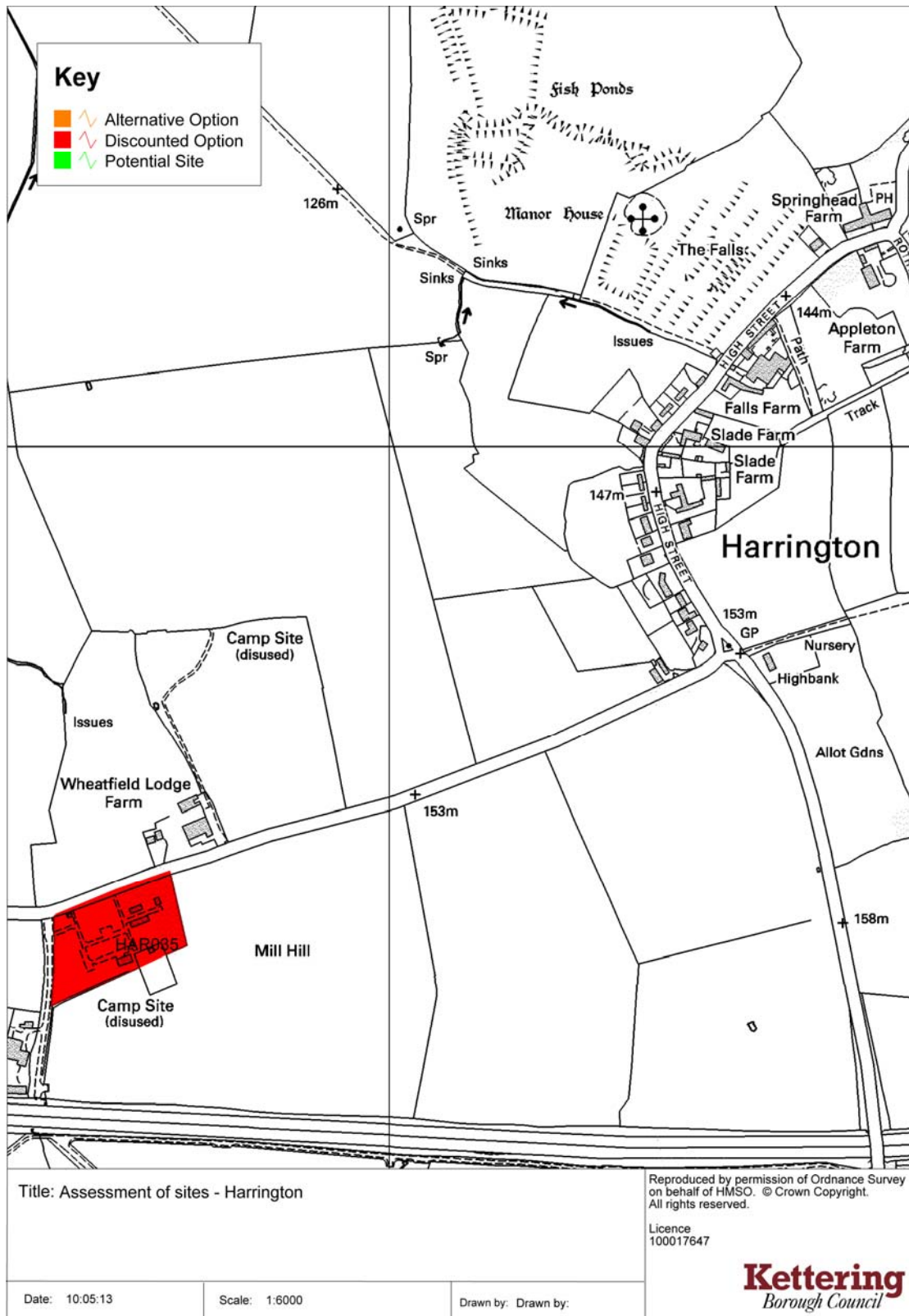
Appendix 3 – Maps of sites considered through detailed assessment



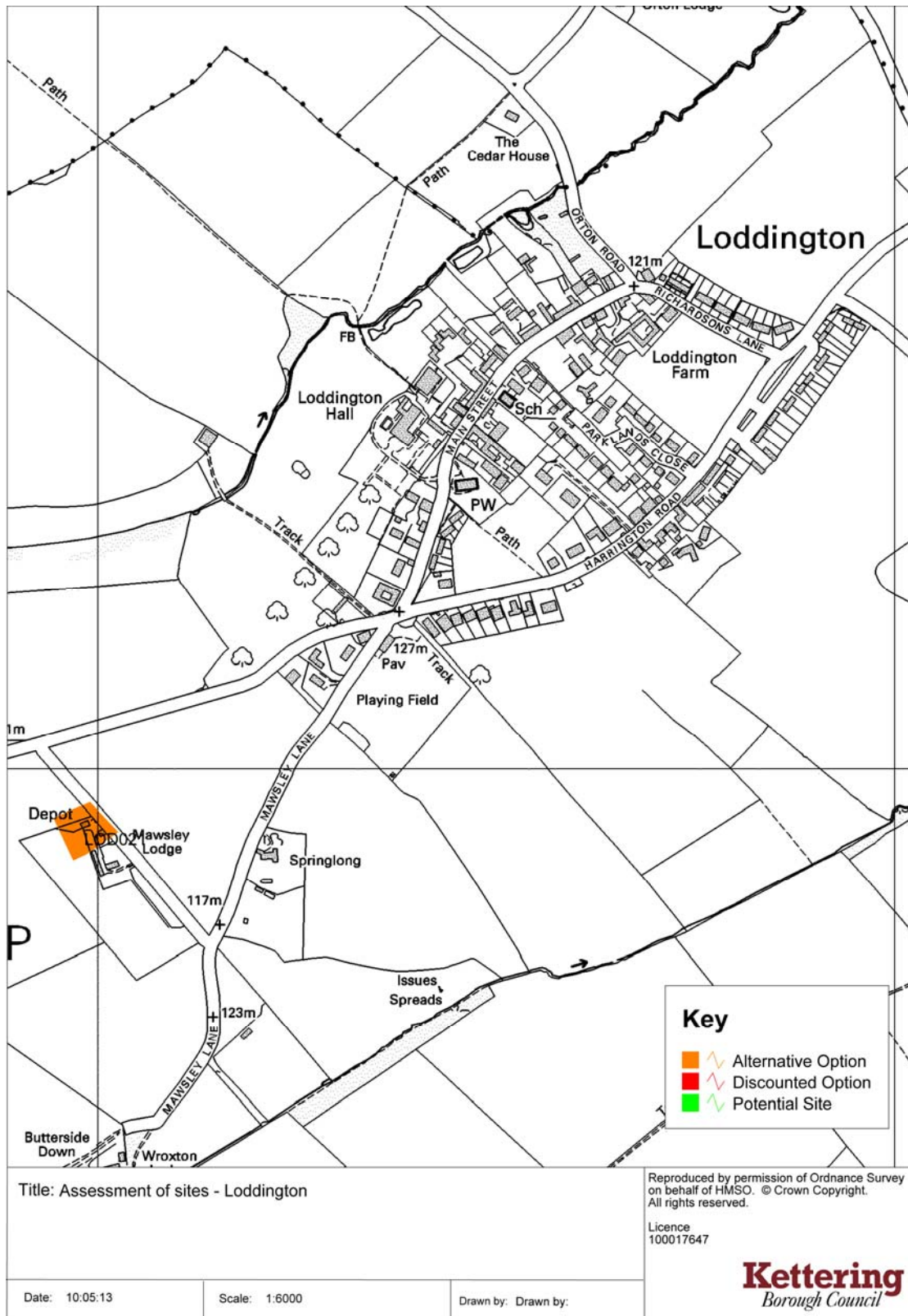
Appendix 3 – Maps of sites considered through detailed assessment



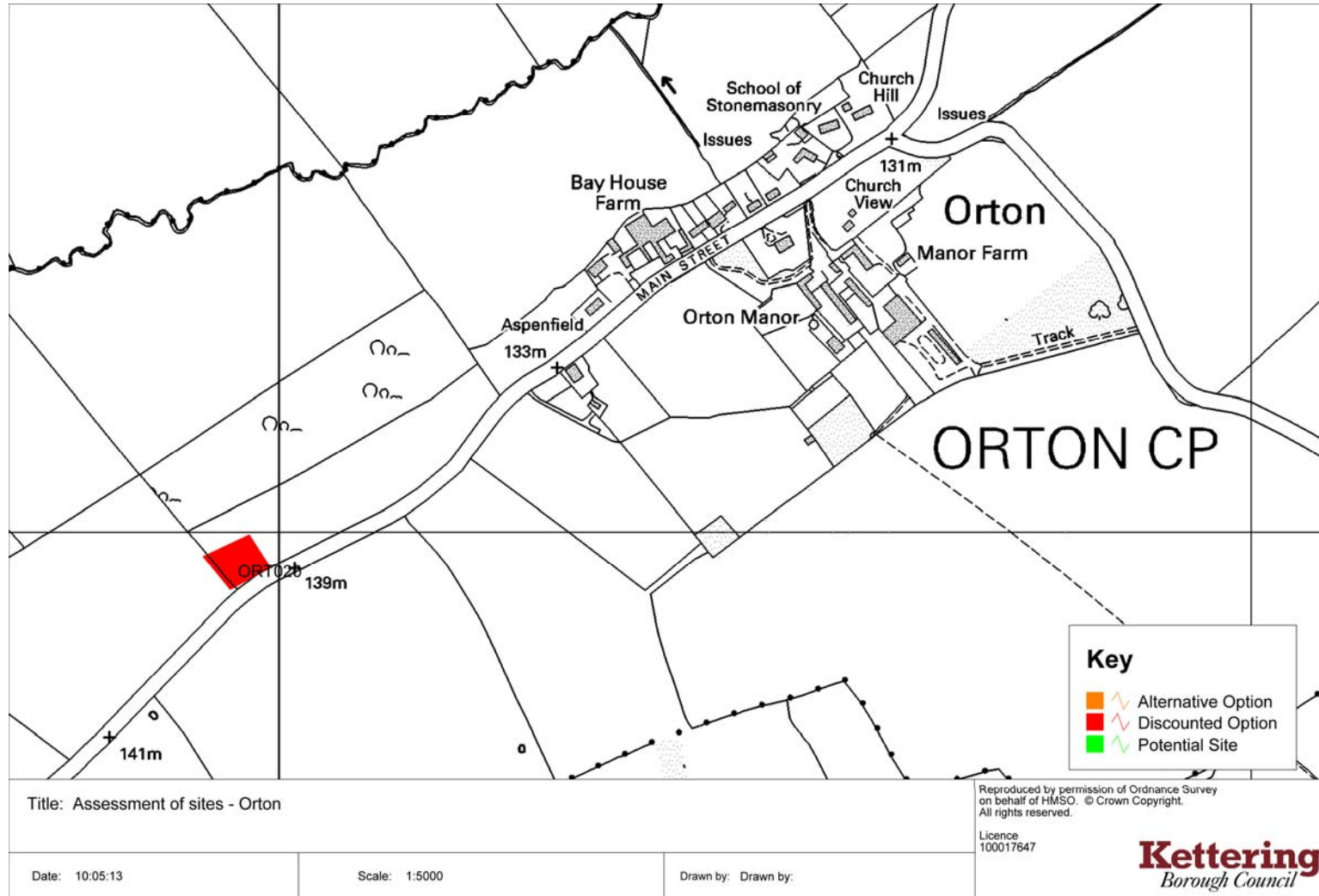
Appendix 3 – Maps of sites considered through detailed assessment



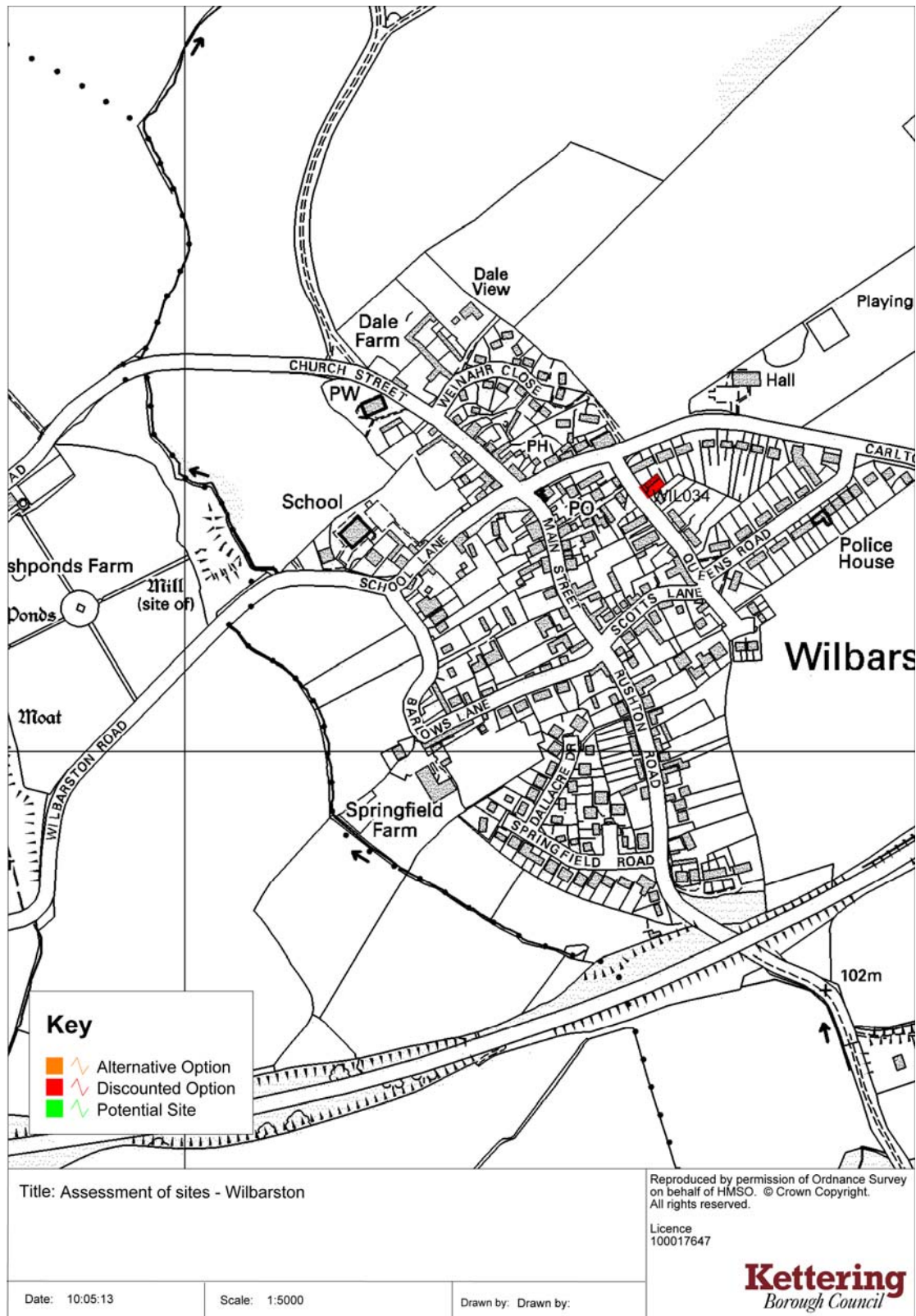
Appendix 3 – Maps of sites considered through detailed assessment



Appendix 3 – Maps of sites considered through detailed assessment



Appendix 3 – Maps of sites considered through detailed assessment



Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Burton Latimer Search Area								
Land East of A509	BLAT NCC1		Agriculture	N	N		N	N/a
Land at Cranford Road	BLAT NCC2		Highway and woodland area	N	N		N	N/a
A6 Highway	BLAT NCC3		Highway and verge	N	N		N	N/a
St Marys C of E, High Street	BLAT NCC4		School and playing field	N	N		N	N/a
Meadowside Schools, Park Road	BLAT NCC5		School and playgrounds	N	N		N	N/a
Burton Latimer Library, High Street	BLAT NCC6		Library	N	N		N	N/a
Polewell Lane	BLATNCC 7		Highway and verge	N	N		N	N/a
Pasture south of the A14, east and west of railway	BLAT NCC8		Agriculture	N	Y		N – totally in flood zone 3	N/a

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Allotments, Higham Road	BLAT KBC1		Allotment Gardens	N	Part Site		N	N/a
Cemetery, Church Street	BLAT KBC2		Cemetery	N	N		N	N/a
Yeomans Court	BLAT KBC3		Housing	N	N		N	N/a
Church Street Car Park	BLAT KBC4		Car Parking	N	N		N	N/a
St Crispins Close and garages	BLAT KBC5		Housing and garaging	N	N		N	N/a
High Street and Church Way	BLAT KBC6		Mixed gardens, car park and recreation area	N	N		N	N/a
Poplar Road, Elm Road, The Crescent, Woodland Drive	BLAT KBC7		Play area and housing estate	N	N		N	N/a
North, South, East and West Avenues	BLAT KBC8		Housing Estate	N	N		N	N/a

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Pioneer Avenue	BLAT KBC9		Recreation ground	N	N		N	N/a
Queensway, Hawthorn Close	BLAT KBC10		Housing estate	N	N		N	N/a
Land south of Station Road	BLAT NCC9		Pocket Park	N	Part site		N	N/a
Marshland Southfield Farm	BLAT SSSI		Marshland/ grassland	Y	Part site		N (SSSI)	N/a
Burton Wold Farm	BLAT BWWF		Windfarm/ agriculture	N	N		N	N/a
Kettering East	BLAT KEUE		Equestrian/ agriculture	N	N		N	N/a
Finedon Road	BLAT DSW		Disused sewage works	N	Part site		Y	BUR017
Broughton Search Area								
County land at Broughton Village	B1	NCC	School				No	N/a
Highcroft Farm, S of	B2	NCC	House/small holding	No			Yes	BRO008

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Broughton on A43								
KBC Rec Gd	B3	KBC	Recreation Ground				No	N/a
Broughton Cemetery	B4	KBC	Cemetery				No	N/a
Pocket Park	B5	KBC	Pocket park				No. Site is wooded and is a community asset. Access is not direct from public road but via a bridleway.	N/a
Podmore Way Playground	B6	KBC	Estate playground and amenity space				No	N/a
Council houses Wellingboroug	B7	KBC	Scatter of houses in estate where most sold under				No	N/a

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
h Road, Carter Avenue, Glebe Avenue			right to buy					
Recreation Ground,	B8	KBC	POS				No	N/a
Houses at Loddington Road and Bridleway, Gt Cransley	B9	KBC	Scatter of houses in estate where most sold under right to buy				No	N/a
Bypass Farm	B10		Industrial/ storage use?			KET/2008/02 49 and enforcement	Yes, but access direct to A43 is not brilliant and the links to the village are not great, either	BRO009
Former Abattoir	B11	Mr Chapman				KET/2012/03 38	Yes. Site being marketed by	BRO007

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
							Berrys	
Carlton Ave, Broughton		KBC	Garage Site	No	1		No. Garages well used.	Carlton Ave, Broughton
Geddington Search Area								
Geddington School, Wood Street, Geddington, NN14 1BG	Ged1	NCC	School	No	No	None relevant	No	N/a
Housing along Wood Street, Chase View Road, The Woodlands and Queen Eleanor Road	Ged2	Some KBC but mostly sold off	Housing	No	No	None relevant	No	N/a
St Mary Magdalenes Church, Grafton Road, Geddington,	Ged3	KBC	Churchyard	No	No	None relevant	No – Protected open space	N/a

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
NN15 1AJ								
Housing and employment units along Grange Road, Geddington	Ged4	Some KBC but mostly sold off	Housing/ employment	No	No	None relevant	No	N/a
Small area of open space	Ged5	KBC	Open Space	No	No	None relevant	No – open space, too small	N/a
Land north of Geddington, accessed from track at the end of Wood Street	Ged6	Unknown		No	No	None	Yes	GED004
Paddock, New Road, Geddington, NN14 1AT	Ged7	Marketed by Berrys	Paddock	No	No (very small part in flood zone 2)	None	Yes	GED003

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
The Woodlands, Geddington South		KBC	Garage Site	No	1		No. Garages well used.	N/a
The Woodlands, Geddington North		KBC	Garage Site	No	1		No. Garages well used.	N/a
Chase View Close, Geddington		KBC	Garage Site	No	1		No. Garages well used.	N/a
Kettering Search Area								
Latimer Community Arts College, Belvoir Drive	K1	NCC	School/ College	No	1		No. School/ college	N/a
North of Railway	K2	NCC	Unused grassland	No	2		Yes	KET016
South of Railway	K3	NCC	Unused grassland	No	2		Yes	KET022
Ise Brook	K4	NCC	Schools	No	1		No.	N/a

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Scholl and St Edwards Primary, Eastleigh Rd							Schools.	
Kingsley School, Churchhill Way	K5	NCC	Schools	No	1		No – School	N/a
Southfield School, Lewis Rd	K6	NCC	School	No	1		No. School.	N/a
Bishop Stopford School	K7	NCC	School	No	1		No. School	N/a
Kettering Parkway	K8	NCC	Commercial	No	1		No. In commercial use	N/a
Land near to Kettering Parkway	K9	NCC	Land associated with industrial estate	No	1		No. Land is associated with industrial estate.	N/a

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Playing Field	K10	NCC	Playing Field	No	1		No. Playing field	N/a
Infant School and Ise Community College	K11	NCC	Schools	No	1		No. Schools	N/a
Deeble Road	K12	NCC	School Playingfield	No	1		No. School Playingfield	N/a
School off Thurston Drive	K13	NCC	School	No	1		No. School	N/a
Primary School, Northampton Rd	K14	NCC	School	No	1		No. School	N/a
Wrenspinney School, Westover Road	K15	NCC	School	No	1		No. School	N/a
Playing field, Northfield Ave	K16	NCC	Playing field	No	1		No. Playing field.	N/a
Buildings off Bowling Green	K17	NCC	Library etc	No	1		No. Buildings in	N/a

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Rd							use.	
Land adjacent Furnace Lane	K18	NCC	Vacant grassland	No	1		Yes, Vacant site.	KET015
Care home, off Furnace Lane	K19	NCC	Care home	No	1		No. Building in use.	N/a
Montagu Street	K20	NCC	Unclear extent of site.				No. Town Centre site	N/a
Robinson Way	K21	NCC	Commercial	No	1		No. Site in use	N/a
Gerrard Way	K22	NCC	Industrial	No	1		No.	N/a
Grays field, Polwell Lane	K23	KBC	Open space	No	1		No. Open space	N/a
Creighton Crescent and other adjacent streets	K24	KBC	Open Space	No	1		No. Open space	N/a
Land off Pytchley Rd	K25	KBC	Small pockets of housing land	No	1		No. Housing	N/a
Allotment gardens off Whiteford Drive	K26	KBC	Allotments	No.	1		No. Allotments	N/a

Appendix 4 – Areas of land considered in the initial sieve

Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Land off Bryant Road	K27	KBC	Open Space	No	1		No. Open space.	N/a
Highfield RD	K28	Kbc	Housing	No	1		No. Housing	N/a
Allotments, Highfield Rd	K29	Kbc	Allotments	No	1		No. Open space	N/a
Playing field/ rugby club	K30	Kbc	Playing field	No	1		No. Open space	N/a
Leisure village	K31	Kbc	Leisure village	No	1		No- leisure village	N/a
Land south of leisure village	K32	Kbc	Leisure village/ lake	No	2		No. Leisure village/ lake	N/a
Recreation ground, Northampton Rd	K33	Kbc	Open space	No	1		No. open space	N/a
Slade Brook Allotment Gardens	K34	Kbc	Allotment gardens	No	1		No. Allotment gardens	N/a
Playing field, northfield ave	K35	Kbc	Playing field	No	2		No. playing field	N/a
Sanders Close	K36	Kbc	Housing	No	1		No.	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
							housing.	
KBC offices and car park	K37	Kbc	Offices and car park	No	1		No - In use.	N/a
Cemetery	K38	Kbc	Cemetery	No	1		No. Cemetery	N/a
Cooks Spinney, Ise Lodge	K39	Kbc	Open space	No	2		No. Open Space	N/a
Allotment Gardens, Ise Lodge	K40	Kbc	Allotments	No	1		No. Allotments	N/a
Crematorium	K41	Kbc	Crematorium	No	1		No. Crematorium	N/a
Robinson Close	K42	Kbc	Depot	No	1		No. Depot	N/a
Recreation ground – Grafton St	K43	Kbc	Open space	No	1		No. Open space	N/a
Pleasure ground park ave	K44	Kbc	Open space	No	1		No. Open space	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Newlands Centre	K45	Kbc	Shopping centre				No. Shopping centre	N/a
<u>Brownfield Sites</u>								
Glebe Farm	K47	Unknown	Argicultural/ Commercial – part of site underused			KET/2007/05 62 KET/2001/08 57 KE/1996/011 3	No. Site is currently occupied,	N/a
<u>Land for Sale</u>								
Dalkeith Place (Former Bennies Footwear)	K48	Unknown	Vacant Factory Site	No	1	Ket/2009/071 8 KET/2009/01 16 KET/2009/01 15	No. Land is no longer for sale (Jan 2013)	N/a
116 London Rd (site as per KET/2010/069 5) – not coloured on	K49	Mr Bannell	Garden.	No	1	KET/2010/06 95	Yes.	KET023

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
map – site too small. See separate plan.								
Site adjacent 39 Cobden St (see separate location plan)	K50	Unknown. Land for Sale.	Commercial – Car Sales	No	1	None	Yes.	N/a
Towells Land, Malham Drive	K51	Unknown. Land for Sale	Wooded area. Not public open space.	No	1	KET/2010/0731	Yes	KET024
Barton Road. Exact location unknown – near to Woodland Ave	K52	Unknown. Land for Sale.	Green field land				Potentially Yes – Site visit required to find exact location of site.	KET026
Land adj 175 Beatrice Ave	K53	Unknown. Land for Sale	Garage site	No	1	No recent history	Yes	KET030
Land off Laburnham Cresecent		KBC	Garage Site	No	1		No. Garages well used.	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Land off Laurel Road		KBC	Garage Site	No	1		No. Garages well used	N/a
Land off Almond Road		KBC	Garage Site	No	1		No. Garages well used	N/a
Land off Bryon Road		KBC	Garage Site	No	1		No. Gargages well used	N/a
Land off Gloucester Close		KBC	Garage Site	No	1		No. Garages well used	N/a
Land off Alexandra Street		KBC	Garage Site	No	1		No. Gargaes well used.	N/a
Land off Buccleuch Street		KBC	Garage Site	No	1		No. Garages well used	N/a
Cobden Street (adj 39)		KBC	Garage Site	No	1		No. Garages well used	N/a
Cobden Street (adj 14)		KBC	Garage Site	No	1		No. Gargaes well used	N/a
Albert Street		KBC	Garage Site	No	1		No. Garages well used	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Corner Montagu st/ Albert St		KBC	Garage Site	No	1		No. Gargaes well used	N/a
Hillcrest Ave		KBC	Garage Site	No	1		No. Garages well used	N/a
The Square, Thorpe Malsor		KBC	Garage Site	No	1		No. Gargaes well used.	N/a
Loddington Search Area								
Land south of A14	LODD KBC1	KBC	Greenfield	N	Edge of flood zone 3		N	N/a
Rothwell Cemetery	LODD KBC2	KBC	Cemetery	N	N		N	N/a
Orton Truck Stop	LODD OTS		Agriculture	N	N		N	N/a
Bio waste plant	LODD BIO		Waste facility	N	N		N	N/a
Birch Spinney	LODD SSSI		Woodland	Y	N		N	N/a
Land West of	LODD			N	N		Y	ORT020

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Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Orton	POT1							
Depot at Mawsley Lodge	LODDPOT 2		Agriculture/ industry	N	N		Y	LOD021
Land at Lakeview House Garden Centre	LODD POT3		Former Garden Centre	N	N		N – Garden centre re opened	N/a
Cransley wood	LODD NWT1		Woodland	N	N		N	N/a
Land adjacent Cransley Reservoir	LODD NWT2		Open Space	N	N		N	N/a
Mawsley Search Area								
Mawsley School	M1	NCC	School				No	N/a
Mawsley Grain Store	M2	Pytchley Farms Ltd	Agricultural storage and Plant/Vehicle workshop			KET/2009/06 55	No	N/a
Mill Farm Cransley	M3		There is a scatter of development				Y	CRA005

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
			here					
Silver Hills	M4		Workshops			KET/1997/05 25	No	N/a
Pytchley Search Area								
Land south of A14	PYT NCC1		Agriculture		N		N	N/a
Land west of A509	PYT NCC2		Agriculture		N		N	N/a
Land corner of High Street/ Butchers Road	PYT NCC3		None/ open space		N		N	N/a
Isham Road	PYT KBC1		Housing		N		N	N/a
Lower End/ Church Road	PYT KBC2		Housing		N		N	N/a
Play area site, Church Road	PYT KBC3		Recreation Area		N		N	N/a
Land at Orton Way	PYT BFS1		Vacant Land		N		Y	KET019
Church Street, Pytchley		KBC	Garage Site	No	1		No. Garages well used.	N/a
Rothwell Search Area								
Rothwell	R1	NCC	Nature Reserve		1		No	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Gullet W of B576								
Montsaye School	R2	NCC	Secondary Academy		1		No	N/a
Primary Schools	R3	NCC	Primary Schools		1		No	N/a
Land South of Lower Steeping, Desborough	R4	KBC	Paddocks/Grassland – not POS		1, adjoins 2/3		Yes	DES014
Rushton Road Cemetery, Desborough	R5	KBC	Cemetery		1		No	N/a
Tailby Meadow, Desborough	R6	KBC	Wildlife site		Partly 2/3		No	N/a
Desborough Leisure Centre	R7	KBC	Former Leisure Centre		1		Yes	DES040
Housing Estate, Broadlands etc	R8	KBC	Scatter of retained housing		1		No	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Housing Estate, Oxford/Cambs etc Sts	R9	KBC	Scatter of retained housing		1		No	N/a
Housing Estate, Nunnery Ave	R10	KBC	Scatter of retained housing		1		No	N/a
Former Service Station, Desboro Road	R11	Priv (London Rock)	Development Site		1		Yes	ROT039
Avalon Allotments	R12	Priv	Allotment land with development aspirations		1		Yes	ROT038
Housing Estate, Trinity Rd, Daisy Bank etc	R13	KBC	Scatter of retained housing		1		No	N/a
Manor Park	R14	KBC	POS		1		No	N/a
Rec Gd r/o Community	R15	KBC	POS		1		No	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Centre								
Open Spaces on estates east of town	R16	KBC	POS		1		No	N/a
U/a site old road, Harrington Road	R17	KBC	Redundant highway etc		1		No	N/a
Former u/a site south of j.3	R18	Highways Agency	HA operational land?		Pt 2/3		No. HA confirmed land not available	N/a
Housing Estate, Meadow Road etc	R19	KBC	Scatter of retained housing		1		No	N/a
Allotments S of Meadow Road	R20	KBC	Allotments and vacant land		1		Yes	ROT037
Land SW of J.4	R21	KBC	Field		Mostly 1		Yes	ROT011
Rothwell	R22	KBC	Cemetery		1		No	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Cemetery								
Land N of Rothwell Lodge Cottages	R23	Private	Agricultural – former A14 site compound		1		Yes	ROT012
Cambridge Street, Rothwell		KBC	Garage Site	No	1		No. Garages well used.	
Moorfield Road, Rothwell		KBC	Garage Site	No	1		No. Gargeges are well used.	
Weekley Search Area (parts of which fall within Kettering)								
Land at Stamford Road, Weekley	Wee1	NCC	Need better map but appears to be open land	No	No	None	Yes	WEE001
Brambleside Community Primary School	Wee2	NCC	School	No	No	None relevant	No	N/a
Buccleuch	Wee3	NCC	School	No	No	None relevant	No	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
Academy								
Maplefields School, Beatrice Road	Wee4	NCC	School	No	No	None relevant	No	N/a
Kettering Park School	Wee5	NCC	School	No	No	None relevant	No	N/a
Bucleuch Academy and Community Centre	Wee6	NCC	School/ Community Facilities	No	No	None relevant	No	N/a
Grange Primary School	Wee7	NCC	School	No	No	None relevant	No	N/a
School + Allotments, Weekley Glebe Road, Kettering	Wee8	KBC	School + Allotments	No	No	None relevant	No	N/a
Scott Road Garages, Scott Road, Kettering	Wee9	KBC	Unused garage site	No	No	None	Identified as housing site in Site Specific	KET002

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
							Proposals LDD	
Housing between Weekley Glebe Road and Stamford Road	Wee10	Some KBC but mostly sold off	Housing	No	No	None relevant	No	N/a
Playing Field, North Park Drive	Wee11	KBC	Playing field	No	No	None relevant	No	N/a
Recreation Ground, Bath Road	Wee12	KBC	Recreation Ground	No	No	None relevant	No	N/a
Cleveland Avenue Amenity Green Space	Wee13	KBC	Amenity Green Space	No	No	None relevant	No	N/a
Pleasure Park	Wee14	KBC	Recreation Ground	No	No	None relevant	No	N/a
Brambleside – Housing and	Wee15	KBC	Housing/ playing fields	No	No	None relevant	No	N/a

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
school playing fields								
Housing – The Grange	Wee16	KBC	Housing	No	No	None relevant	No	N/a
Area along Ise Valley	Wee17	KBC	Open space	No	Yes	None relevant	No	N/a
Warkton Village Hall	Wee18	KBC	Community Facility	No	No	None relevant	No	N/a
The Bungalows, Weekley	Wee19	KBC	Appears to be amenity area in front of bungalows	No	No	None relevant	No	N/a
Wilbarston Search Area								
Wilbarston School	Wil001	NCC	School	No	No	None relevant	No	N/a
A427	Wil002	NCC	Highway verge	No	No	None relevant	No	N/a
Wilbarston Village Hall	Wil003	KBC	Playing fields/ community facility	No	No	None relevant	No	N/a
Queens Road	Wil004	KBC/ sold off	Housing	No	No	None relevant	No	N/a
Queens Road, Wilbarston		KBC	Garage Site	No	1		Yes. Site is also being considered	WIL034

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Areas considered in the initial sieve								
Site Name/ Address	Reference No.	Ownership	Current land use	Nationally or internationally important wildlife site	Flood Zone	Planning history	Suitable for further assessment ? Justification	Reference number for detailed assessment
							by Housing for affordable housing	
Middle Lane Recreation Ground	Wil005	KBC	Recreation Ground	No	No	None relevant	No	N/a
Harborough Road Housing	Wil006	KBC/ sold off	Housing	No	No	None relevant	No	N/a
Main Street/ Green Lane, Ashley		KBC	Garage Site	No.	1		No. Garages are well used.	N/a
Dalbini Close, off Harborough Road, Stoke Albany		KBC	Garage Site	No	1		No. Garages are well used.	N/a
Corby Search Area								
No land for sale								
No publicly owned land (other than verges along A43)								
No previously developed land								