

**SITE SPECIFIC PROPOSALS
LOCAL DEVELOPMENT DOCUMENT**

**HOUSING ALLOCATIONS
ASSESSMENT OF ADDITIONAL SITES
AND UPDATE**

September 2013

Kettering
Borough Council

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1. Introduction

The purpose of this paper is to provide an assessment of additional potential housing sites submitted following the publication of the Site Specific Proposals LDD – Options Paper (KBC, March 2012) and to provide an update to the assessment of sites based on additional evidence submitted during the consultation.

This paper will provide an update to the *'Housing Allocations: Background Paper'* (KBC, February 2012) which provided an assessment of potential housing sites and was used to identify proposed housing options in the Site Specific Proposals LDD – Option Paper. The additional sites have been assessed using the methodology set out in the *'Housing Allocations: Background Paper'*.

Section 2 of the paper provides a summary of the assessment of additional sites submitted through the consultation. Section 3 of the report provides a summary on a settlement by settlement basis of the updated assessments of sites and the assessment of new sites and provides conclusions on which sites should be progressed as potential housing sites for each settlement.

The Site Specific Proposals LDD will need to allocate enough land to meet housing requirements which will be set out in the Joint Core Strategy review. The requirement for Kettering Borough in the emerging Joint Core Strategy for the period 2001 – 2031 is 10,700 dwellings. To date, it is estimated, the Council can call upon sites for approximately 10,800 dwellings. This includes dwellings already completed; sites with consent, and resolutions to grant; Area Action Plan allocations and emerging strategic sites; and other unidentified windfall sites.

The Council cannot rely on all sites coming forward within the period of the plan. It must therefore ensure that sufficient land is identified to provide a reasonable oversupply to reduce the risk of identifying inadequate land to meet the growth needs of Kettering Borough.

The sites identified in this paper would provide land for approximately 2,300 additional dwellings to meet the housing requirements of the Borough in the period 2011 to 2031.

2. Assessment of additional sites

The following sites were promoted for development following the publication of the Site Specific Proposals LDD – Options Paper and assessed using the methodology set out in the *'Housing Allocations: Background Paper'*. A summary of the assessments is provided at appendix 1 - 17.

KBC Site Reference	Site Name	Yield	Detailed Assessment undertaken	Conclusion
Kettering and Barton Seagrave				
KE/182	Land adj to Kestrel Caravans, Warkton Road	24	Yes	Discount as a housing option
KE/183	Land top the north of the A14/Kettering	29	Yes	Discount as a housing option
KE/184	Land adj to Abbots Way and Kettering Business Park	45	Yes	Identify as a potential allocation
Burton Latimer				
BL/180	Land to the north of Higham Road	348	Yes	Identify as a potential allocation
BL/181	Church Lane	2	Yes	Discount as a housing option
Desborough				
DE/188	Buxton Drive	46	Yes	Identify as a potential allocation
DE/189	Land adjacent to The Hawthorns	74	Yes	Identify as a potential allocation in combination with adjacent sites
Rothwell				
RO/201	Land to the north of Rothwell	69	Yes	Identify as a potential allocation
RO/203	Land to the west of RO/088	21	Yes	Discount as a housing option
Rural Area				
Braybrooke				

RA/185	Land to north of Newland Street	8	Yes	Discount as a housing option
RA/186	Corner of Newland Street and Griffin Road	1	Yes	Discount as a housing option
RA/187	Land to rear of 16 School Lane	6	Yes	Discount as a housing option
Broughton				
RA/206	Land at Northampton Road	5	Yes	Discount as a housing option
RA/094b	Land south east of Northampton Road	15	Yes	Identity as a potential allocation
RA/207	Land south east of Church Street	99	Yes	Discount as a housing option
RA/101a	Land off Bentham Close	12	Yes	Identity as a potential allocation
Cranford				
RA/205	Land opposite Top Dysons	21	Yes	Discount as a housing option
Great Cransley				
RA/177	West of Loddington Road	22	Yes	Discount as a housing option
Dingley				
RA/204	Braybrooke Road	9	Yes	Discount as a housing option
Mawsley				
RA/174	Land to the west of Mawsley	55	Yes	Identity as a potential allocation
Pytchley				
RA/176	Buildings at Butchers Lane	12	Yes	Discount as a housing option
RA/175	Land at Orlingbury Road, Pytchley	77	Yes	Discount as a housing option
RA/209	Land abutting	30	Yes	Discount as a

	Orlingbury Road and Butchers Lane, Pytchley			housing option
Rushton				
RA/190	Site A	2	Yes	Discount as a housing option
RA/191	Site B	9	Yes	Discount as a housing option
RA/192	Site C	6	Yes	Discount as a housing option
Stoke Albany				
RA/193	Land north of Harborough Road, Stoke Albany	15	Yes	Discount as a housing option
RA/120	Land to the north of Stoke Albany	45/26	Yes	Discount as a housing option
Sutton Bassett				
RA/194	Site A Opposite church	4	Yes	Discount as a housing option
RA/195	Site B Linear development north of the village	4	Yes	Discount as a housing option
RA/196	Site C HVI.041	2	Yes	Discount as a housing option
RA/197	Site D HVI.041	3	Yes	Discount as a housing option
RA/198	Site E Linear development south of the village	4	Yes	Discount as a housing option
RA/199	Site F Linear development south of the village	4	Yes	Discount as a housing option
Wilbarston				
RA/200	Land west of the village hall	18	Yes	Discount as a housing option
RA/201	Land east of the village hall	14	Yes	Discount as a housing option

Section 3 - Summary of assessments and implications in terms of potential proposed housing options

3 Kettering and Barton Seagrave

Three additional housing sites were promoted in Kettering and Barton Seagrave. The assessment of these sites is summarised in appendix 1, tables 1.1 and 1.7.

Sites KE/182 and KE/183 have a significant number of constraints. Both sites have poor accessibility to facilities, are detached from Kettering and are constrained by provision of safe access. Development of KE/182 will also have a significant negative impact on the landscape and cultural heritage. These sites are therefore not considered suitable for development.

KE/184 scores relatively well in the assessment. While part of the site is located in Flood Zone 2 the Environment Agency has not raised a significant objection to its allocation. The site is therefore considered suitable for allocation.

There were a number of objections to the allocation of KE/007. These are summarised in table 1.2 below. There is no change to the scoring of the site resulting from these comments as the issues raised were considered in the original assessment of the site.

The allocation of KE/011 was supported during the consultation process with the submission contending the yield should be increased. The information provided in support of this is summarised in table 1.3. It is considered that the yield should be increased to 484 dwellings.

Sites KE/032, KE/033 and KE/154 were discounted sites in the Options Paper. There was some support through the consultation process for allocation of these sites and the information provided is summarised in tables 1.4, 1.5 and 1.6 below.

KE/032 was discounted as a housing option and identified as a Historically and Visually Important Open Space, forming part of HVI/053. Submissions question the designation of the site as being historically and visually important. The site, therefore, has been reassessed as a HVI and the boundary for HVI has been amended to exclude part of the site. This part of the site has been re-assessed as site KE/032a. The access to this site would need to be from Barton Road and traffic from the site would put pressure on Warkton Lane and Junction 10 of the A14. These routes are key routes in relation to the Kettering East development and there is a risk that development of this site could impact on this scheme. The site is constrained due to the impact on the adjacent Historically and Visually Important Open Space. Given the potential implications for Kettering East in terms of highways impact and constraints on development due to impact on Historically and Visually Important Open Space and the conservation area this

site should be discounted as a potential housing option. A summary of comments received for site KE/032 can be seen in table 1.8.

While the information provided in support of the allocation of KE/033 asserts that the loss of open space will be minimal there will be no change to the scoring of the site as it forms part of a much larger open space and impact on this would be unacceptable.

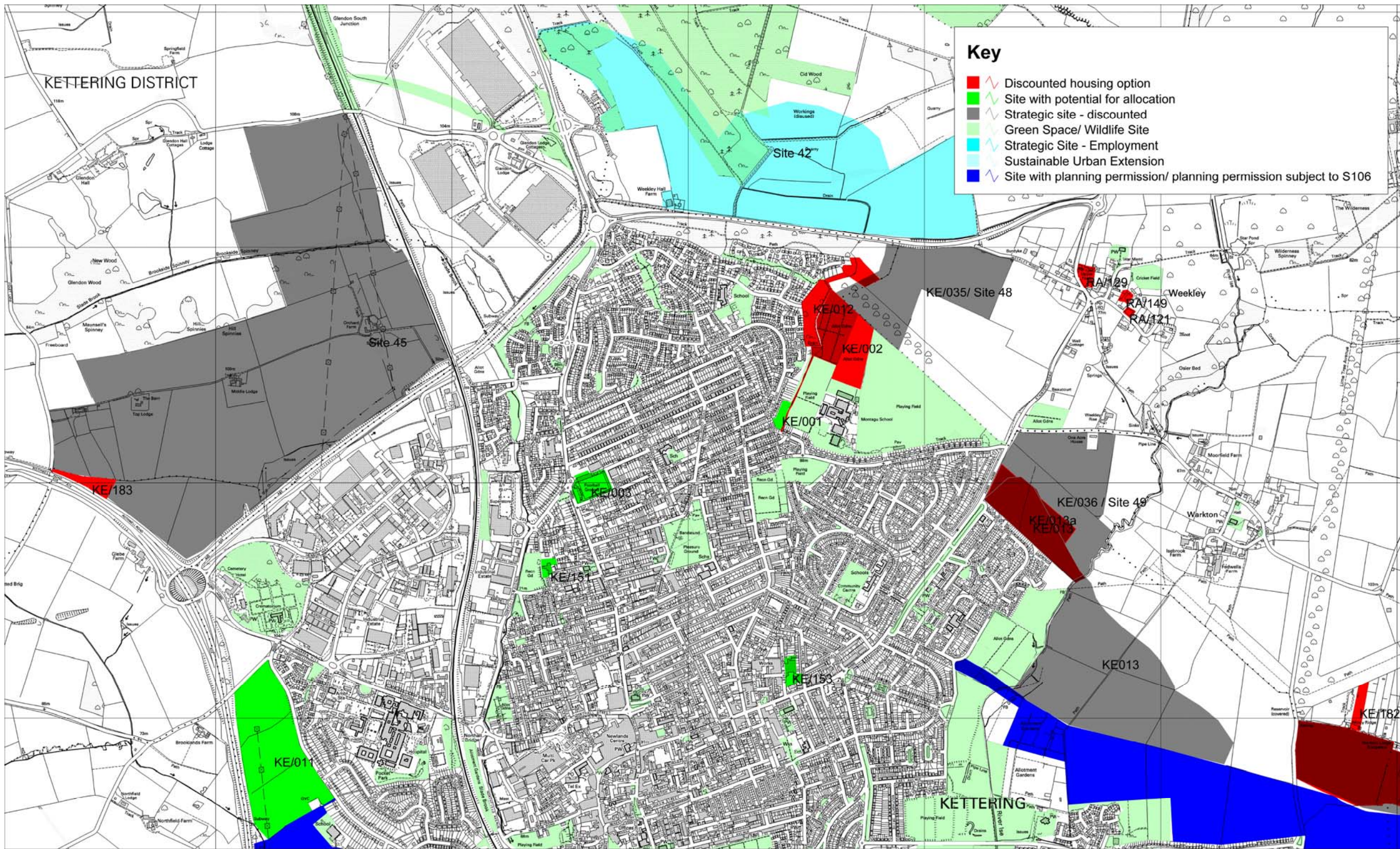
There is also no change to the scoring of site KE/154 resulting from comments received as the issues raised were all considered in the original assessment of the site, summarised in table 1.6. The site may be suitable for reassessment in future reviews of the Site Specific Proposals LDD once the Kettering East urban extension has reached this site.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Scott Road Garages	KE/001	19	No change from earlier assessment	Identify as a potential allocation. Site has also been identified as a potential Gypsy and Traveller Site
Silver Acre Allotments	KE/002	250	No change from earlier assessment	Discount as an allocation
Former football club ground Rockingham Road	KE/003	88	No change from earlier assessment	Identify as a potential allocation
Ferndale Residential Home	KE/004	13	No change from earlier assessment	Discount as an allocation
Kettering Town Cricket Sports and Social Club	KE/006	150	No change	Protected open space in town centre AAP
Kettering Fire Station	KE/007	37	No change from the previous assessment	Identify as a potential housing allocation
Land off Netherfield Road	KE/008	82	No change	Discount as an allocation
KBC Allotments Whiteford Drive	KE/009	172	No change	Discount as an allocation

Allotments at Windmill Avenue	KE/010	34	No change	Discount as an allocation
Land west of Kettering	KE/011	484	Increase yield	Identify as a potential housing allocation
Brambleside 4 – Land to the north-east of Kettering	KE/012	116	No change from previous assessment	Discount as an allocation
Part of Land east of Kettering	KE/013a	198	No change	Discount as an allocation
Kettering Rugby Football Club	KE/015	150	No change	Discount as an allocation
Site at Wicksteed Park to east of Sussex Rd & Kent Place	KE/033	108	Re-assessed in terms of impact on open space but no change to scoring	Discount as an allocation
West Kettering and Broughton Grange	KE/100	N/A	No change	Discounted as an allocation
Glendon Ironworks	KE/151	33	No change	Identify as a potential housing allocation
Ise Garden Centre, Warkton Lane	KE/152	15	No change	Identify as a potential housing allocation
Factory adjacent to 52 Lawson Street	KE/153	32	No change	Identify as a potential housing allocation
Land to rear of 30-52 Cranford Road	KE/154	88	No change	Discount as an allocation
Land to the rear 239 Barton Road	KE/156	33	No change	Identify as a potential housing allocation
Warkton Lane, Warkton	KE/158	343	No change	Discount as an allocation

Land to the east of Kettering	KE/0182	24	Assessment identified significant constraints	Discount as an allocation
Land to the north of the A14/Kettering	KE/0183	29	Assessment identified significant constraints	Discount as an allocation
Abbots Way	KE/0184	6	Subject to appropriate flood mitigation	Identify as a potential housing allocation
Barton Seagrave				
Land to the east of No's 1 and 3 Botolph's Road	KE/027	23	No change	Discount as an allocation
Land to the rear of Wed Wells/ off Rochester Close	KE/029	20	No change	Discount as an allocation
Land off Cricket Ground	KE/032	226	Part of site considered separately below.	Discount as an allocation
Land off Cricket Ground	KE/032a	80 (@ 20 DPH)	Assessment identified significant constraints	Discount as an allocation

The re-assessment of sites and assessment of new sites has identified potential housing sites which could accommodate a total of 747 dwellings. The Site Specific Proposals LDD – Options Paper identified potential housing allocations for 392 dwellings. The increase in the number of dwellings identified in Kettering is in conformity with the strategy for focusing growth in the growth towns.



Key

- Discounted housing option
- Site with potential for allocation
- Strategic site - discounted
- Green Space/ Wildlife Site
- Strategic Site - Employment
- Sustainable Urban Extension
- Site with planning permission/ planning permission subject to S106

Title: Title:

Date: 24/09/13

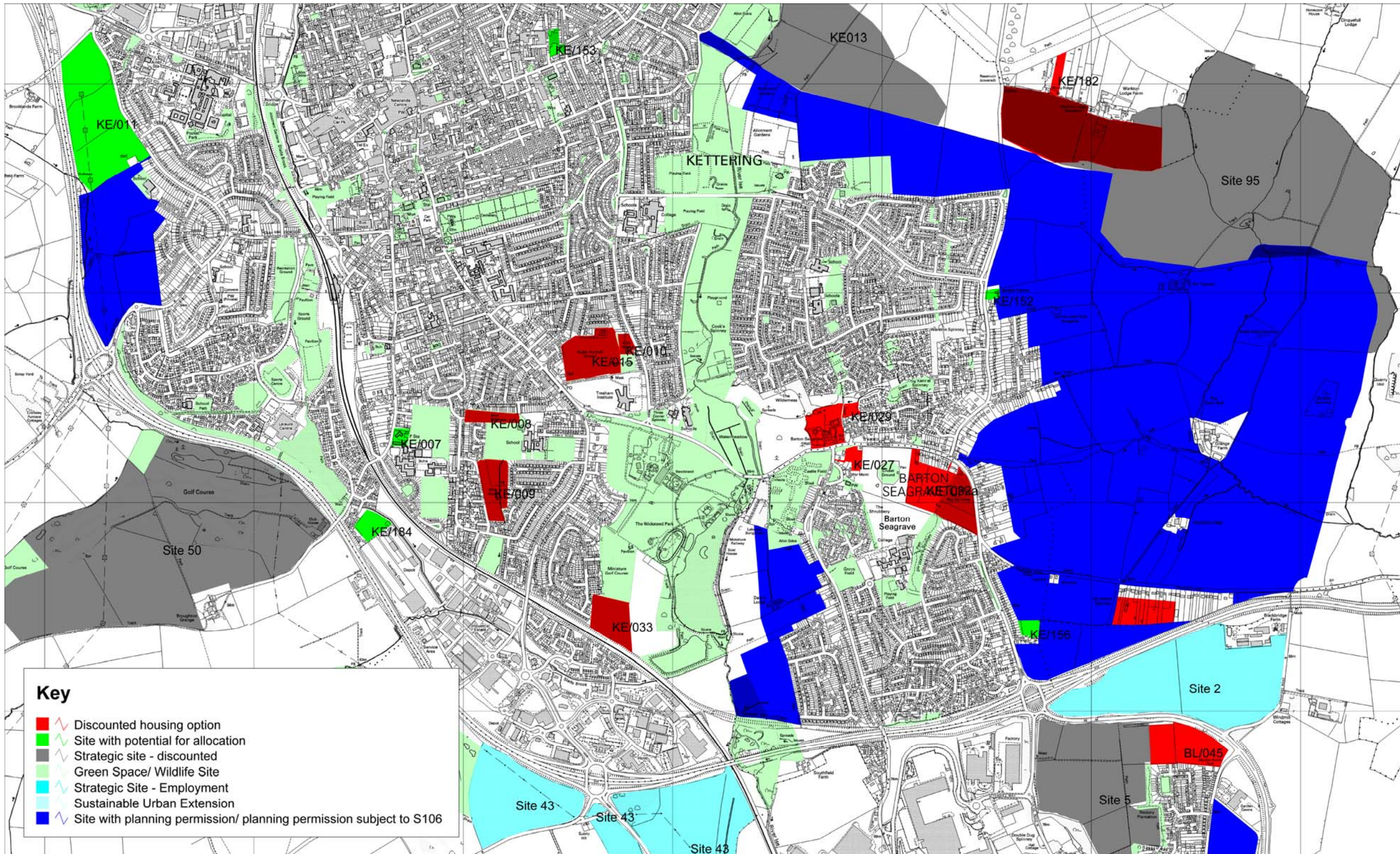
Drawn by: Kettering (north): Housing Options

Scale: 1:15000

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Key

- Discounted housing option
- Site with potential for allocation
- Strategic site - discounted
- Green Space/ Wildlife Site
- Strategic Site - Employment
- Sustainable Urban Extension
- Site with planning permission/ planning permission subject to S106

Title: Kettering (south): Housing Options

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Burton Latimer

One new additional site was promoted for housing in Burton Latimer and sites BL/052 and BL/058 were promoted as a single comprehensive development site. The assessment of these sites is summarised in appendix 2, table 2.1.

BL/181 has a number of constraints and is likely to have a negative impact on landscape character, historic environment and built form of the settlement. The site is therefore not considered suitable for allocation.

BL/052 and BL/058 were reassessed as a single comprehensive development under site reference BL/180. The site scores well in the assessment and while it has potential archaeological significance it has relatively few other constraints. It is therefore considered suitable for allocation.

BL/042 has been identified as a preferred option to meet the housing requirement in Burton Latimer. Additional information was provided through the consultation process both supporting and objecting to the site. This is summarised in table 2.2. Information provided objecting to the allocation of the site relates to issues which have either been addressed in the original assessment or which have not been supported with evidence and therefore has not altered the original scoring of the site. Some of the information provided in support of the site asserts that constraints can be overcome, however, this has yet to be demonstrated with evidence and therefore there has been no change to the scoring of the site at this stage.

BL/044, BL/047, BL/048a, BL/057 and BL/058 were also identified as preferred options to meet the housing requirement in Burton Latimer. Further information was provided during the consultation process on these sites. This information is summarised in tables 2.4, 2.6, 2.7, 2.11 and 2.12 below.

No change has been made to the scoring of BL/044 and BL/047 as the issues raised have been considered in the original assessments. The yield of BL/044, however, has been reduced in light of comments received.

Comments received in relation to BL/048a support an extension of the site boundary to follow a more logical field boundary. While it is considered appropriate to extend the boundary to the south in doing so it is also appropriate to remove the land to the east from the site. This site may be suitable for allocation in future reviews of the Site Specific Proposals LDD.

A planning application has been received for part of site BL/057 and there is a resolution by Planning Committee to grant planning permission subject to the signing of a section 106 agreement. This site was identified as a potential allocation in the Options paper and no change has been made to the scoring of this site.

Support for BL/058 is noted and the site is being taken forward as part of BL/180.

BL/043, BL/045, BL/050, BL/053a and BL/051 were identified as discounted sites in the Options Paper. Additional information was provided through the consultation process in support of these sites. This information is summarised in tables 2.3, 2.5, 2.8, 2.10 and 2.9 below.

There has been no change to the scoring of sites BL/043, BL/045, BL/050 and BL/053a as many of the issues raised were considered in the original assessments of the sites. While the information provided also asserts that constraints can be overcome this has not been supported with evidence and therefore does not affect the original scoring of the sites either. The sites remain discounted options. Outline planning permission has been granted for residential development on site BL/051.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
BL Site 10. Alumasc playing fields and land adjacent to south-west	BL/037	49	No change to assessment following consultation	Discount as an allocation
BL Site 11. Land Adjacent to the Bungalow	BL/038	14	No change to assessment following consultation	Identify as a potential housing allocation
BL Site 20. Site to the rear of 23 Regent Road	BL/039	9	No change to assessment following consultation	Identify as a potential housing allocation
BL Site 22. Land to the rear of 2-20 Bridle Road	BL/040	22	No change to assessment following consultation	Discount as an allocation
Finedon Road	BL/042	35	No change to assessment following consultation	Identify as a potential housing allocation
Land between the A6 and Wold Road	BL/043	80	No change to assessment following consultation	Discount as an allocation
Land to the West of Kettering Road	BL/044	22	Reduce yield from 40 to 22 dwellings	Identify as a potential housing allocation
Land between Cranford Road and the	BL/045	150	No change to assessment following consultation	Discount as an allocation

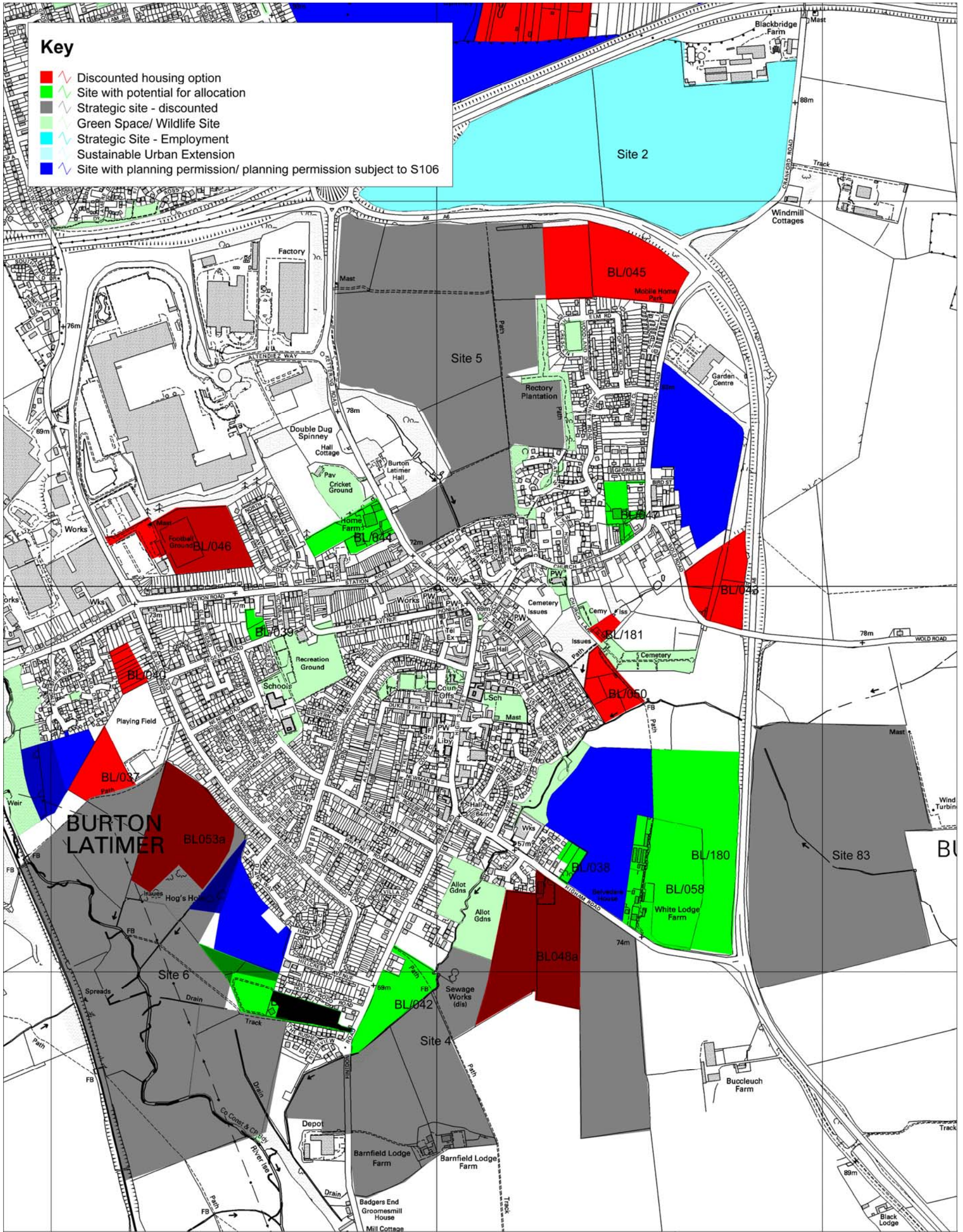
A6				
Land to the rear of Station Road and Polwell Lane	BL/046	116	No change to assessment following consultation	Discount as an allocation
Land to the North of Church Street	BL/047	15	No change to assessment following consultation	Identify as a potential housing allocation
Land to the south east of Burton Latimer	BL/048a	190	Extend site boundary to the south and exclude land to the east. Amend yield from 200 to 190 dwellings	Discount as an allocation in the current plan period. Potentially suitable as a future option for housing development.
BL Site 6. Land of Wheatfield Drive	BL/050	84	No change to assessment following consultation	Discount as an allocation
BL Site 8. Land to the rear of Bunting Close	BL/051	54	Outline planning permission for residential has been granted KET/2012/0732	Planning permission granted
BL Site 9. Land to the rear of White Lodge Farm (only area without planning permission)	BL/052	331	Previously discounted but constraints can be overcome if developed comprehensively with adjacent site BL/058	Progress site as part of BL/180
BL Site 14. South West Burton Latimer	BL/053a	147	No change to assessment following consultation	Discount as an allocation
Bosworth Nurseries and Garden Centre	BL/057	84	Resolution to grant planning permission on part of the site subject to the signing of the s.106 reference KET/20120785	Resolution to grant planning permission on part of the site. Identify rest of site as a potential housing allocation
Land around	BL/058	176	No change to	Progress site

White Lodge Farm, Higham Road			assessment following consultation	as part of BL/180
Land to the north of Higham Road	BL/180	348	Consideration of the site as a comprehensive development allows some of the constraints on the individual sites to be overcome	Identify as a potential housing allocation
Land at bottom of Church Lane	BL/181	2	Significant constraints unsuitable for allocation	Discount as an allocation

The re-assessment of sites and assessment of new sites has identified potential housing sites which could accommodate a total of 717 dwellings. The Site Specific Proposals LDD – Options Paper identified potential housing allocations for 573 dwellings. Since the publication of the Options Paper planning permission has been granted on two sites.

Burton Latimer has received a significant amount of housing development since 2001 and based on the remaining number of dwellings which need to be identified to meet the housing requirements in the Joint Core Strategy review set out in the introduction of this report it is not necessary for all of the sites identified to be progressed as potential housing options.

When comparing sites BL/180 and BL048a which provide the largest potential sites it is considered that the development of BL/180 would provide a more logical extension at the current time and that the landscape impact of this site would be lower than that of BL048a. It is therefore recommended that site BL048a is discounted as a housing site in the Site Specific Proposals LDD and identified as a site for future housing development beyond the current plan period. This would result in the identification of sites which could accommodate 527 dwelling in Burton Latimer.



- Key**
- Red: Discounted housing option
 - Green: Site with potential for allocation
 - Grey: Strategic site - discounted
 - Light Green: Green Space/ Wildlife Site
 - Cyan: Strategic Site - Employment
 - Light Blue: Sustainable Urban Extension
 - Dark Blue: Site with planning permission/ planning permission subject to S106

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Desborough

A number of additional housing sites were promoted in Desborough and in addition to this there were a significant number of objections to some of the sites identified as proposed housing options in the options paper. The additional housing sites have been assessed along side those assessed in the original Housing Allocations Background Paper. A summary of all the sites assessed is contained in appendix 3.

There were also comments on sites which had previously been assessed but which need reviewing in light of evidence submitted during the options consultation.

There were a number of objections to site DE/013a and it was requested that DE/142 be identified as Historically and Visually Important open space due to the ancient and rare ridge and furrows which are the remains of the Anglo Saxon cultivation. Well preserved ridge and furrow remains on this site and on this basis this site should be discounted as a potential housing option.

DE/013a was not a site which was promoted for development and was presented as a potential option formed from parts of other sites. Further consideration to the suitability of the proposed site and the significant level of objection to the site it is considered appropriate to remove this area of land as a potential housing option.

Additional information has also been submitted to support the identification of DE/142 in preference to DE/013a. This information has summarised in table 3.2 in appendix 3. The only assessment score which was altered was the ecological assessment to reflect the impact on protected species.

DE/071, Eveden Factory 2, was identified as a potential housing option. English Heritage has commented on the local importance of this building in relation to the corset industry and have highlighted the importance of the building being retained in employment uses. Eveden have indicated that they do not wish the current employment use to be compromised by allocation of the sites for housing. DE/071 and DE/070 will be removed as potential housing options to recognise the need for these buildings for employment use.

Loatlands School – This site had previously been identified as a potential housing site however current NCC plans are for this site to be extended and to for the school to continue to meet needs for Primary education in the town. The site will therefore be removed as a potential housing option.

DE/063 and DE/064 were discounted sites. There was some support through the consultation for allocation of these sites. Some additional information was submitted to support the allocation of site DE/063. This information is summarised in table 3.3. Site DE/063 has been re-assessed and put forward as a potential housing site for further consultation.

There were a significant number of objections to site DE/072. These are summarised in table 3.4. There are no changes to the scoring of the site resulting from these comments as the issues raised were all considered in the original assessment of the site. A new site has been promoted for development adjacent to DE/072, this site is referenced DE/189. In addition, Desborough Town Council have highlighted the potential of DE/173 for housing development. This site was previously discounted due to difficulties accessing the site and loss of a site designated as Natural and Semi-natural open space, these constraints can be overcome. Given the location of the three sites adjacent to each other it is considered important that the sites are considered comprehensively. Particularly as some of the issues related to access to the sites and a comprehensive development may help overcome this. Therefore, these sites have been assessed comprehensively as site reference DE/220. Through comprehensive development the issues relating to access can be overcome and it is recommended that this site is identified as a potential housing option.

Site DE/065 was shown as a strategic site in the Options Paper because at 30 dph it could accommodate 1278 dwellings. However this has not been included in the *'Draft Background Paper on Strategic Housing and Employment Sites'* (August 2012) because the SHLAA yield for the site is 350. The site has therefore been assessed and discounted as development of the site would have a negative impact on the Ise green corridor and has potential flood risk and noise issues. The conclusions of this assessment are set out below.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Land off Braybrooke Road	DE/013a	200		Discount as housing option
Land off Harborough Road	DE/062	165 (yield altered to reflect planning application)	Site has outline planning permission subject to signing of S106 – KET/2012/0528	Site has outline planning permission
Desborough Site 3	DE/063	81	Previously discounted due to capacity of the bridge, which can be overcome through the development.	Identify as a potential housing allocation

Desborough Site 2	DE/064	222	No change to assessment following consultation	Discount as housing allocation
Land to the south of Pioneer Avenue and west of Rothwell Road	DE/065	350	Site previously discounted as potential yield at 30 DPH was 1278 making it a strategic site. SHLAA has yield of 350 so site has been assessed.	Discount as housing allocation
Land to the east of Watermill Close	DE/066	150	No change to assessment following consultation	Discount as housing allocation
Land adjoining the Orchards, Harrington Road	DE/067	60	No change to assessment following consultation	Identify as a potential housing allocation
Cedar Far,, land off Copelands Road	DE/068	90	No change to assessment following consultation	Discount as housing allocation
Loatlands School	DE/069	45	Required to continue as Primary School	Discount as housing allocation
Eveden Factory 1	DE/070	10	Required for continued employment use	Discount as housing allocation
Eveden Factory 2	DE/071	15	Required for continued employment use	Discount as housing allocation
Former Hawthorns Leisure Centre	DE/072	102	No change to assessment following consultation	Identify as a potential housing allocation but consider potential of comprehensive development with adjacent sites.
Land at	DE/073	69	Resolution to	Resolution to

Harrington Road			grant planning permission signing of the s.106 reference KET/2012/0780	grant planning permission
Lawrence's	DE/075	36	Planning permission for supermarket (subject to s106)	Discount as housing allocation
Land to the south west of Pioneer Avenue	DE/079	69	No change to assessment following consultation	Discount as housing allocation
Land to the North of Harborough Road	DE/141	459	No change to assessment following consultation	Discount as housing allocation
Land off Arthingworth Road and Braybrooke Road	DE/142	Promoted for 200-250	Ecology assessment altered and ridge and furrow present.	Discount as housing allocation
Lower Steeping	DE/173	86	Previously discounted but access constraints could be overcome	Consider potential of comprehensive development with adjacent sites.
Buxton Drive	DE/188	46	New site with few constraints	Identify as a potential housing option for additional consultation
Land adjacent to the Hawthorns	DE/189	74	An improved access would need to be achieved	Consider site comprehensively with adjacent site
Comprehensive development of DE/072, DE/173 and DE/189	DE/210	304	Consideration of the site as a comprehensive development allows some of the constraints on the individual sites to be	Identify as a potential housing allocation for additional consultation

			overcome. Impact on ecology would require mitigation.	
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The re-assessment of sites and assessment of new sites has identified potential housing sites which could accommodate a total of 491 dwellings. The Site Specific Proposals LDD – Options Paper identified potential housing allocations for 702 dwellings. Since the publication of the Options Paper planning permission has been granted on two sites. The potential housing sites and the two sites which have been granted permission equate to 725 dwellings.

Due to the additional sites identified in Desborough and the changes to potential sites resulting from consultation responses it is appropriate for an additional focused consultation to take place in Desborough to allow people to comment on the alternative options for potential housing sites in Desborough.

Rothwell

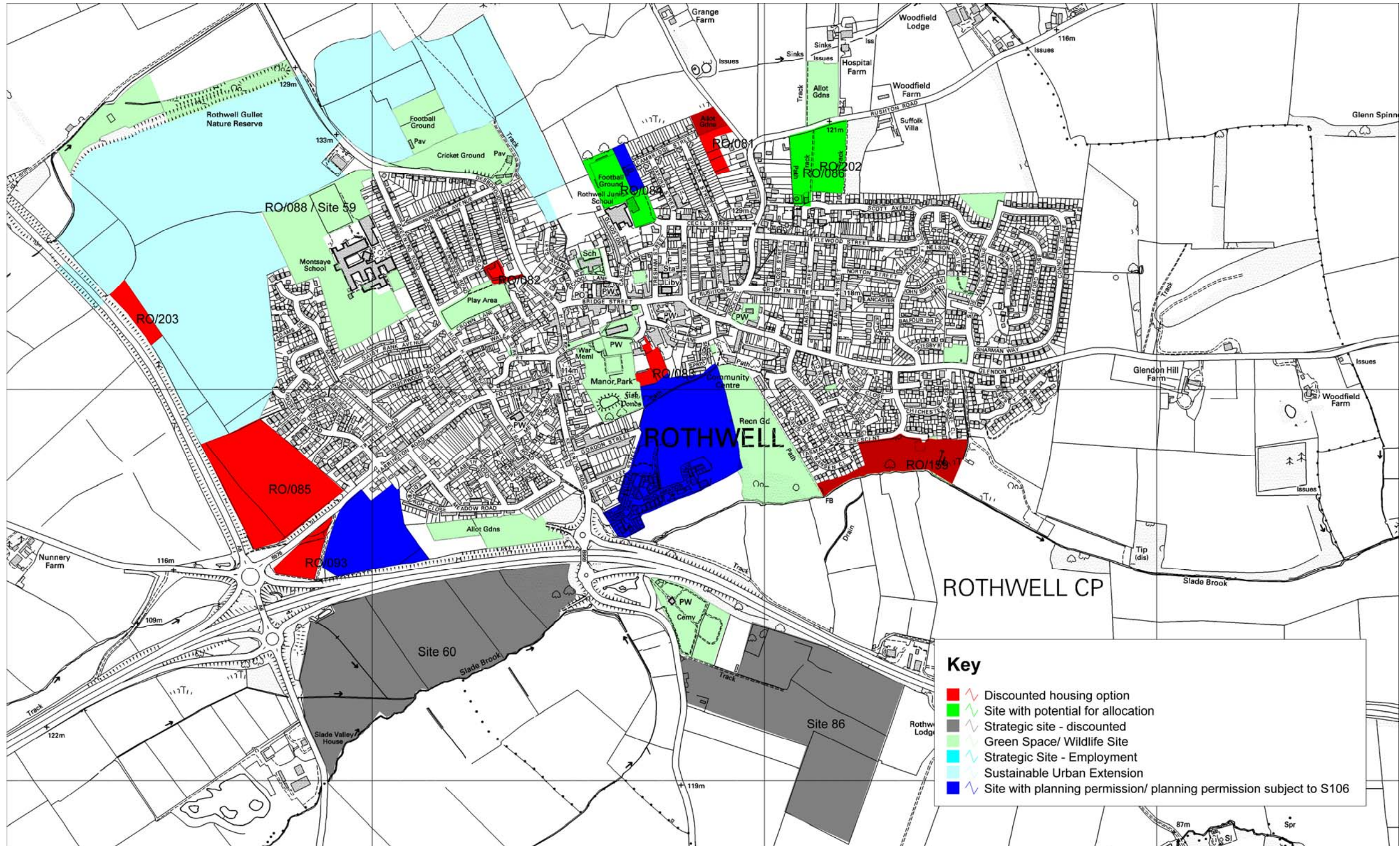
Two additional sites were promoted for development in Rothwell during the Options Paper consultation. One was an extension to site RO/086 which was previously identified as a potential housing site. The second was an area of land adjacent to the A6 outside the proposed boundary for the Rothwell North development. A summary of the sites assessed is contained in appendix 4.

Total number of dwellings to be delivered by revised allocation = 414

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Rear gardens of properties and allotments Shotwell Mill Lane	RO/081	46	No change	Discount as housing allocation
Coopers Coaches, Desborough Road	RO/082	11	No change	Discount as housing allocation
Land at Hospital Hill	RO/083	19	No change	Discount as housing allocation
Land at Rothwell Football Club	RO/084	48	KET/2010/0284 – Application for 17 dwellings on part of the site approved	Identify as potential housing allocation on part of the site remaining
Land to the west of Rothwell	RO/085	250	No change	Discount as housing allocation
Land to the rear of 74-82 Rushton Road	RO/086	54	No change	Identify as potential housing allocation
Rothwell North/Land to the west of Rothwell (within current application boundary)	RO/088	300	Subject to relationship with Rothwell North site is considered acceptable site	Identify as potential housing allocation in the Site Specific Proposals LDD or emerging

				Joint Core Strategy
Land off A6 roundabout	RO/093	29	No change	Discount as housing allocation
Columbus Crescent	RO/159	54	No change	Discount as housing allocation
Land to the north of Rothwell to the east of RO/086	RO.202 (inc. RO.086)	66	Subject to consideration to loss of the remaining allotments	Identify as potential housing allocation
Land to the west of RO/088	RO/203	21	Site is physically detached from settlement and would integrate with existing built fabric	Discount as housing allocation

The re-assessment of sites and assessment of new sites has identified potential housing sites which could accommodate a total of 414 dwellings. The Site Specific Proposals LDD – Options Paper identified potential housing allocations for 383 dwellings.



Title: Rothwell: Housing Options

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Ashley

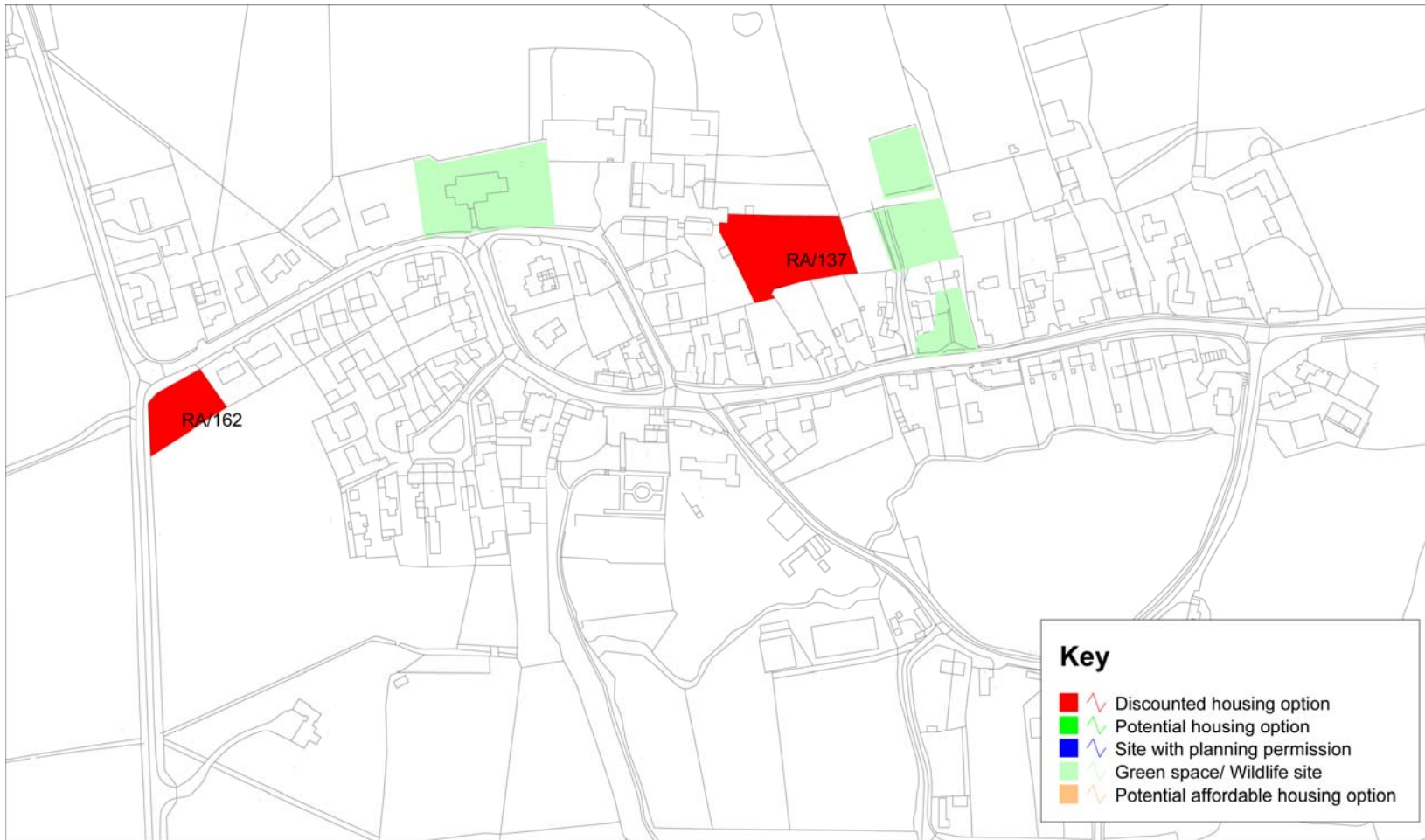
The preferred approach for Ashley in the Options Paper was for small scale growth and RA/162 was identified as the preferred site. However, there were a significant number of objections to this site during the Options Paper consultation. The comments received in relation to the site are summarised in table 5.1 below. Having further considered the suitability of the site and due to the significant level of objections to the allocation of the site it is considered appropriate to remove it as a potential housing option.

Site RA/137 was discounted as a housing option. There was some support through the consultation for the allocation of this site and this information is summarised in table 5.2 below. While access constraints may be overcome there are significant constraints such as impact on the linear character of the village, setting of listed buildings and the conservation area which can not be overcome. It, therefore, remains appropriate to discount the site as a housing option.

No new sites were identified as housing options as part of the Options Paper consultation.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
The Maltings	RA/137	6	No Change	Discount as a potential housing allocation
Land on the corner of Main Street and Stoke Albany Road, Ashley	RA/162	3	Significant objection to the consultation and no requirement for growth	Discount as a potential housing allocation

The preferred option is for 'no growth' in Ashley.



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Brampton Ash

The preferred approach for Brampton Ash in the Options Paper was to not define a settlement boundary and for Brampton Ash to continue as scattered development in the open countryside. No sites were identified as potential housing options and no comments were received which would alter this approach.

The recommended approach for Brampton Ash therefore is to proceed with the designation of scattered development in the open countryside.

Braybrooke

The preferred approach for Braybrooke in the Options Paper was for small scale growth and RA/128 was identified as the preferred site to accommodate this growth. However, there were a significant number of objections to this site during the Options Paper consultation. The comments received are summarised in table 6.2 below. The assessment of the site has also been reviewed in light of the comments received and is summarised in appendix 6. Having further considered the suitability of the site, in terms of its impact on the setting of locally Listed Buildings and due to the significant level of objection to the allocation of the site it is considered appropriate to remove it as a potential housing option.

Three new potential sites were proposed during the consultation process. The assessment of these sites is summarised in appendix 6.

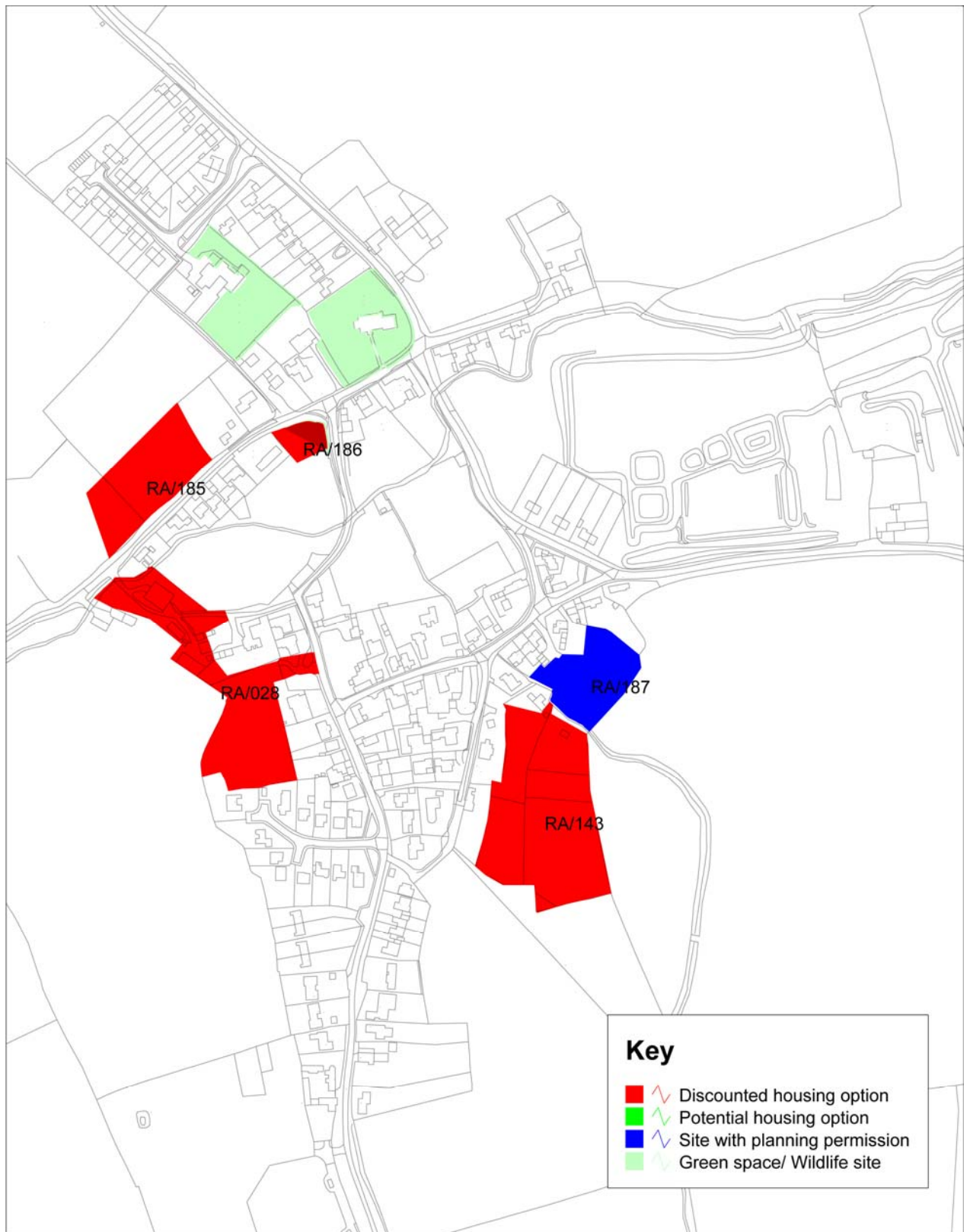
Sites RA/186 and RA/187 have a significant number of constraints and are likely to have a negative impact on landscape character, historic environment and built form of the settlement. Furthermore, development of RA/186 would result in the loss of amenity greenspace and historically and visually important open space which could not be mitigated while access can not be gained to RA/187 and development of this site would have a significantly detrimental impact on the character and form of the village. These sites are therefore not considered suitable for development.

RA/185 scores well in the assessment and has relatively few constraints. However, there is no identified need for additional housing in Braybrooke at this time. The site has the potential to come forward as a suitable option for affordable housing in the future reviews of the Site Specific Proposals LDD but at this stage there is no evidence that allocation of the site is required to meet local need. The site is therefore not suitable for allocation at this time.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
The Old Rectory, Braybrooke	RA/128	66	Would impact the setting of a Listed Building	Discount as a potential housing allocation
Land to North	RA/185	8	Not a	Discount as a

of Newland Street, Braybrooke			sustainable settlement and no need for housing at this time	potential housing allocation
Corner of Newland St & Griffin Rd	RA/186	1	Significant constraints and not a sustainable settlement	Discount as a potential housing allocation
Land to rear of 16 School Lane, Braybrooke	RA/187	6	Significant constraints and not a sustainable settlement	Discount as a potential housing allocation

The preferred option is for 'no growth' in Braybrooke.



Key

- ↘ Discounted housing option
- ↘ Potential housing option
- ↘ Site with planning permission
- ↘ Green space/ Wildlife site

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Broughton

The preferred approach for Broughton in the Options Paper was for small scale growth and two alternatives have been identified for delivering this growth – focused development in one location or dispersed development among a number of sites. Two sites, RA/098 and RA/127, were identified for focussed growth and three sites, RA/094, RA/096 and RA/101, were identified for dispersed growth.

While there was significant objection to any development in the village, of the two alternatives identified the dispersed option emerged as the preferred approach for delivering growth. Nevertheless, there were some objections to the three sites identified. The comments received are summarised in table 7.2. There have been no changes to the original scoring of RA/094, as the issues raised were all considered in the original assessment. No further information was submitted during the consultation to demonstrate that the access to RA/096 could be achieved and therefore this site has been discounted on this basis. Additional information has been provided in relation to access to RA/101. NCC Highways Authority considers the proposals to be acceptable subject to limiting the yield to 12 dwellings. The assessment of the site has been updated in light of the information received and remains a suitable allocation.

There was some support for the allocation of RA/098 as an option for focussed growth but a significant number of comments objected to the allocation of both RA/098 and RA/127. The information received on both sites is summarised in table 7.3. There is no change to the original scoring of the sites in light of the information received as the issues identified were considered in the original assessment. (Since the previous consultation on the options as outlined in the Site Specific Proposals LDD, outline planning permission has been granted for 65 dwellings on site RA/098). Provided suitable access remains available from RA/098 then RA/0127 could still come forward.

RA/095 and RA/099 were identified as discounted sites in the Options Paper. There was some support through the consultation process for the allocation of these sites and the information received is summarised in tables 7.4 and 7.5 below. RA/095 is designated as a Historically and Visually Important Open Space in the Options Paper and following a review of this designation, the site remains designated as Historically and Visually Important Open Space.

Site RA/099 comprises partially of allotments and is not well connected to the rest of Broughton. The assessment remains as previously considered and this site is not considered suitable for allocation.

Three additional sites were promoted as housing options in Broughton during the Options Paper consultation.

One of the sites promoted constitutes an extension to RA/094 which was previously identified as a preferred option for dispersed growth. The site has

been reassessed under site reference RA/094b and is summarised in appendix 7. While the site scores poorly in terms of accessibility due to its distance from the village centre it has relatively few other constraints and may constitute a suitable option for housing development in Broughton.

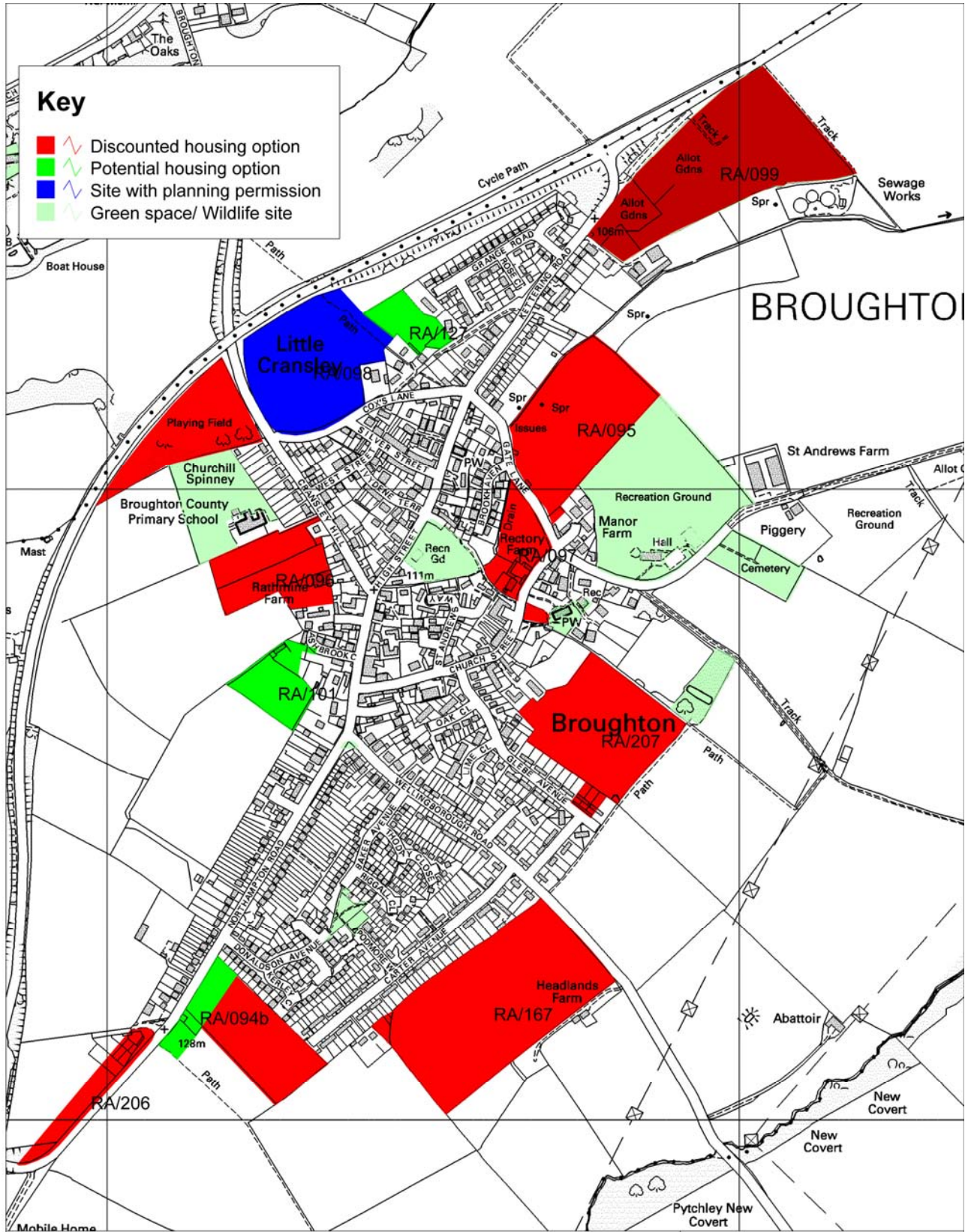
Site RA/15 was identified as an employment site in the Options Paper. Comments received during the consultation process identified an opportunity to develop the section of the site facing Northampton Road for housing and the remainder for employment. Therefore the site has been assessed as a housing option under site reference RA/206 and this is summarised in appendix 7. RA/15 was initially identified in the Broughton Village Plan as an option and assessed and included as a potential employment allocation for this reason. It is not being promoted for development and was subject to a number of objections during consultation. It was discounted as an employment option on this basis and therefore it is considered appropriate to discount RA/206 as a housing option on this basis also.

RA/207 is identified in the Options Paper as a Historically and Visually Important Open Space under reference HVI/012. Comments received in relation to the site question this designation and promote it as a housing option. The site has been reassessed as a HVI and is not considered to be a suitable HVI site. However, given the location of the site within a rural area and the number of dwellings, this site is not considered a suitable site for allocation.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Land south east of Northampton Road (frontage only)	RA/094	12	No change	Identify as an potential housing allocation as part of RA/104a
Land south east of Northampton Road	RA/094b	15	Small extension to proposed housing site RA/094	Identify as potential housing option for additional consultation
Gate Lane	RA/095	54 at 15 DPH (SHLAA 40)	No change	Discount as a housing option
Land between A43 and High Street	RA/096	56	Potential access constraints	Discount as a potential housing allocation
Land to east of Cransley Hill	RA/098	65	Outline planning permission granted KET/2012/0709	Site has planning permission
Broughton	RA/099	161	No change	Discount as a

Allotments		(SHLAA 70)		housing option
Land off Bentham Close	RA/101a	12	Subject to the number of dwellings not exceeding 12 then the access and site is considered appropriate for development.	Identify as a potential housing allocation
The Paddock, Meadow Close	RA/127	10 at 15 dph	Subject to access being available through RA/098	Potential housing allocation subject to access being available through RA/098
Land at Northampton Road	RA/206	5		Discount as housing option
Land to the south east of Church Street, access to be provided at Nos 16, 18, 20 Glebe Avenue	RA/207	67		Discounted as housing option.

The preferred option is for 'small scale growth' in Broughton.



Key

- ↘ Discounted housing option
- ↘ Potential housing option
- ↘ Site with planning permission
- ↘ Green space/ Wildlife site

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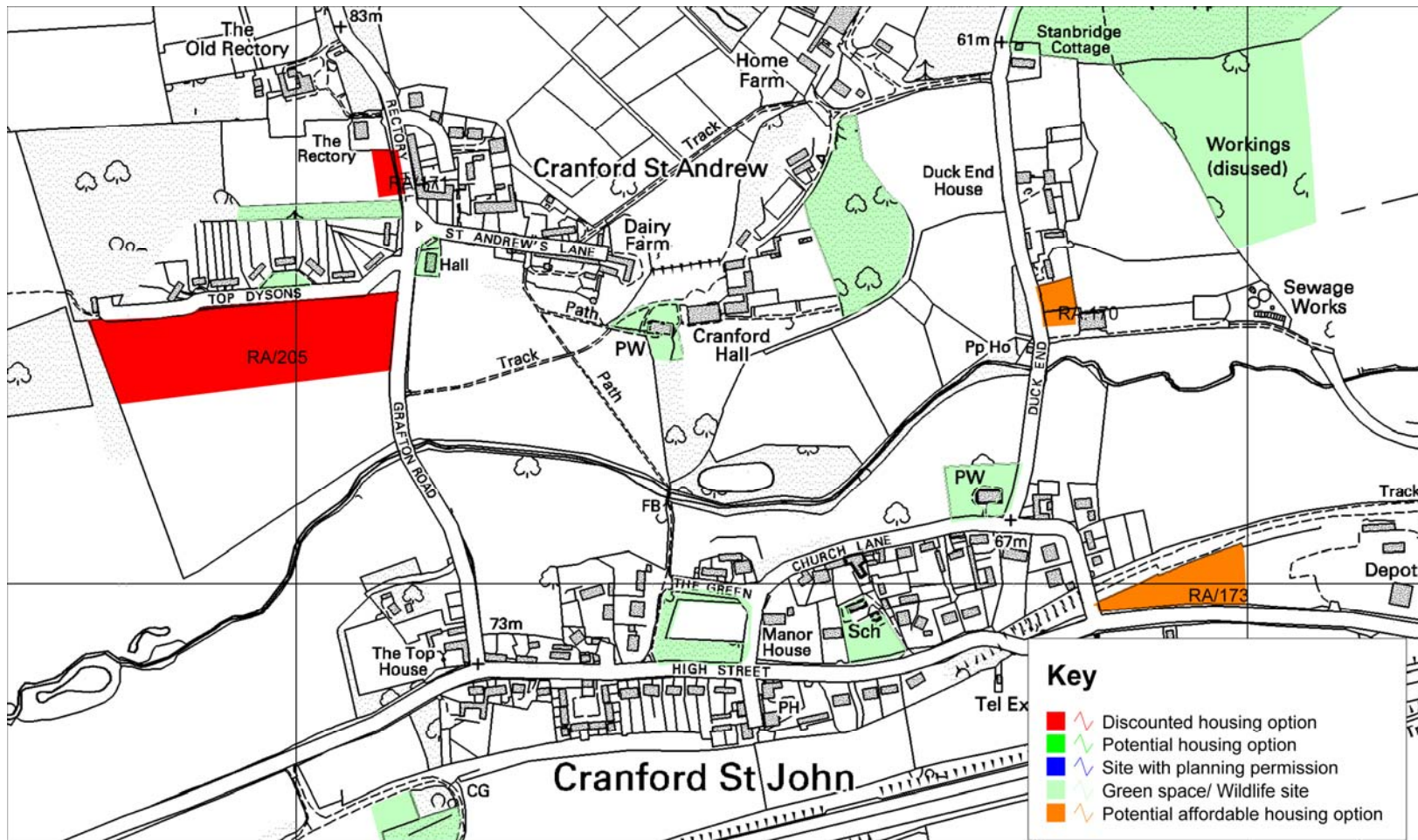
Cranford

The preferred approach for Cranford in the Options Paper was to allocate a site, or sites, to meet an identified local need for affordable housing in the village and RA/170 and RA/173 were identified as suitable options. Further information has been provided on both sites during the Options Paper consultation. This information is summarised in table 8.2 below. The assessment of both sites has been reviewed in light of the information received and is summarised in appendix 8. However, changes to the scores of the sites do not significantly affect the overall scoring and it is therefore considered that they remain suitable housing options.

One comment received during the consultation process promoted the option allowing market lead housing which would deliver an element of affordable housing. The land opposite Top Dysons area was identified as a suitable site to accommodate this market led growth (RA/205). The site has been assessed and is summarised in appendix 8. A Housing Needs Assessment carried out for the village identified a need for 8 affordable houses. Sites are therefore required to meet an identified local need and should not be allowed for private and market housing as it would be contrary to policies which seek to protect the open countryside. This site is therefore not suitable for allocation.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
South of New Stone House, Duck End, Cranford	RA/170	5	Some changes to scoring but remain as potential allocation for affordable housing only	Potential housing allocation for affordable housing only
Land south of the Rectory, Cranford	RA/171	4	No change	Discount as a potential housing allocation
Land east of the corner of Duck End and Thrapston Road, Cranford	RA/173	18	Some changes to scoring but remain as potential allocation for affordable housing only	Potential housing allocation for affordable housing only
Land opposite Top Dysons	RA/205	21	New site	Discount as a potential housing allocation

The preferred option is for 'small scale growth' in Cranford for affordable housing.



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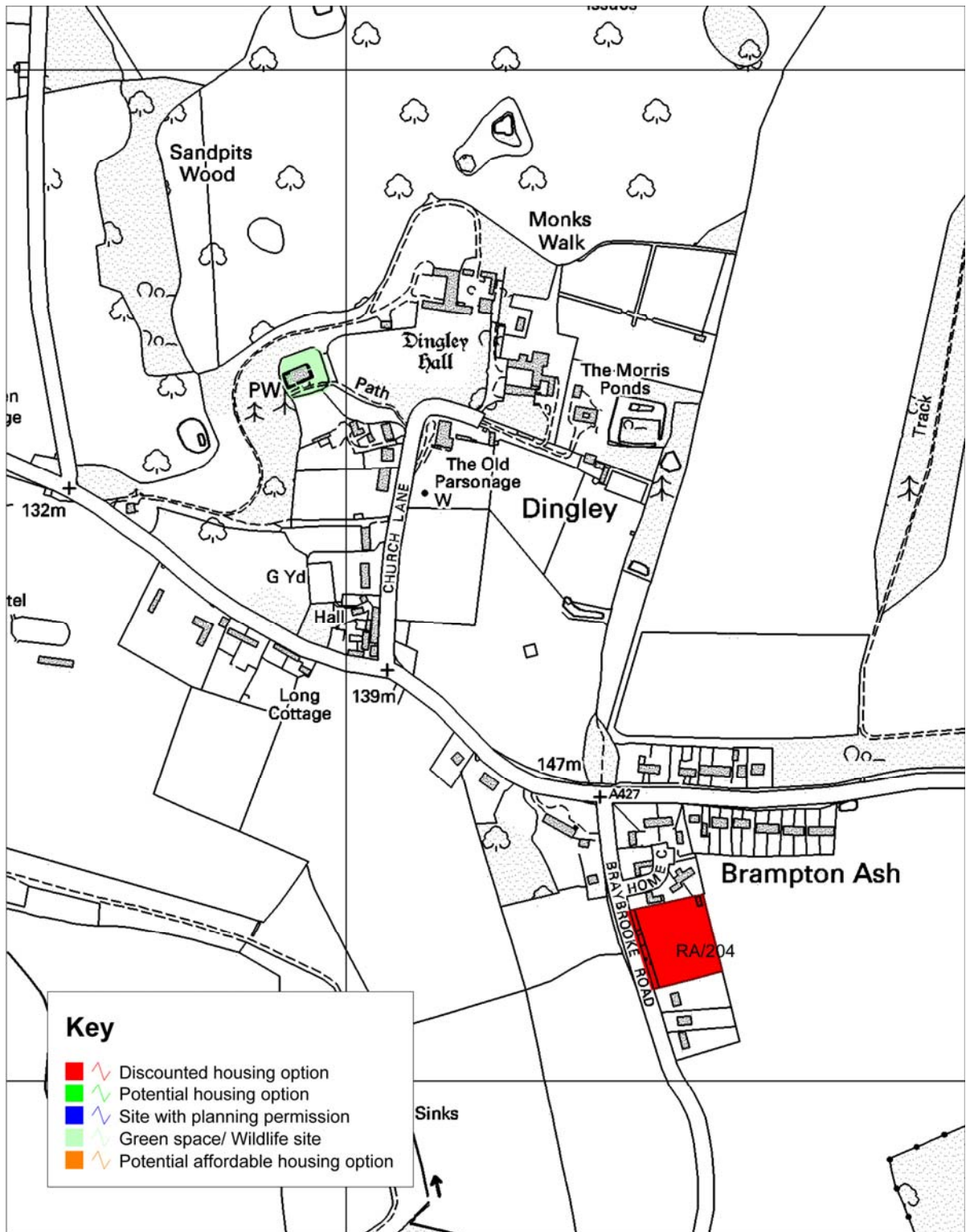
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Dingley

The preferred approach for Dingley in the Options Paper was to not define a settlement boundary and for Dingley to continue as scattered development in the open countryside. One site was promoted for housing development during the Options Paper Consultation, RA/204. The assessment of this site is summarised in appendix 9. This site has a number of constraints including impact on the landscape, ecological features and settlement character and is therefore not considered suitable for development.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Land at Braybrooke Road, Dingley	RA/204	9	Significant constraints	Discount as potential housing allocation

The recommended approach for Dingley is to proceed with the designation of scattered development in the open countryside.



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Geddington

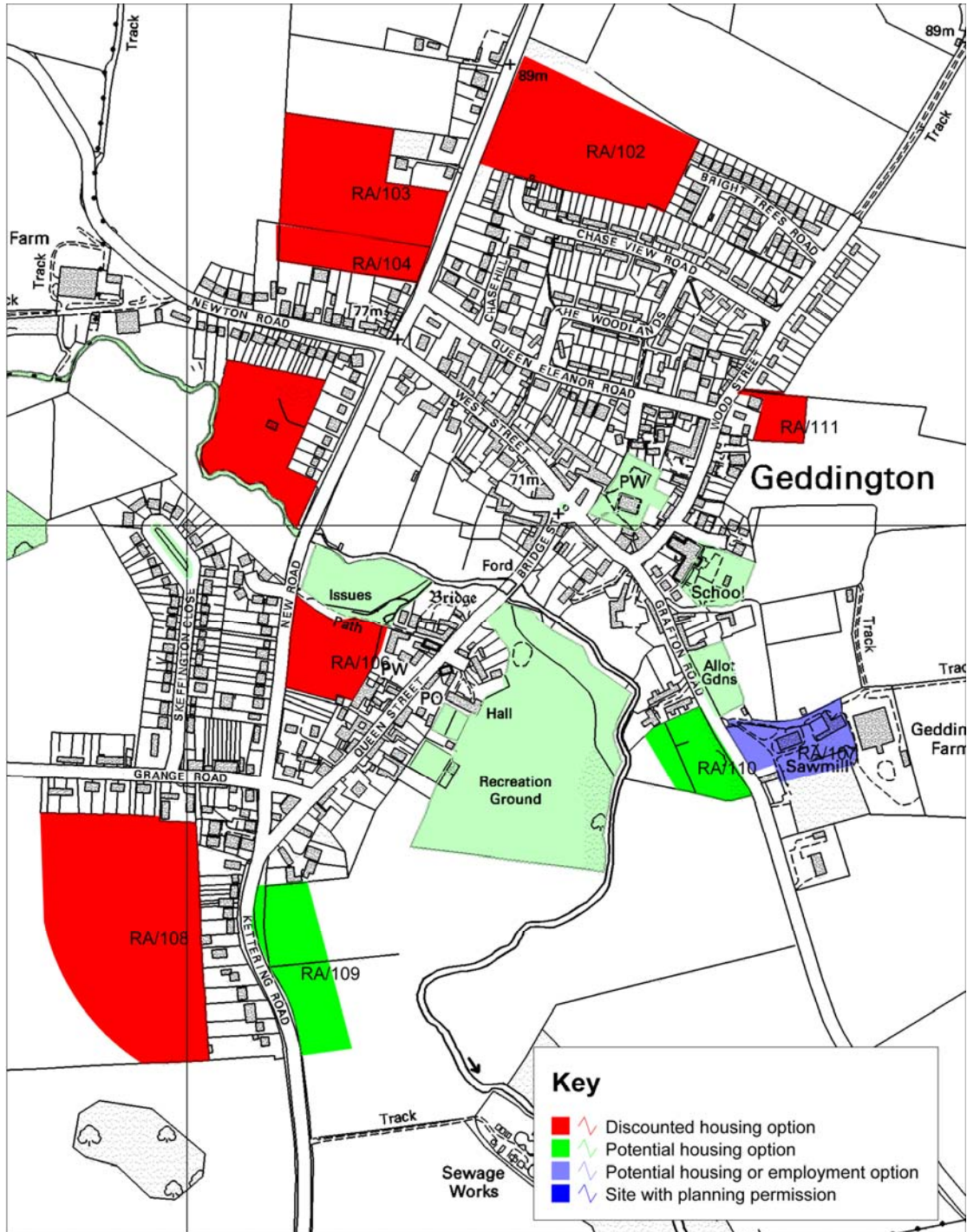
The preferred approach for Geddington in the Options Paper was for small scale growth and RA/107, RA/109 and RA/110 were identified as preferable sites to accommodate this growth. There were a number of objections to these sites during the Options Paper consultation and the comments received are summarised in tables 10.2, 10.3 and 10.4 below. The sites have been reassessed in light of the information received and a summary of the assessments is contained in appendix 10. While there have been minor changes to the assessments it is considered that all sites remain suitable allocations.

Sites RA/102 and RA/104 were discounted sites in the Options Paper. There was some support during the consultation process for the allocation of these sites. The information submitted in support of these sites is summarised in tables 10.5 and 10.6 below. There is no change to the scoring of RA/102 as development of a site of this scale would not be consistent with the growth strategy set out in the CSS. There is also no change to the scoring of RA/104 as the issues raised were all considered in the original assessment.

No new sites were identified as housing options as part of the Options Paper consultation.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Land at Stamford Road, Geddington	RA/102	SHLAA 52 (80 at 30 DPH)	No change	Discount as an potential housing allocation
Land to the west of Stamford Road (A43), Geddington	RA/104	SHLAA 18 (23 at 30 DPH)	No change	Discount as an potential housing allocation
Geddington Sawmill	RA/107	SHLAA 10 (27 at 30 DPH)	Some changes to scoring but remain as potential allocation for affordable	Potential housing allocation
Geddington South East	RA/109	102 at 30 dph (Agent advises can accommodate 50 dwellings)	Some changes to scoring but remain as potential allocation for	Potential housing allocation
Old Nursery Site at Grafton Road, Geddington	RA/110	24 at 30dph (Would need to be lower due to site constraints)	Some changes to scoring but remain as potential allocation for	Potential housing allocation

The preferred option is for 'small scale growth' in Geddington.



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Glendon

The preferred approach for Glendon in the Options Paper was to not define a settlement boundary and for Glendon to continue as scattered development in the open countryside. No sites were identified as potential housing options and no comments were received which would alter this approach.

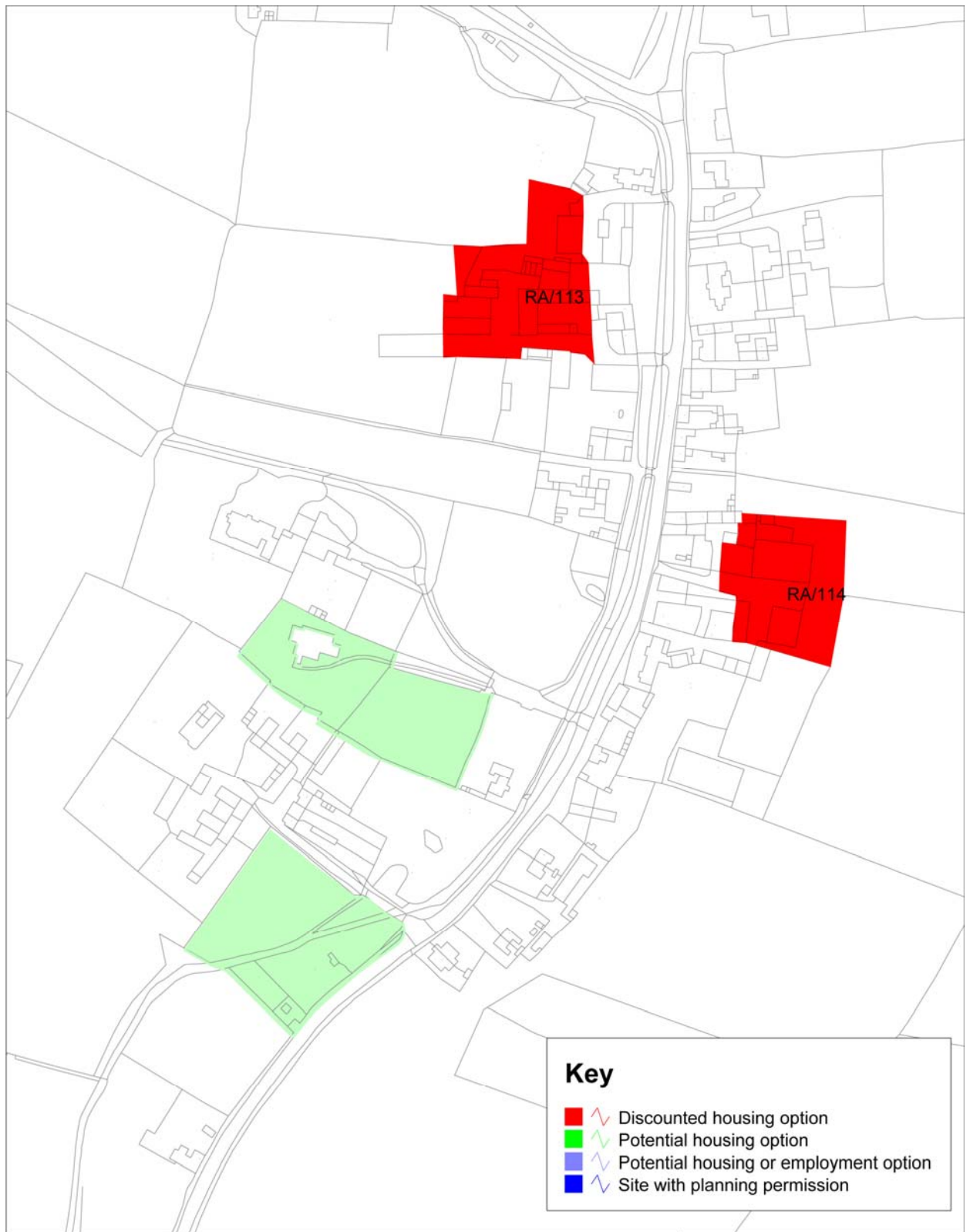
The recommended approach for Glendon therefore is to proceed with the designation of scattered development in the open countryside.

Grafton Underwood

The preferred approach for Grafton Underwood in the Options Paper was for small scale growth and RA/113 and RA/114 were identified as suitable sites to accommodate this growth. There were a number of objections to these sites during the Options Paper consultation. Due to this level of objection and given the limited services and facilities within the village and that there appears to be limited local need for new development it is appropriate to remove the sites as potential allocations. No new sites were promoted as housing options during the consultation process.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Duke's Mill Farm, Grafton Underwood	RA/113	13	Not a sustainable settlement	Discount as an potential housing allocation
Slipton Lane Barns, Grafton Underwood	RA/114	11	Not a sustainable settlement	Discount as an potential housing allocation

The preferred option is for 'no growth' in Grafton Underwood.



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Great Cransley

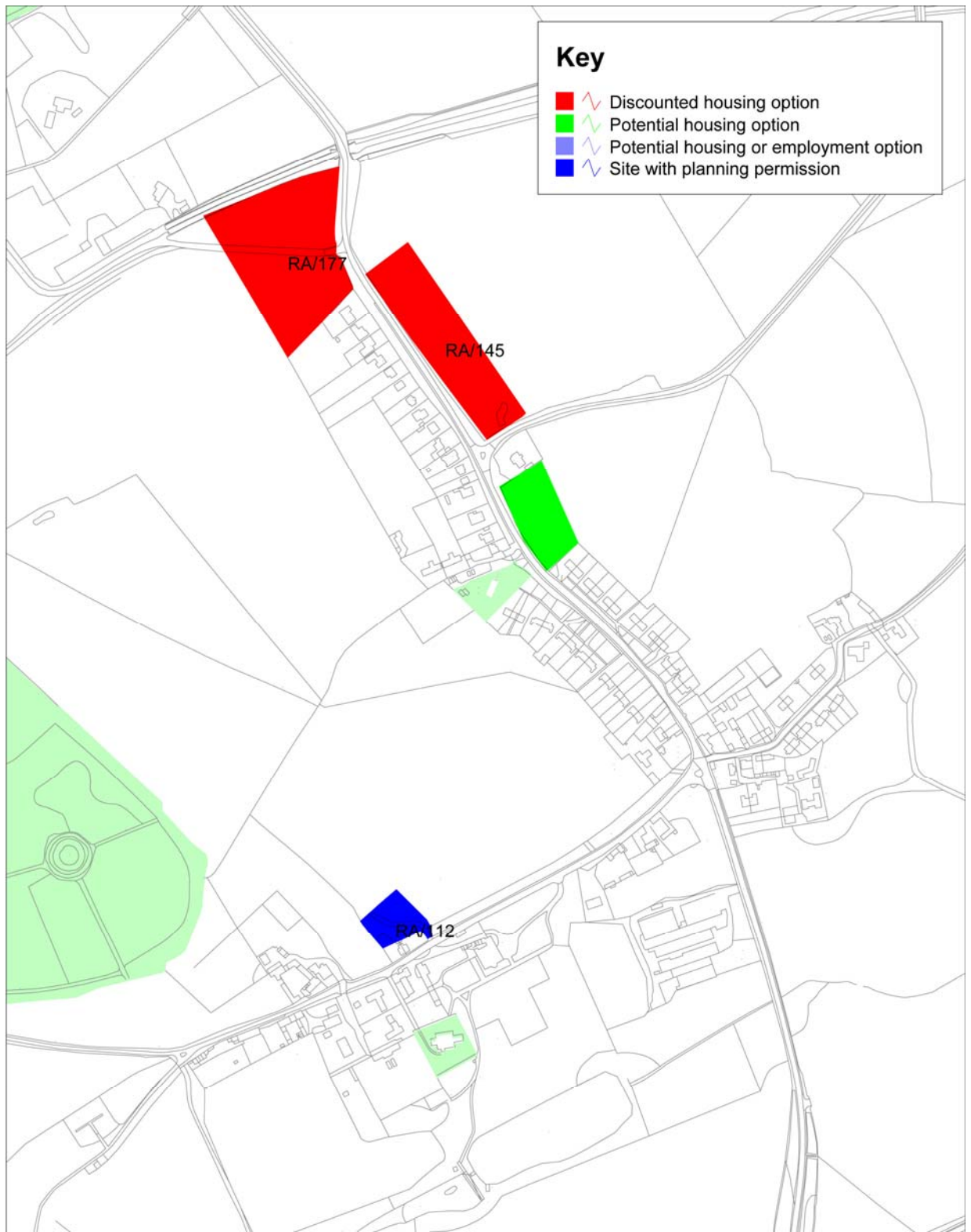
The preferred approach for Great Cransley in the Options Paper was for small scale development and RA/146 was identified as a suitable site to accommodate this growth. Allocation of the site was supported during the consultation process and therefore the site will be progressed as a housing option.

RA/112 was a discounted site in the Options Paper. There was some support through the consultation process for allocation the site. The comments received are summarised in table 11.2. No change has been made to the assessment of the site and it remains a discounted option. Site was granted full planning permission for one dwelling in 2013.

One new site has been identified for housing development in Great Cransley. The assessment of this site is summarised in appendix 11. The site is located to the far north of the settlement and could feel detached from the existing settlement. It is a relatively large site for the size of the village and this level of growth may not be required in Great Cransley within the plan period. Site RA/146 is better related to the current extent of the village and should be developed first. In the long term both discounted site RA/145 and RA/177 offer good opportunities for the village to expand should the need arise and therefore the sites may be suitable for reassessment in future reviews of the Site Specific Proposals LDD.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
The camp site – land adjacent to Church Lane, Great Cransley	RA/112	6	Full planning permission granted for 1 dwelling KET/2013/0306	Site has planning permission
Land to the North of Loddington Rd (a), Great Cransley	RA/145	30	Potential future allocation if required, not in this plan period	Discount as an potential housing allocation
Land to the North of Loddington Road (b), Great Cransley	RA/146	13	No change	Potential housing allocation for affordable housing
Land to the north of Great Cransley to the west of Loddington Road	RA/177	45	Potential future allocation if required, not in this plan period	Discount as an potential housing allocation

The preferred option is for ‘small scale growth’ in Great Cransley for affordable housing.



Key

- \ Discounted housing option
- \ Potential housing option
- \ Potential housing or employment option
- \ Site with planning permission

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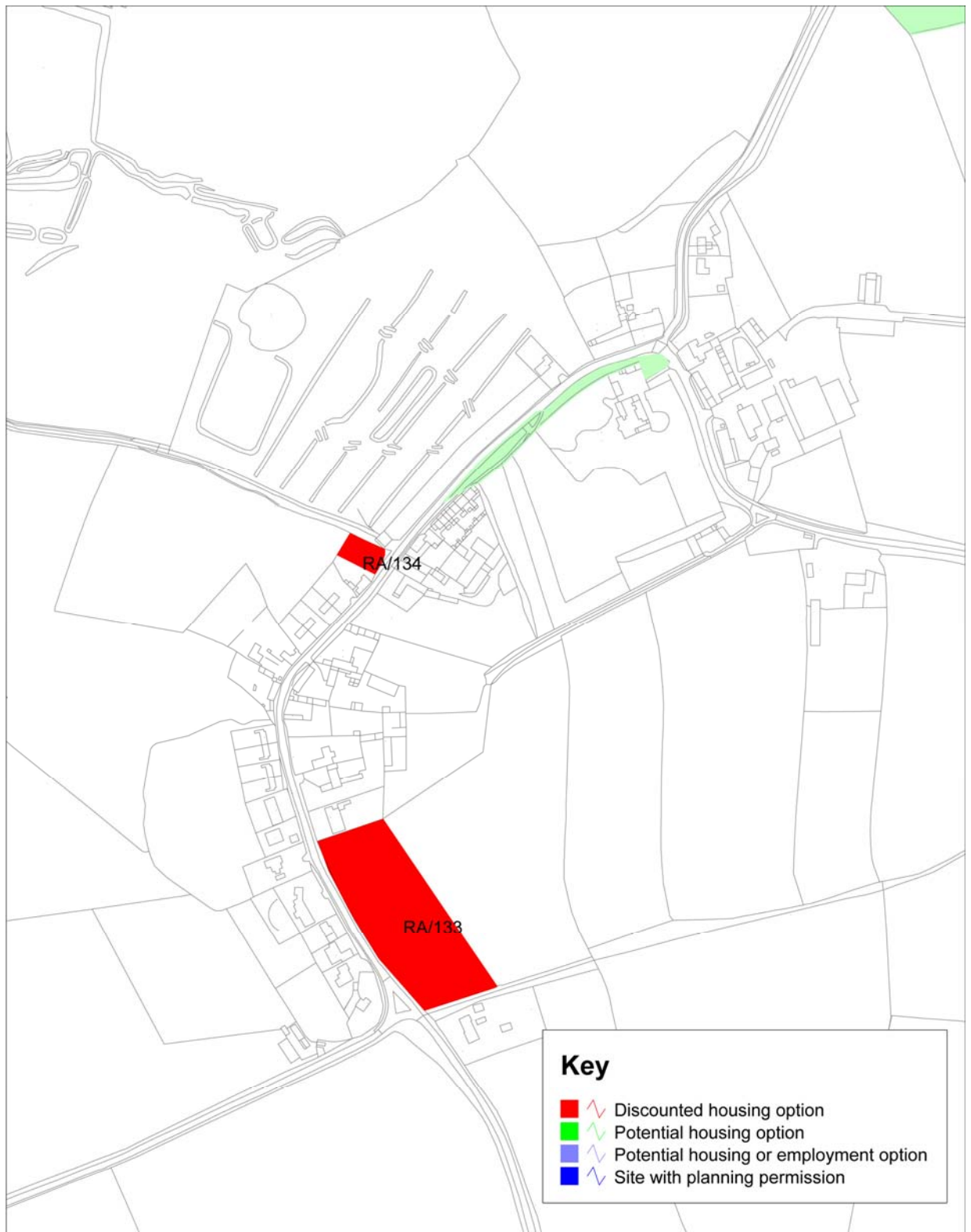
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Harrington

The preferred approach for Harrington in the Options Paper was to limit growth to protect the character of the settlement and its important green spaces. While this approach was largely supported through the consultation process one comment favoured small scale growth to prevent stagnation. However, a site has not been identified to accommodate this growth. It is therefore appropriate to progress a no growth option for Harrington.

The preferred option is for 'no growth' in Harrington.



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Little Oakley

The preferred approach for Little Oakley in the Options Paper was to limit growth to protect the character of the settlement and its important green spaces. No comments were received which would alter the approach identified for Little Oakley and no sites were identified as potential housing options. It is therefore appropriate to progress a no growth option for Little Oakley.

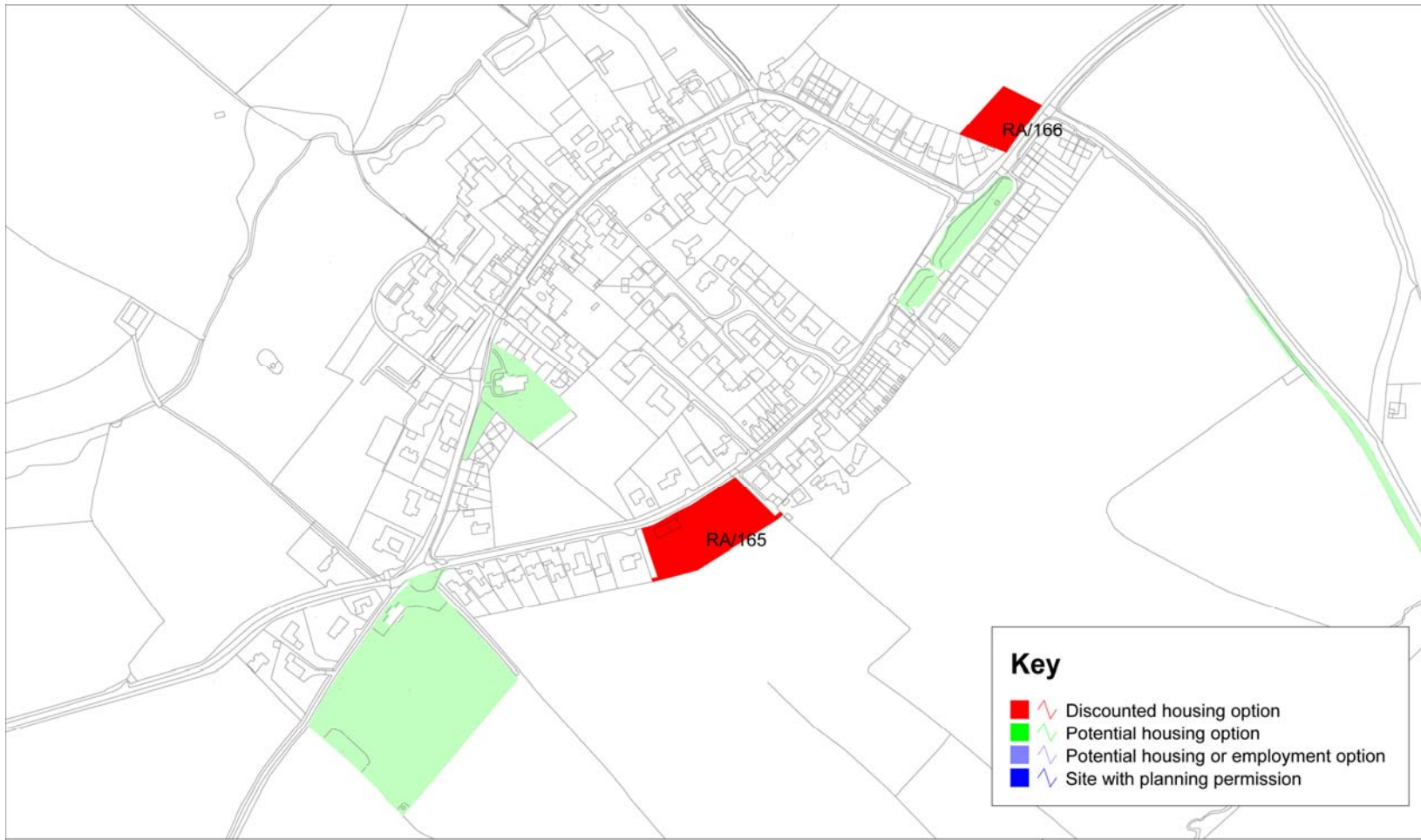
The preferred option is for 'no growth' in Little Oakley.

Loddington

The preferred approach for Loddington in the Options Paper was for small scale development and RA/165 and RA/166 were identified as suitable sites to accommodate this growth. However, there was a significant amount of objection to development outside the village boundary during the Options Paper consultation. Due to this level of objection and limited services within the village and given that the sites are not being promoted for development it is appropriate to remove the sites as potential allocations. No new sites were identified as housing options during the consultation process.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Land to the south of Harrington Road, Loddington	RA/165	15	Not a sustainable settlement	Discount as an potential housing allocation
Land to the north of Harrington Road, Loddington	RA/166	8	Not a sustainable settlement	Discount as an potential housing allocation

The preferred option is for 'no growth' in Loddington.



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Mawsley

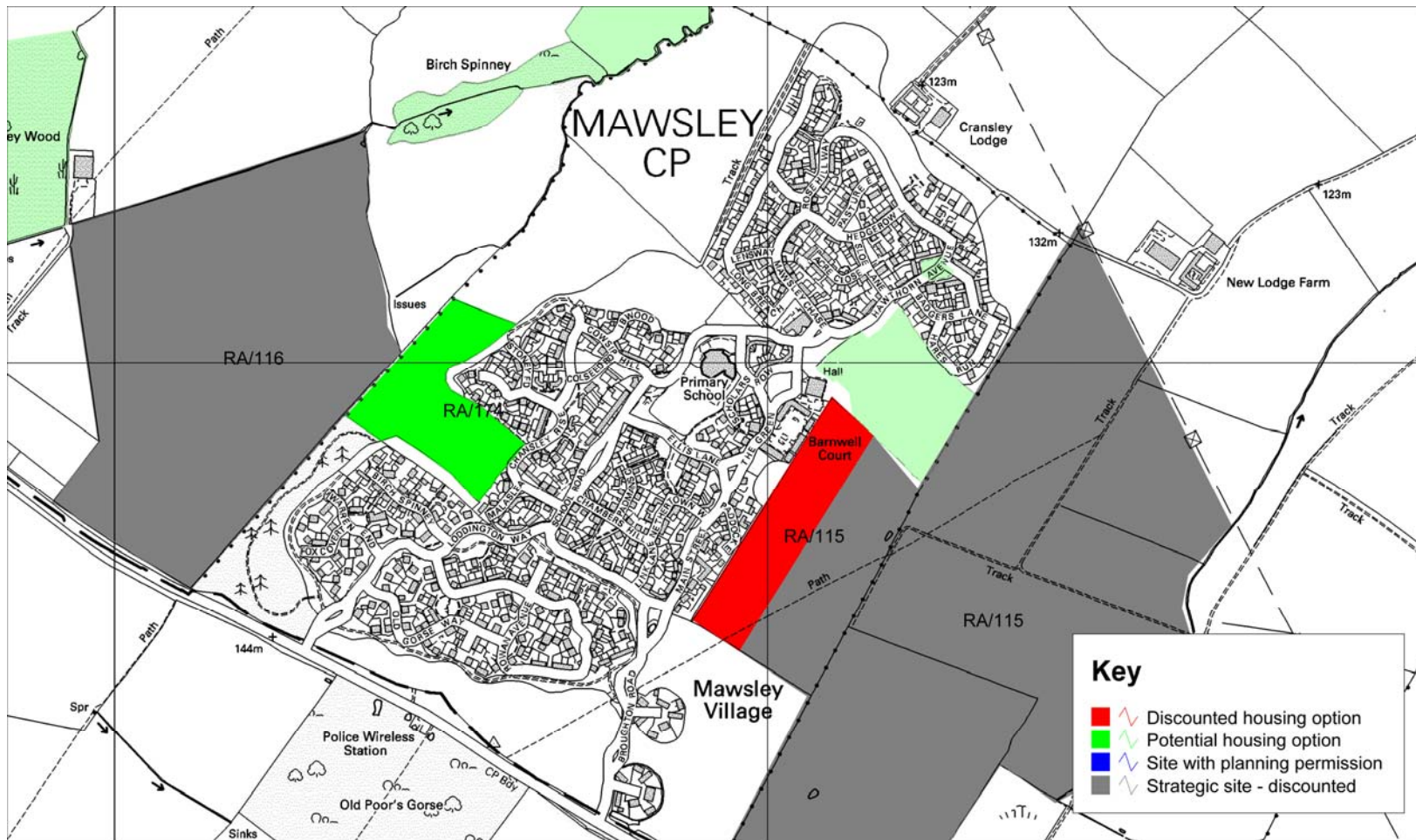
The Options Paper identified the opportunity for some small scale growth in Mawsley on part of site RA/115. There was a significant amount of objection to the proposed site. The comments received are summarised in table 12.2. Concerns were raised about the potential to access the site, no further information has been submitted demonstrating access is achievable. The original assessment of the site has been updated in light of the comments noting the issues with access. This site has therefore been removed as a potential allocation.

One new site has been identified for housing development in Mawsley. The assessment of this site is summarised in appendix 12. The site scores relatively well in the assessment and represents a logical extension to the village. However, the site should be reduced in size so it abuts existing development which will limit any impacts on Birch Spinney, Local Wildlife Sites and the SSSI as well as mitigate any impact on wildlife migration.

In addition to the above comments there was a significant amount of objection to any development in the village.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Land adjacent to Mawsley	RA/115	60 at 15 dph	Access unsuitable	Discount as a potential housing allocation
Land to the west of Mawsley	RA/174	57 at 15 dph	Potential alternative site	Allocate as a potential housing option

The preferred option is for 'small scale growth' in Mawsley.



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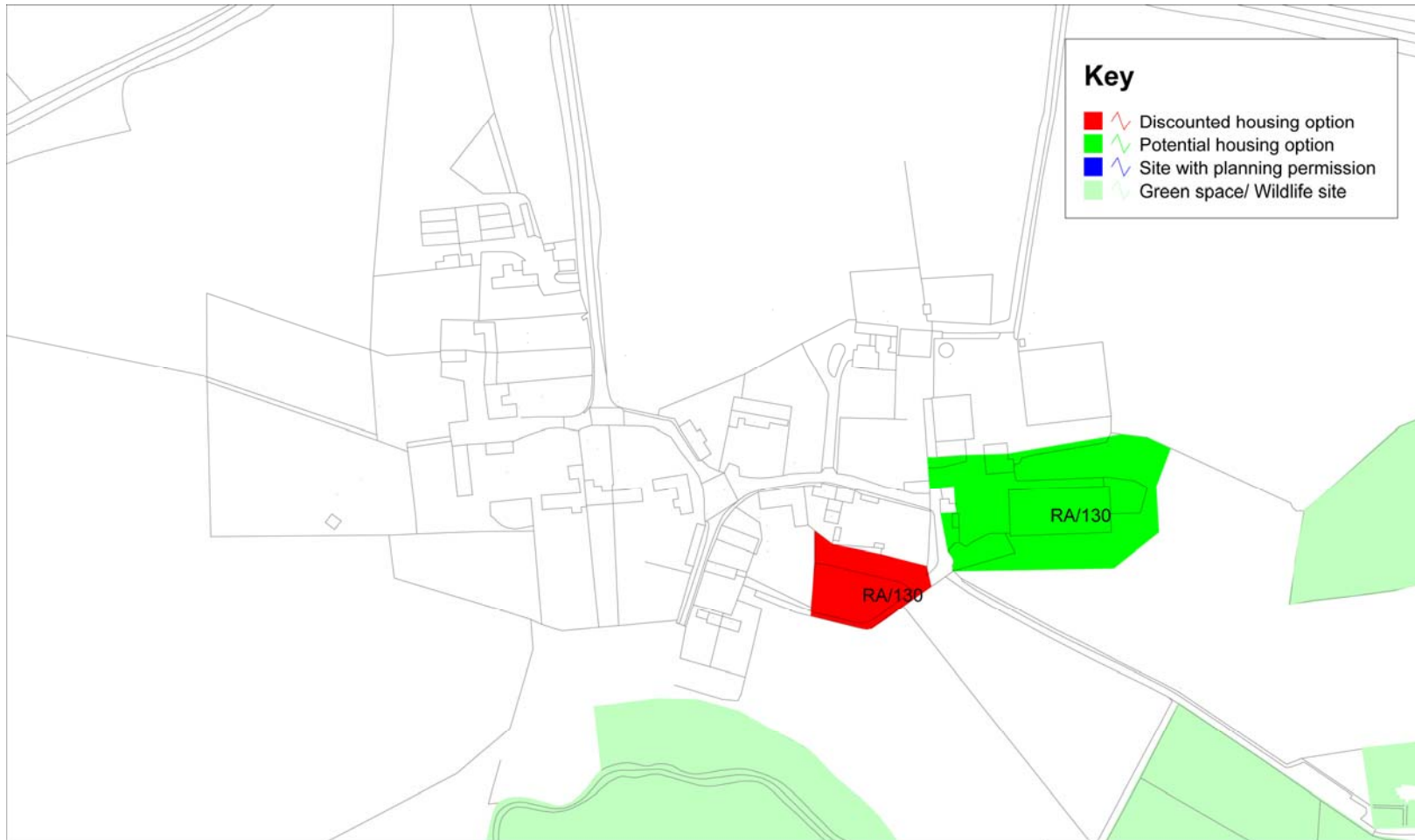
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Newton

The Options Paper identified the opportunity for some small scale growth in Newton and RA/130 was identified as the preferred site. No new sites were promoted for housing development during the consultation process and no comments were received which would alter the assessment of RA/130. The recommended approach for Newton therefore is to proceed with RA/130 as a housing allocation.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
South of Dovecote Farm, Newton	RA/130	3	No change	Allocate as a potential housing option

The preferred option is for 'small scale growth' in Newton.



Key

- Discounted housing option
- Potential housing option
- Site with planning permission
- Green space/ Wildlife site

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Orton

The preferred approach for Orton in the Options Paper was to not define a settlement boundary and for Orton to continue as scattered development in the open countryside. No new sites were promoted for housing development and no comments were received which would alter the approach identified for Orton.

The recommend approach for Orton therefore is to proceed with the designation of scattered development in the open countryside.

Pipewell

The preferred approach for Pipewell in the Options Paper was to not define a settlement boundary and for Pipewell to continue as scattered development in the open countryside. While one comment received during the consultation process supported drawing a boundary it is nevertheless considered that the approach to not include a boundary for Pipewell is the most appropriate.

The recommend approach for Pipewell therefore is to proceed with the designation of scattered development in the open countryside.

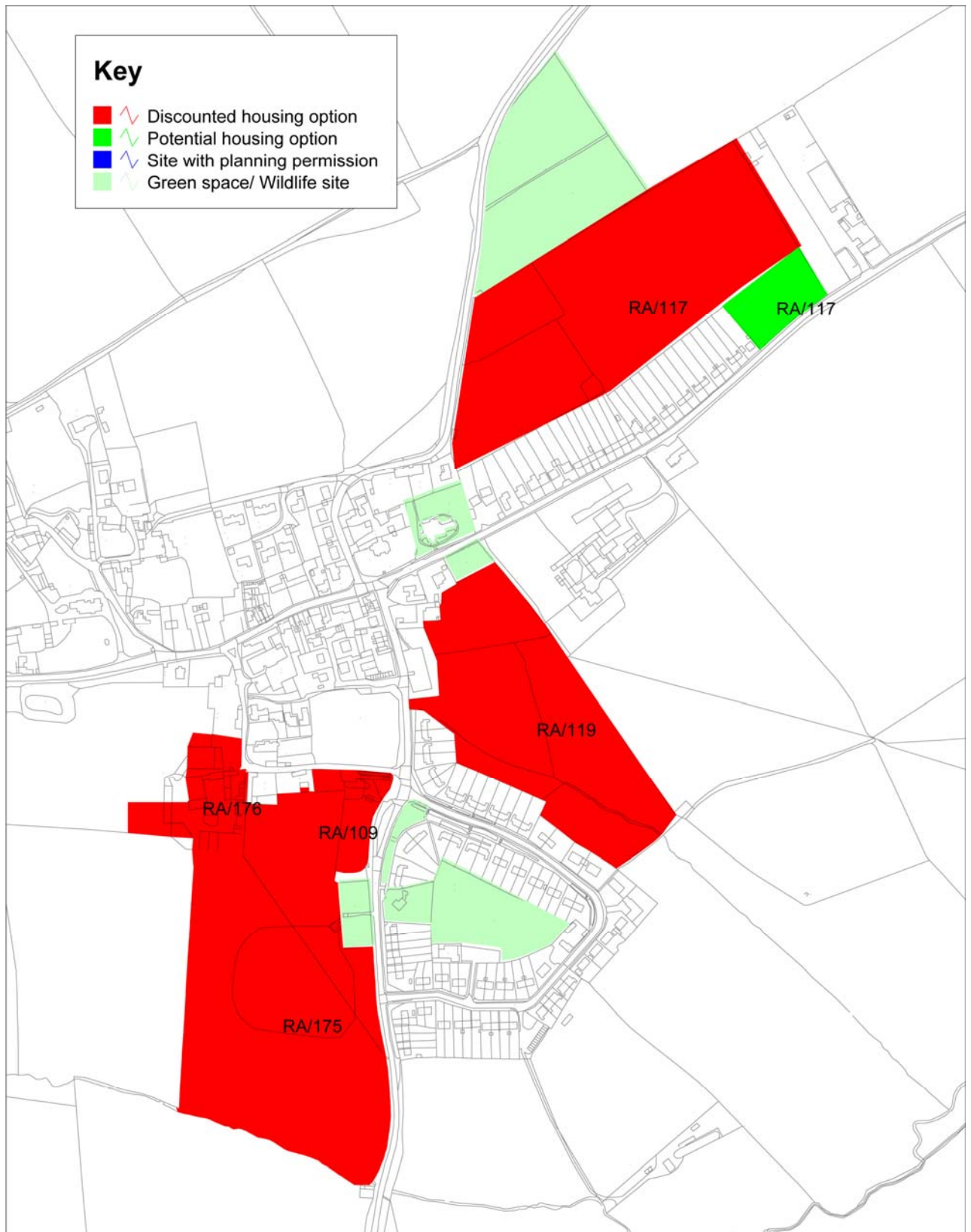
Pytchley

The Options Paper identified the opportunity for some small scale growth to help retain services and facilities in the village and to provide affordable housing to meet local needs. RA/117 was identified as a suitable site to accommodate this growth. While identification of the site was largely supported through the consultation process one comment opposed allocation of the site for development and is summarised in table 13.2 below. There is no change to the scoring of the site as the issue raised was considered in the original assessment of the site.

Three news sites were promoted in Pytchley during the Options Paper consultation. The assessment of these sites is summarised in appendix 13. All sites have a number of constraints. Development of RA/175 will result in the loss of open space and recreational facilities which will need to be provided elsewhere. Development of the site would also have an unacceptable impact on landscape and form of the village and the scale of development would be excessive for a village of this size. RA/176 has significant access and highway constraints. RA/209 makes a valuable contribution to the character and appearance of the conservation area and development of this site has the potential to harm the significance of the conservation area and impact on the setting of nearby heritage assets. Therefore, none of the promoted sites are considered suitable for development.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
2 fields on the outskirts of Pytchley Village	RA/117	8	No change	Allocate as a potential housing option
Land at Orlingbury Road, Pytchley	RA/175	156	Unacceptable development	Discount as an potential housing allocation
Land at Butcher Lane, Pytchley	RA/176	24	Access constraints	Discount as an potential housing allocation
Land abutting Orlingbury Road and Butchers Lane, Pytchley	RA/209	30	Harm to the significance of the Conservation Area	Discount as an potential housing allocation

The preferred option is for 'small scale growth' in Pytchley.



Key

- ↘ Discounted housing option
- ↘ Potential housing option
- ↘ Site with planning permission
- ↘ Green space/ Wildlife site

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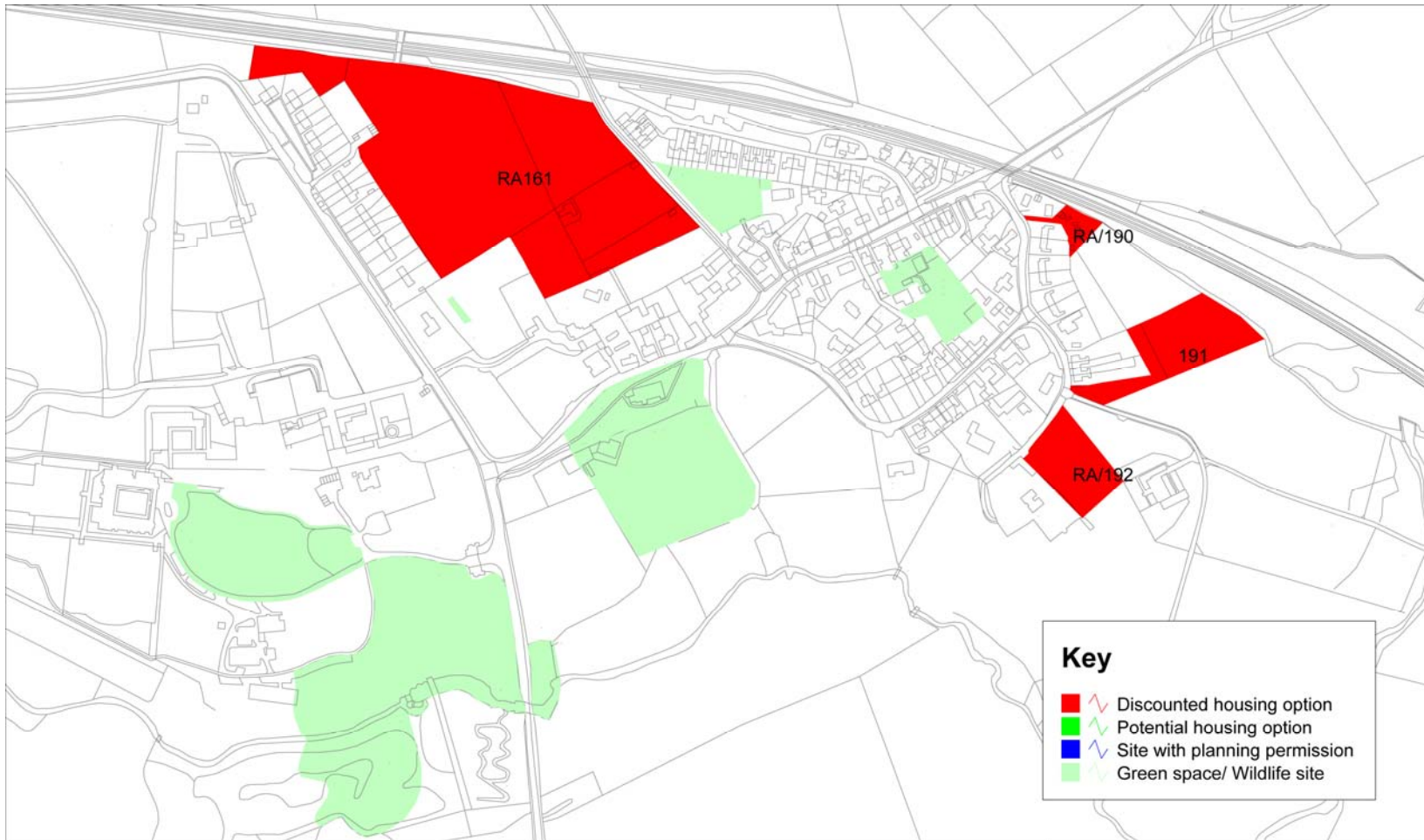
Rushton

The preferred approach for Rushton in the Options Paper was for no growth beyond the settlement boundary. Three new potential housing sites were proposed during the Options Paper consultation (RA/190, RA/191 and RA/192). The assessment of these sites is summarised in appendix 14.

These sites all have a number of negative impacts and constraints. A recent Housing Needs Assessment for Rushton identified no need for affordable housing and given that none of the sites are considered appropriate the recommendation is for Rushton to remain as a village which is restricted to no growth beyond the settlement boundary. If future needs assessments identify a need for affordable housing this could be delivered under the proposed rural exceptions policy.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Land to the north east of Desborough Road, Rushton	RA/161	114	No change	Discount as an potential housing allocation
Rushton Site A	RA/190	2	Not a suitable site	Discount as an potential housing allocation
Rushton Site B	RA/191	17	Not a suitable site	Discount as an potential housing allocation
Rushton Site C	RA/192	12	Not a suitable site	Discount as an potential housing allocation

The preferred option is for 'no growth' in Rushton.



Key

- ▽ Discounted housing option
- ▽ Potential housing option
- ▽ Site with planning permission
- ▽ Green space/ Wildlife site

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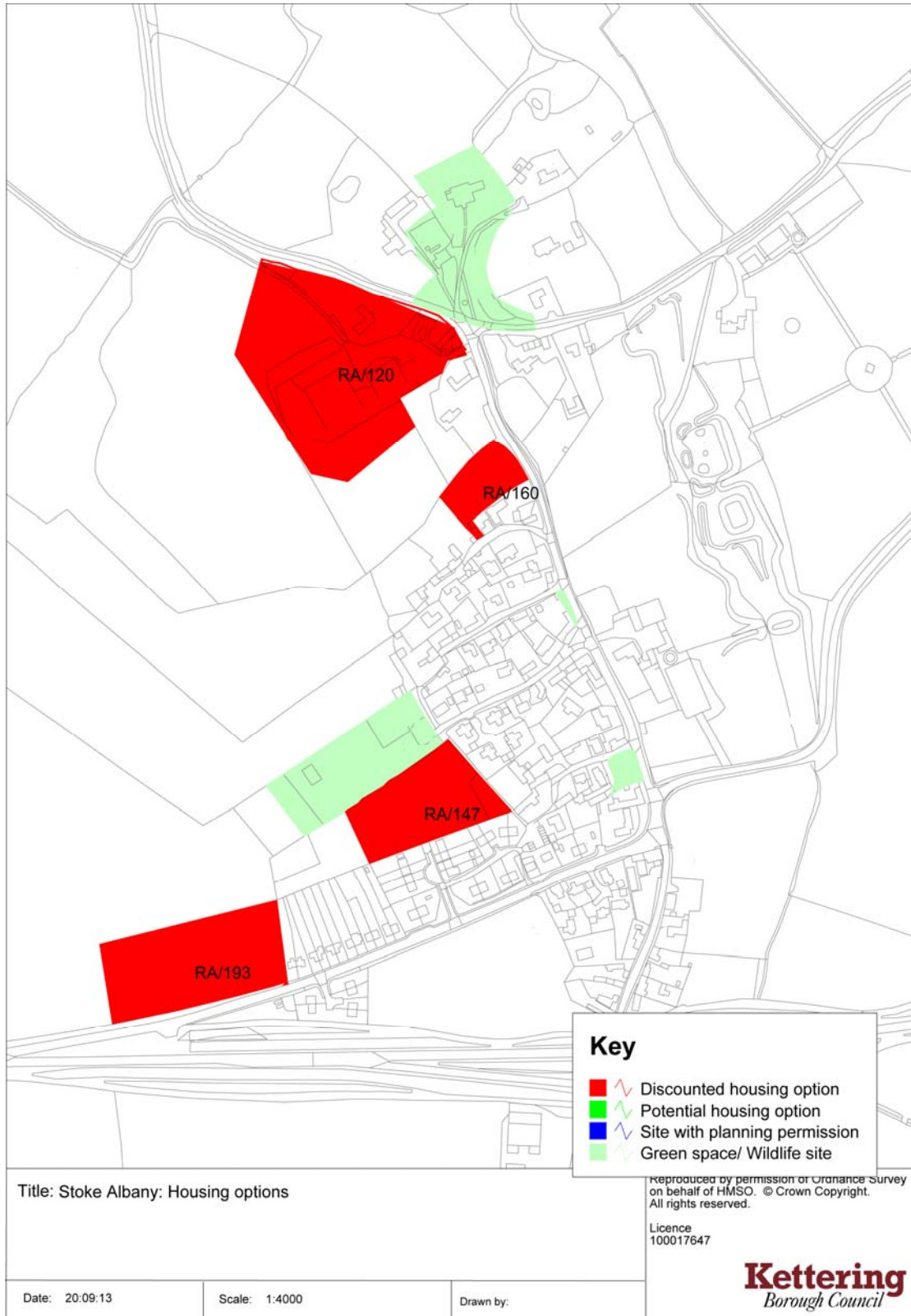
Stoke Albany

A Housing Needs Assessment for Stoke Albany (March 2011) identified a need for 8 affordable houses in the village. The Options Paper identified the opportunity for small scale growth in Stoke Albany and RA/120 was identified as the preferred site. However, concerns were raised during the consultation that the site is too remote and would increase pressure for further development in the open countryside. The site has been re-assessed and concerns remain about how the site will relate to the existing settlement. An alternative site could come forward for affordable housing through the proposed exceptions policy. Therefore, site RA/120 has been discounted on this basis.

An additional site was promoted for housing development during the consultation to meet affordable and market needs (RA/193). The assessment of this site is summarised in appendix 15. This site has significant constraints including impact on the landscape and provision of safe access to the site. The site is therefore not considered suitable for development.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Farm & land at Stoke Farm, Ashley Road, Stoke Albany	RA/120	8	Concerns about the impact of this site on the open countryside and the character of the village	Discount as an potential housing allocation
Land at Harborough Road, Stoke Albany	RA/193	30	Site has significant constraints	Discount as an potential housing allocation

The preferred option is for 'small scale growth' for affordable housing in Stoke Albany subject to identification of a suitable site.



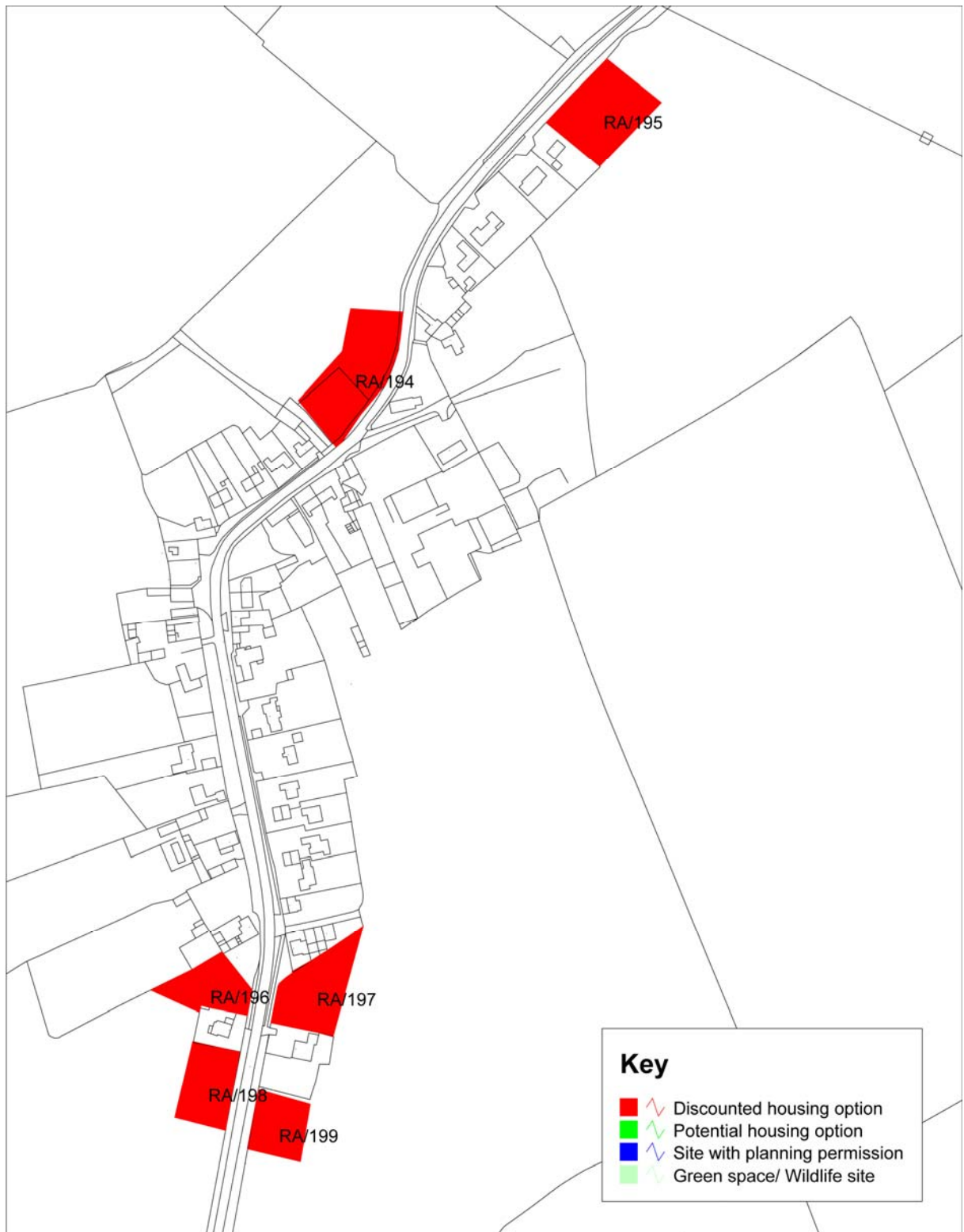
Sutton Bassett

The preferred approach for development in Sutton Bassett in the Options Paper was for no growth beyond the settlement boundary. Six new potential housing sites were proposed during the Options Paper consultation (RA/194, RA/195, RA/196, RA/197, RA/198 and RA/199). The assessment of these sites is summarised in appendix 16.

The sites all have a significant number of constraints and are likely to have a negative impact on landscape character, historic environment and built form of the settlement. There is no identified housing need in Sutton Bassett and even if a need was identified it would be more appropriate for this need to be met in a nearby town or village which has a basic range of facilities which are not available in Sutton Bassett. The recommended approach for Sutton Bassett is to proceed with the preferred option as identified in the Options Paper for no growth beyond the village boundary.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Sutton Bassett A	RA/194	2-4	Significant constraints	Discount as an potential housing allocation
Sutton Bassett B	RA/195	2-4	Significant constraints	Discount as an potential housing allocation
Sutton Bassett C	RA/196	3-4	Significant constraints	Discount as an potential housing allocation
Sutton Bassett D	RA/197	2-4	Significant constraints	Discount as an potential housing allocation
Sutton Bassett E	RA/198	2-4	Significant constraints	Discount as an potential housing allocation
Sutton Bassett F	RA/199	2-4	Significant constraints	Discount as an potential housing allocation

The preferred option is for 'no growth' in Sutton Bassett.



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Thorpe Malsor

The preferred approach for Thorpe Malsor in the Options Paper was to limit growth and protect the linear character of the settlement, the setting of its Listed Buildings and its important green spaces. There was some support for small scale growth but no sites were identified to accommodate this growth. Therefore it is appropriate to progress a no growth option in Thorpe Malsor.

The preferred option is for 'no growth' in Thorpe Malsor.

Thorpe Underwood

The preferred approach for Thorpe Underwood in the Options Paper was to not define a settlement boundary and for Thorpe Underwood to continue as scattered development in the open countryside. No sites were promoted for housing development and no comments were received which would alter the approach identified. The recommended approach for Thorpe Underwood therefore is to proceed with the designation of scattered development in the open countryside.

The recommend approach for Thorpe Underwood therefore is to proceed with the designation of scattered development in the open countryside.

Warkton

The preferred option for Warkton in the Options Paper was to limit growth and protect the character of the village, its Listed Buildings and important open spaces. There was some support for small scale growth but as no sites were identified to accommodate this growth it is considered appropriate to progress a no growth option in Warkton.

The preferred option is for 'no growth' in Warkton.

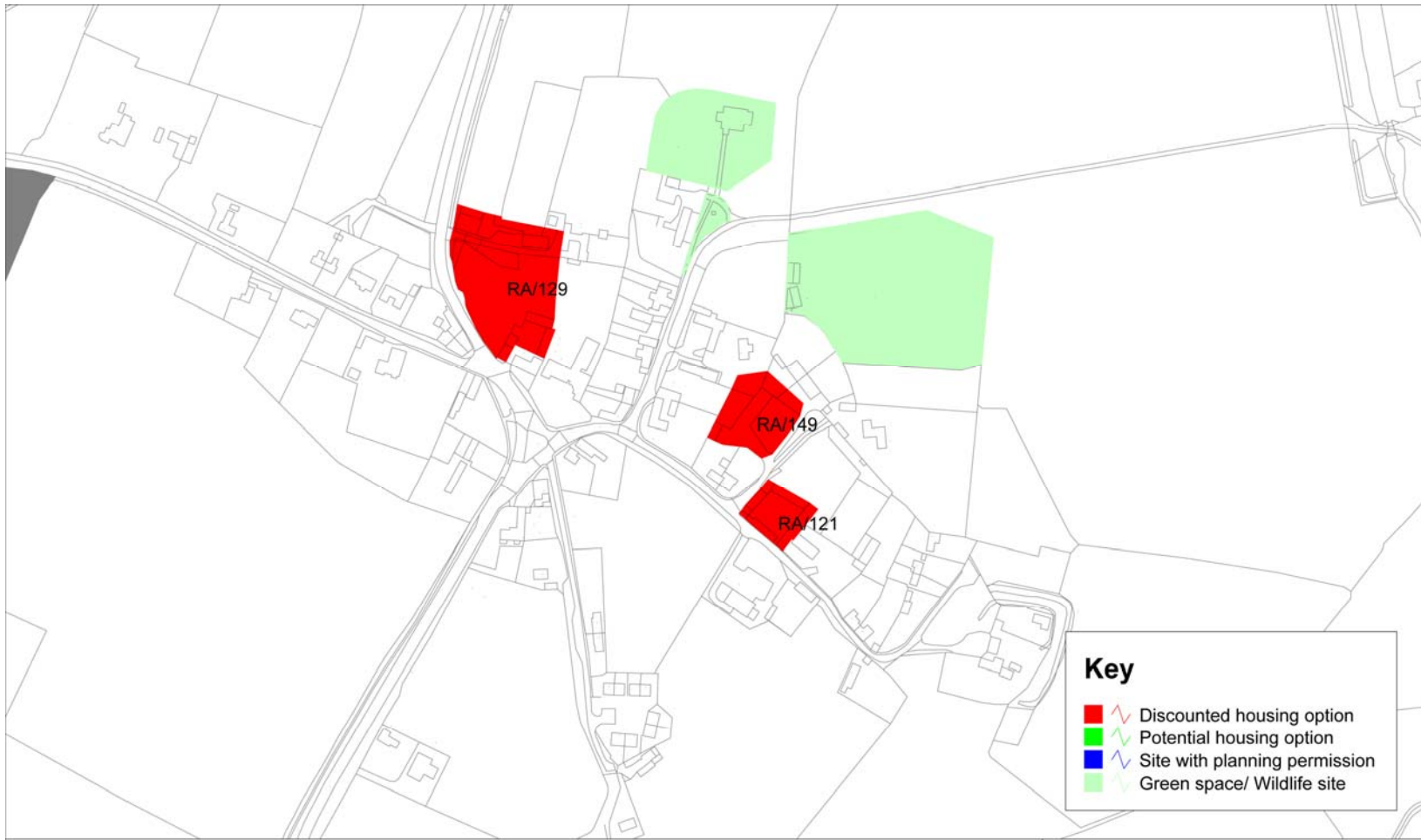
Weekley

The Options Paper identified the opportunity for some small scale growth in Weekley. RA/121 and RA/149 were identified as suitable sites to accommodate this growth and allocation of these sites for housing development was supported through the consultation. However, as both sites are located within the settlement boundary and can come forward as infill development it is therefore not necessary to progress them as allocations. Design principles will be developed for each site to protect the character of the village and the conservation area.

One new site was promoted for housing development during the consultation process. The site has not been assessed as a potential housing allocation as it is located within the settlement boundary and can also come forward as infill development.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Weekley Builders Yard Barns	RA/121	4	Located within the settlement boundary	No need to progress as potential housing option
Weekley Builders Yard	RA/149	7	Located within the settlement boundary	No need to progress as potential housing option
	RA/		Located within the settlement boundary	No need to progress as potential housing option

The preferred option is for 'no growth' in Weekley.



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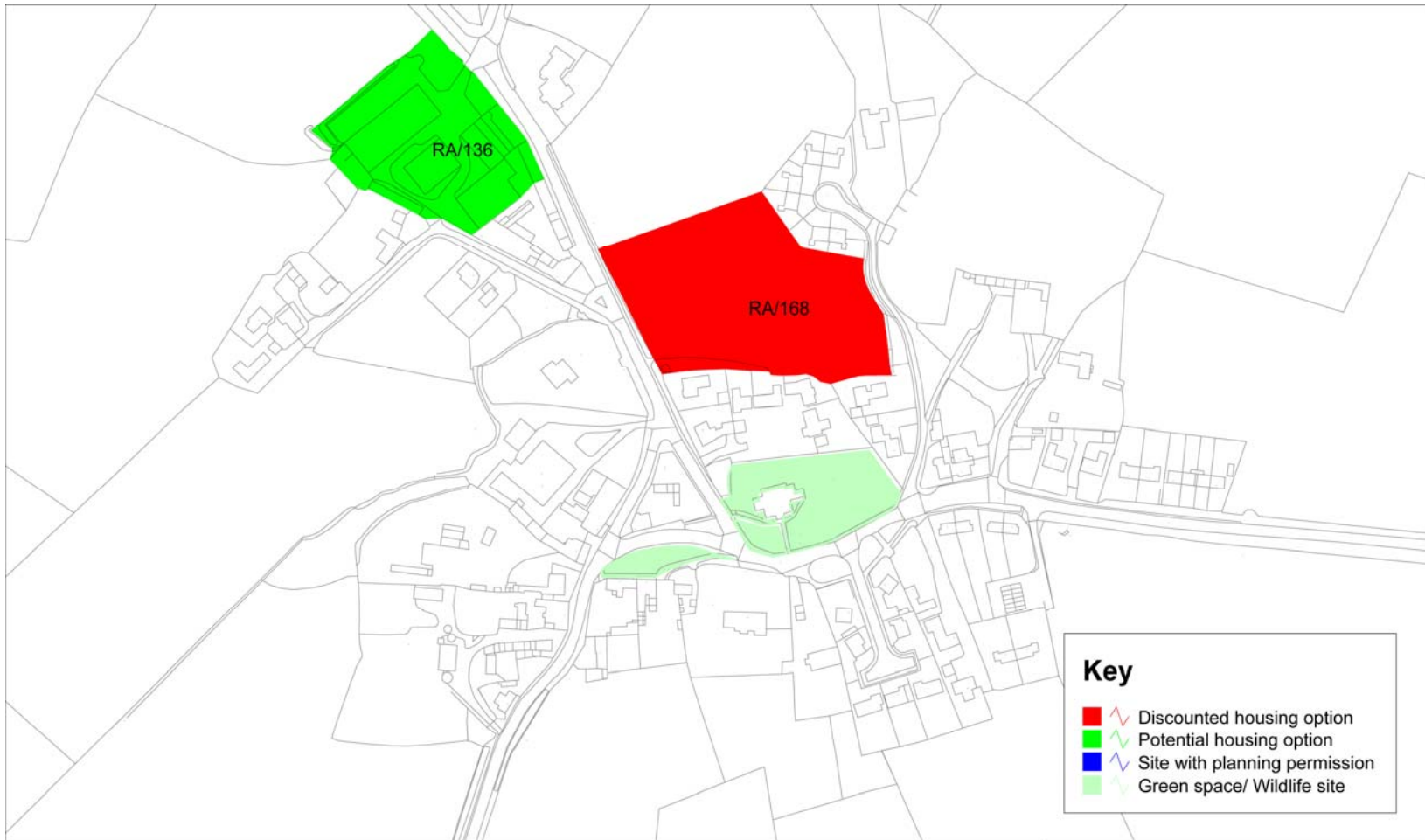
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Weston by Welland

The Options Paper identified the opportunity for some small growth in Weston by Welland to support village facilities and provide housing to meet local need, including affordable housing. No additional sites were identified and no comments made which would alter the assessment of sites.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Home Farm, Weston by Welland	RA/136	11	No change	Allocate as potential housing option

The preferred option is for 'small scale growth' in Weston by Welland.



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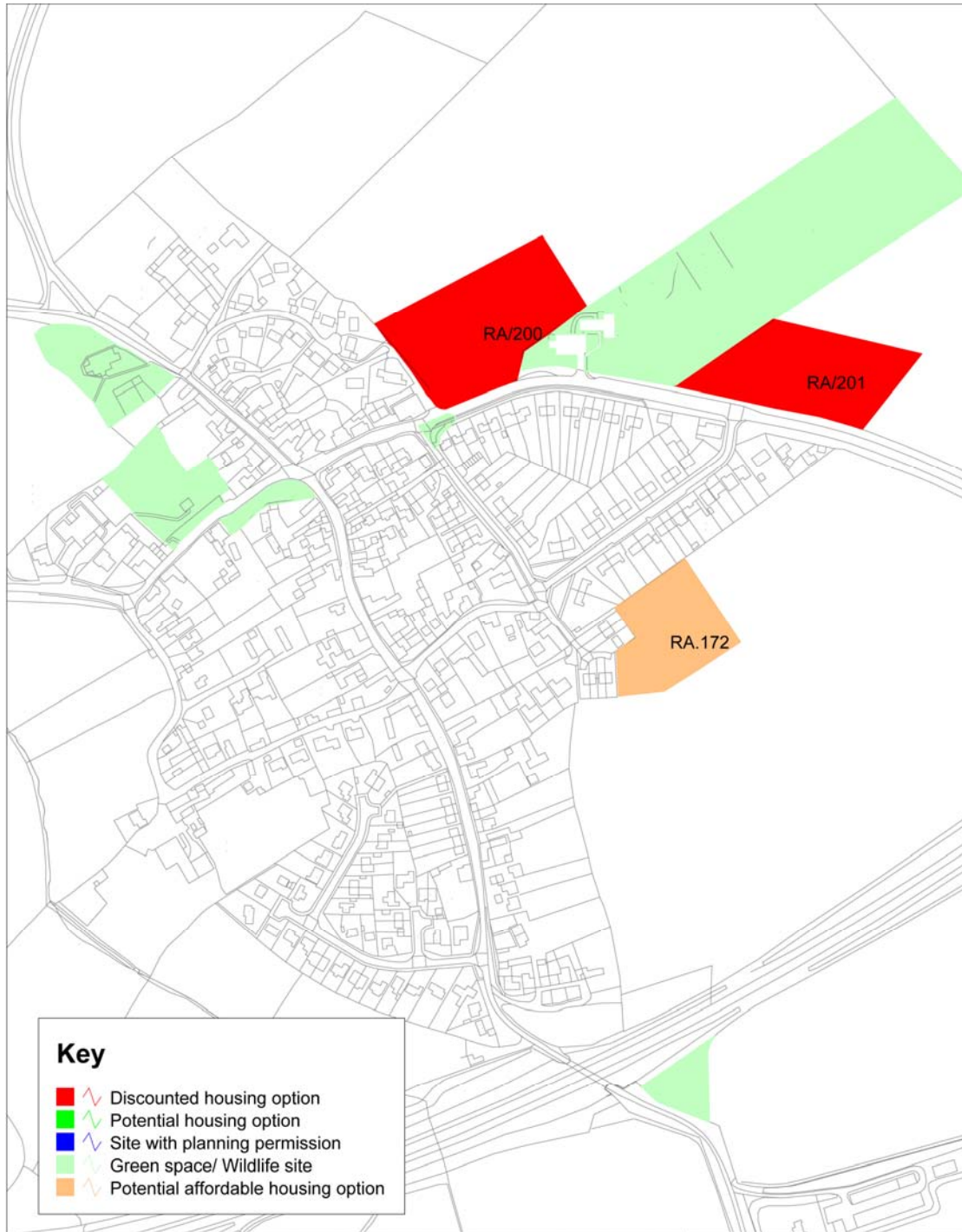
Wilbarston

The Options Paper identified the opportunity for some small scale growth to meet identified need for affordable housing in Wilbarston, RA/172. Two new sites were promoted for development during the Options Paper consultation (RA/200 and RA/201). The sites were promoted for a mix of affordable and market housing. The assessment of these sites is summarised in appendix 17.

The sites both have significant impacts on the landscape and settlement character. While there is an identified housing need in Wilbarston the solely affordable housing site identified during the Options Paper consultation was supported and given the landscape impacts of the alternative options is still considered the most appropriate option for meeting the identified need for affordable housing.

Site Name	Site Reference	Approximate Yield	Comments	Conclusion
Land east of Kendals Close, Wilbarston	RA/172	6 (subject to identified need)	No change	Allocate as potential housing option
Land west of the village hall	RA/200	18	Significant impacts	Discount as a housing option
Land east of the village hall	RA/201	14	Significant impacts	Discount as a housing option

The preferred option is for 'small scale growth' in Wilbarston for affordable housing.



Key

- Discounted housing option
- Potential housing option
- Site with planning permission
- Green space/ Wildlife site
- Potential affordable housing option

Title: Wilbarston: Housing Options

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Summary Assessment Sheets

Appendix 1: Kettering and Barton Seagrave

Table 1.1

Assessment criteria	Question	Site reference		
		KE/182	KE/183	KE/184
Yield	SHLAA/ developer submission	24/1		45
	@ 30 DPH	24	29	45
Accessibility to	Facilities	x	x	✓✓
	Employment	x	✓	✓✓
	Public Transport	~	✓✓	✓
	Settlement hierarchy	x	x	✓✓
Health		✓✓	✓✓	~
Skills		~	~	~
Community		~	~	~
Liveability	Impact of noise or odour	✓✓	~	~
	Compatible development	~	x	✓✓
Biodiversity impact on	Protected species	~	✓✓	~
	Ecological features	~	~	~
Landscape		x	✓	~
Cultural Heritage		xx	✓	✓
Built Environment	Settlement Character	xx	~	~
	Relationship to area	x	x	✓✓
	Coalescence	x	~	✓✓
Water Conservation and Management		✓	✓	x
Soil and Land	Agricultural land	~	~	x
	Previously developed land	x	x	x
	Contaminated land	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	xx
Wealth Creation		x	x	~
Infrastructure	Access to Highway	xx	xx	✓✓
	Capacity of Highway	~	xx	~
	Capacity of Infrastructure	xx	~	~
	Drainage	✓✓	✓✓	✓✓
Availability	Interest	✓✓	✓✓	✓✓
	Constraints	Yes	Yes	No
Deliverability		x	x	✓✓
Total	✓✓	6	7	11
	✓	1	4	2
	~	8	8	11
	x	9	7	3

	x x	4	2	1
Conclusion		No	No	Yes

Table 1.2

Summary of comments received in relation to KE/007	Proposed changes to the Assessment Sheet
Highway network is already operating at capacity. Concern regarding suitability for residential development, leading to further traffic congestion. Bishop Stopford School should be given principle option for acquiring site	No change. Consultation with NCC Highways acknowledges highway capacity may be an issue but deemed that development of the scale proposed could be accommodated.

Table 1.3

Summary of comments received in relation to KE/011	Proposed changes to the Assessment Sheet
Yield should be increased. Concept masterplan provided demonstrates there is 12.09ha of developable residential land having mitigated impact of noise from A14 and pylons on site. This could provide between 363 dwellings (at 30dph) and 484 dwellings (at 40dph).	Increase yield to 484 dwellings.

Table 1.4

Summary of comments received in relation to KE/032	Proposed changes to the Assessment Sheet
Site should not form part of HVI/053 - it does not have intrinsic historical or landscape value, it is adjacent to the conservation area, not within it. Barton Seagrave Conservation Area Appraisal notes that the boundary of the conservation area has been drawn to include all significant features, including open spaces, which contribute to the character of the village.	Site HVI/053 has been reassessed as Historically and Visually important Open Space and part of the site has been removed from the designation.

Table 1.5

Summary of comments received in relation to KE/033	Proposed changes to the Assessment Sheet
Development of the site would continue the existing building line without removing significant open space from	No change. Open space will be lost which could not be re-provided elsewhere. The site is part of a

the park.	much larger important open space and the impact on this would be unacceptable.
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Table 1.6

Summary of comments received in relation to KE/154	Proposed changes to the Assessment Sheet
Site will be surrounded by Kettering East. Allocation of the site is acceptable in its own right and should not be dependent on the commencement of the urban extension.	No change. Allocation of the site for residential development remains inappropriate at this time as the site is physically detached from Kettering. It is acknowledged that the site will in time be surrounded by Kettering East and once development has reached this part of the site it may then be suitable for assessment and allocation in future reviews of the Site Specific Proposals LDD.

Barton Seagrave

Table 1.7

Assessment criteria	Question	Site Assessment
		KE/032a
Yield	SHLAA/ developer submission	141
	@ 30 DPH	117
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		xx
Built Environment	Settlement Character	~
	Relationship to area	✓✓
	Coalescence	✓✓
Water Conservation and Management		✓

Soil and Land	Agricultural land	~
	Previously developed land	x
	Contaminated land	✓✓
Minerals		✓✓
Wealth Creation		x
Infrastructure	Access to Highway	✓✓
	Capacity of Highway	~
	Capacity of Infrastructure	~
	Drainage	✓✓
Availability	Interest	✓✓
	Constraints	No
Deliverability		✓
Total	✓✓	13
	✓	3
	~	8
	x	2
	xx	2
Conclusion		No

Table 1.8

Summary of comments received in relation to KE/032	Proposed changes to the Assessment Sheet
<p>A revised site plan has been submitted excluding Big Spinney from the site. The land is readily available and benefits from road frontage onto Barton Road which has been assessed as suitable for the provision of an access to the serve the development of the land. The land is free from any other constraints. The Options Paper suggests that the land should be deleted as a proposed allocation for housing development on landscape grounds. However, we believe that this recommendation may be based on the mistaken understanding that the site falls within a conservation area. The land edged red on the enclosed plan does not form part of a conservation area.</p>	<p>Change site boundary. This site is reasonably accessible with access to some services and close to a bus route. Any potential impacts on Big Spinney CWS would need to be carefully considered and mitigated however, there is room on the site to accommodate this. The impact on the Barton Conservation Area would need to be carefully considered and views to the Church maintained. Impact on views from Wicksteed Park across adjacent HVI will also need to be considered. Development on this site would be constrained.</p>

Appendix 2 : Burton Latimer

Table 2.1

Assessment criteria	Question	Site reference		
		BL/180	BL/181	Updated Assessment of BL/051
Yield	SHLAA/ developer submission	348	2	57
	@ 30 DPH	348	8	30
Accessibility to	Facilities	✓✓	✓	x
	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	xx	✓
Cultural Heritage		xx	xx	~
Built Environment	Settlement Character	xx	xx	~
	Relationship to area	✓✓	✓	✓
	Coalescence	✓✓	✓✓	x
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	~	~	~
	Previously developed land	✓	✓	x
	Contaminated land	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	xx
Wealth Creation		x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	✓✓
	Capacity of Highway	~	✓✓	~
	Capacity of Infrastructure	~	✓✓	~
	Drainage	xx	✓✓	✓✓
Availability	Interest	✓✓	✓✓	✓✓
	Constraints	No	No	No
Deliverability		✓	✓✓	✓✓
Total	✓✓	11	15	9
	✓	5	5	5
	~	7	4	9
	x	2	1	4
	xx	3	3	1
Conclusion		Yes	No	Planning

				permission granted
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Table 2.2

Summary of comments received in relation to BL/042	Proposed changes to the Assessment Sheet
Highway consultants have been considering access to the site and have advised that access can be constructed in accordance with Highway Authority requirements. Proposed arrangements under discussion with NCC, further details to be shared with the Council when available.	No change. Assessment may be updated once further details and evidence have been provided but regardless the original assessment does not identify highway access and capacity as a constraint.
Drainage engineers undertaking modelling as part of the preparation of the Flood Risk Assessment (FRA) in consultation with the Environment Agency. Once finalised the FRA will be submitted to the Council confirming the ability of the site to deliver housing proposed.	No change. Assessment will be updated once evidence has been submitted.
Archaeological appraisal is being undertaken. Early indications are that there are no areas of archaeological interest within the site. Findings will be made available in due course.	No change. Assessment will be updated when evidence is received.
Proposed yield does not make the most of the site. To test this, a layout has been prepared which indicates the site could accommodate up to 50 dwellings.	Increase yield from 35 to 50 dwellings.
Part of the site is located in Flood Zone 2 and 3. To take the site forward it must be demonstrated that the site has passed/is likely to pass the Sequential and/or the Exception Test as per the Technical Guidance of the NPPF. In areas at risk of flooding preference should be given to locating new development in Flood Zone 1. Only if there are no reasonable sites available in Flood Zone 1 then the vulnerability of the proposed development can be taken into account in location development in Flood Zone 2 and 3. A Flood Risk Assessment will also have to be submitted.	Update assessment sheet with additional information provided. No change to the scoring of the site as the original assessment recognises that part of the site falls within a Flood Zone.
Highway network does not have sufficient capacity to accommodate	No change. No evidence provided, any impacts on infrastructure will

development.	be mitigated through S106 or CIL contribution.
Schools do not have capacity.	No change. The original assessment recognises that there is limited school capacity but constraints can be overcome.

Table 2.3

Summary of comments received in relation to BL/043	Proposed changes to the Assessment Sheet
Trees and hedgerows can be retained.	No change. The original assessment identifies that impact on trees and hedgerows can be mitigated
Noise issue can be mitigated.	No change. The original assessment acknowledges that this constraint can be overcome.
The need for additional primary places will be funded by the development in accordance with the NPPF and CIL.	No change. The original assessment acknowledges that capacity is insufficient at present but that the constraints can be overcome.

Table 2.4

Summary of comments received in relation to BL/044	Proposed changes to the Assessment Sheet
Part of the site is within the conservation area and includes two Grade II listed buildings; it also lies within the setting of Grade I Burton Latimer Hall.	No change. The original assessment recognises that the landscape has high sensitivity to development and there may be an impact on historic/cultural environment but this can be mitigated with careful design. Design principles will be prepared for the site which will minimise the impact on the listed buildings and the conservation area.
Density should be lower due to access problems.	Reduce developable area and calculate yield based on 20 dph. Reduce yield to 22 dwellings.

Table 2.5

Summary of comments received in relation to BL/045	Proposed changes to the Assessment Sheet
Access can be provided from Woodland Drive and Cranford Road and should not be identified as a major constraint in the assessment.	No change. The original assessment identified the site as having poor accessibility. This is about distance to access local

	facilities rather than the road network. Access to the highway has not been identified as a constraint in the original assessment.
Noise issue can be mitigated.	No change. The original assessment acknowledges that this constraint can be overcome.
Archaeological significance can be identified through appraisal and should not discount the site at this stage.	No change. No evidence provided to alter this element of the assessment.
The need for additional primary places will be funded by the development in accordance with the NPPF and CIL.	No change. The original assessment acknowledges that capacity is insufficient at present but that the constraints can be overcome.

Table 2.6

Summary of comments received in relation to BL/047	Proposed changes to the Assessment Sheet
Site is within the conservation area and includes three Grade II listed buildings.	No change. The original assessment acknowledges that development may impact on the historic/cultural environment but this can be mitigated with careful design. Design principles will be prepared for the site which will minimise the impact on the listed buildings and the conservation area.

Table 2.7

Summary of comments received in relation to BL/048a	Proposed changes to the Assessment Sheet
Boundary of the site should be extended to the south to follow a more logical field boundary. This would avoid unnecessary severance of fields, leaving small, unmanageable parcels of land remaining.	Amend the site boundary to the south but exclude the land to the east from the boundary.

Table 2.8

Summary of comments received in relation to BL/050	Proposed changes to the Assessment Sheet
Access concerns can be explored.	No change. No details provided as to how access to the site can be achieved.

The need for additional primary places will be funded by the development in accordance with the NPPF and CIL.	No change. The original assessment acknowledges that capacity is insufficient at present but that the constraints can be overcome.
The site is available and development would be supported.	No change. Availability and deliverability is acknowledged in the original assessment.

Table 2.9

Summary of comments received in relation to BL/051	Proposed changes to the Assessment Sheet
Transport Statement provided indicates that there are no access difficulties.	Update Assessment Sheet. Identify the site as a housing option.
An Ecological Report has been carried out which identifies the land as one poor grass field and two boundary hedgerows of low ecological value; subject to surveys for reptiles and badgers it is anticipated that development could go ahead without significant impacts.	Update Assessment Sheet. Identify the site as a housing option.

Table 2.10

Summary of comments received in relation to BL/053a	Proposed changes to the Assessment Sheet
Was not supported during the consultation as it was considered to be an intrusion into the Ise Valley	No change to assessment.

Table 2.11

Summary of comments received in relation to BL/057	Proposed changes to the Assessment Sheet
Questions deliverability of the site which has an established and viable use and provides significant employment in the town.	No change. There is no reason to believe that the site will not come forward within the plan period which extends to 2031. However it is considered appropriate to reduce the size of the site and allocate the land within the settlement boundary only, thereby reducing the yield to 30 dwellings.

Table 2.12

Summary of comments received in relation to BL/058	Proposed changes to the Assessment Sheet
The site represents a logical extension to recently approved development; the site is available and deliverable.	The site is being taken forward as part of BL/180.

Appendix 3 : Desborough

Table 3.1

Assessment criteria	Question	Site reference						
		DE/188	DE/189	Updated assessment of DE/071	Updated assessment of DE/173	DE/065	Updated assessment DE/063	DE/210
Yield	SHLAA/ developer submission	46 dwellings		27		350		
	@ 30 DPH		74 dwellings	15	86		81	304
Accessibility to	Facilities	~	~	✓	x	~	✓	✓
	Employment	~	✓	~	x	~	✓	~
	Public Transport	~	✓	✓✓	~	✓✓	✓✓	✓✓
	Settlement hierarchy	✓	✓	✓	x	✓	✓	✓
Health		✓✓	~	✓✓	✓✓	✓✓	✓✓	~
Skills		~	~	~	~	~	~	~
Community		✓	~	✓	✓	~	~	~
Liveability	Impact of noise or odour	✓✓	~	✓✓	x	~	~	✓✓
	Compatible development	✓✓	~	✓✓	~	~	~	✓✓
Biodiversity impact on	Protected species	~	~	~	✓✓	xx	✓✓	~
	Ecological features	~	~	✓✓	✓✓	xx	✓✓	~
Landscape		✓✓	x	~	✓✓	xx	✓	x
Cultural Heritage		✓	~	xx	✓✓	xx	~	~
Built Environment	Settlement Character	~	~	✓✓	✓	xx	~	~
	Relationship to area	✓	~	✓✓	x	✓	✓	✓
	Coalescence	✓✓	x	✓✓	✓✓	x	✓✓	✓
Water Conservation and Management		✓	✓	✓	✓	✓	✓	✓
Soil and Land	Agricultural land	~	~	~	✓✓	~	~	~
	Previously developed land	x	x	✓✓	x	x	x	~
	Contaminated land			✓✓		✓✓	✓✓	~
Minerals		✓✓	✓✓	✓✓	✓✓	xx	xx	✓✓
Wealth Creation		x	x	x	x	x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
	Capacity of	~	~	~	✓✓	~	~	✓✓

	Highway							
	Capacity of Infrastructure			~	~	~	~	~
	Drainage	✓✓	✓✓	✓✓	~	xx	✓✓	✓✓
Availability	Interest	✓✓	✓✓	xx	✓✓	✓✓	✓✓	✓✓
	Constraints	No	No	No	No	No	No	
Deliverability		✓✓	✓✓	✓	✓	x	✓✓	✓✓
Total	✓✓	10	5	13	8	5	11	9
	✓	5	4	5	6	3	6	5
	~	9	13	8	5	9	9	12
	x	2	4	1	7	4	2	2
	xx	0	0	1	0	7	1	0
Conclusion		Yes	Progress in combination with adjacent sites	No	Progress in combination with adjacent sites	No	Yes	Yes

Table 3.2

Summary of comments received in relation to DE/013a and DE/142	Proposed changes to the Assessment Sheet
DE/142 - Accessibility – should not be assessed as poor due to good road linkages	No change – this assessment is about distance to access local facilities rather than the wider road network. Access to bus routes is recognised through the assessment of public transport.
Desk Study Site Identification Report – Identified potential sources of pollution on the site.	Within this part of the site only minimal risk of contamination was identified. The score for contamination was ✓✓ so no change to the score required.
Archaeological Assessment – Ridge and Furrow on the site was not identified in the Historic Landscape Character Assessment as an example for preservation.	NCC Archaeology were consulted as part of the original assessment and assessed that development would have a significant negative impact on the historic and cultural environment. No alteration to score necessary.
Air quality and noise assessment – based on employment not residential.	No change to score.
Ecology and biodiversity assessment – Identified a number of habitats and species present and mitigation measures.	Site was previously scored ✓✓ but the detailed assessment identifies that there would be an impact on protected species although this could be mitigated. Assessment altered to ~ to reflect this
Landscape and visual assessment – The	Previously assessed as medium

study recognises the elevated position of the site and proposes mitigation measures.	landscape quality. No change, while mitigation measures are proposed the assessment of the site as medium landscape quality is still appropriate.
Utilities statement – concludes there are no major restrictions regarding provision of services.	No change - the original assessment recognised that capacity constraints could be overcome.
Drainage statement – identifies the need for balancing ponds to deal with surface water.	No change – original assessment that extensive new drainage infrastructure would be requires remains unchanged.
Disagree that accessibility of the site is poor	No change – this assessment criterion is based on distance to key services and facilities rather than accessibility by road or walking and cycling routes.
Ecology – development would impact on Great Crested Newts and protected birds such as the Skylark, Lapwing, Fieldfare, Redwing, Song Thrust and Bullfinch	The assessment of ecology has been altered to reflect potential impact on protected species.
Development would increase noise, light and air pollution and road usage on Braybrooke Road/ Gold Street that are already congested.	If the site was allocated for development a planning application would need to be accompanied by noise, transport and air quality assessments.
Area is important ridge and furrow (sites and monuments register ref 9980/0/10)	The site has been included in the assessment of Historically and Visually Important Open Space.

Table 3.3

Summary of comments relating to DE/063	Proposed changes to the Assessment Sheet
<p>Site should be identified for development as is in a sustainable location so in accordance with the NPPF because:</p> <ul style="list-style-type: none"> • It is served by an established road, Pipewell Road, which provides direct access into Desborough town centre – highway improvements would be provided if required. • Shop, school and Leisure Centre are close to the site (300m, 400m and 500m) 	<ul style="list-style-type: none"> • The assessment recognised that access can be achieved but that there is potentially an issue with capacity of the bridge. This would need to be overcome if the site is progressed. • Accessibility – no change - Accessibility of the site to the town centre, local facilities and employment is recognised in the original assessment so no change required. • Impact on character of the

<ul style="list-style-type: none"> • Close to employment opportunities within Desborough and Corby is 3 miles away where further employment can be found • New development to north which sets a precedent for residential development • Site could be well shielded from distant views by planting of a wide tree and landscape belt • Site is currently arable farm land so does not provide good levels of biodiversity, development could achieve a net gain in biodiversity • Site is deliverable and available and Tata would be willing to promote the site for affordable housing delivery 	<p>assessment – alter score to neutral as development to the north provides a residential character in this area.</p> <ul style="list-style-type: none"> • Landscape – No change – Site is assessed as medium landscape sensitivity and no evidence to alter this score. • Ecology – no change – the site scored positively in relation to ecology in the original assessment. • Deliverability score altered to reflect that constraints could be overcome.
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Table 3.4

Summary of issues raised in relation to the Hawthorns Leisure Centre (DE/072)	Proposed changes to the Assessment Sheet
Would result in loss of open space and recreational facilities which should be protected.	No change. The open space and recreation facilities would be lost but these have been re-provided at The Grange Leisure Centre. This has been recognised in the assessment of the site. If the site is developed then open space would be provided in accordance with the Open Space SPD.
There would be a significant impact on Tailby Meadow	No change. Impact on Tailby Meadow will be an important consideration if the site is progressed for development. This impact is recognised in the assessment of the site. Proposals will need to provide mitigation for any harm and would also need to provide a net increase in biodiversity.
Width of access road is unsuitable	No change. The width of access via The Hawthorns is recognised as an issue in the assessment of the site. Proposals would need to be accompanied by a Transport Assessment.
Potential overlooking of existing	Overlooking is an issue which would

properties	be dealt with at planning application stage but it is considered that the site could be developed without resulting in unacceptable overlooking of adjacent properties.
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Table 3.4

Summary of comments received in relation to DE/173	Proposed changes to the Assessment Sheet
Some support as housing site but density should be lowered, concern over impact on Ise Valley.	

Appendix 4 : Rothwell

Table 4.1

Assessment criteria	Question	Site reference	
		RO/202	RO/203
Yield	SHLAA @ 30 DPH	66	21
Accessibility to	Facilities	~	✓
	Employment	x	~
	Public Transport	✓	✓
	Settlement hierarchy	✓	x
Health		✓✓	✓✓
Skills		~	~
Community		~	~
Liveability	Impact of noise or odour	✓✓	x
	Compatible development	✓✓	x
Biodiversity impact on	Protected species	✓✓	✓✓
	Ecological features	✓✓	✓✓
Landscape		✓	x
Cultural Heritage		~	~
Built Environment	Settlement Character	~	xxx
	Relationship to area	✓	x
	Coalescence	~	✓✓
Water Conservation and Management		✓	✓
Soil and Land	Agricultural land	x	x
	Previously developed land	x	x
	Contaminated land		
Minerals		✓✓	✓✓
Wealth Creation		x	x
Infrastructure	Access to	✓✓	xxx

	Highway			
	Capacity of Highway	~	~	
	Capacity of Infrastructure		xx	
	Drainage	✓✓	xx	
Availability	Interest	✓✓	✓✓	
	Constraints	Allotments	Detachment	
Deliverability		6-10 years	Over 15 years	
Total	✓✓	10	6	
	✓	5	3	
	~	7	5	
	x	4	8	
	xx	0	4	
Conclusion		Yes	No	

Table 4.2

Summary of comments received in relation to RO/202	Proposed changes to the Assessment Sheet
This proposed housing option is outside the proposed settlement boundary and some distance from existing services within the town. Consideration should be given to the significant number of trees at the site, particularly with regards to their biodiversity potential.	Consideration has been given to biodiversity and vegetation within the site, which could either be mitigated or accommodated into any future development.
This preferred site is less than 1 hectare located in Flood Zone 1, (low probability of flooding). The main flood risk issue to consider is usually the management of surface water run-off. Drainage from new development must not increase flood risk either on-site or elsewhere.	Surface water run-off will be considered alongside the development of this site.
The area would make an attractive and logical housing development.	Identify the site as a housing option.
Adequate surface water disposal is a priority.	Surface water run-off will be considered alongside the development of this site.

Table 4.3

Summary of comments received in relation to RO/203	Proposed changes to the Assessment Sheet
This site should be included with the Rothwell North Sustainable Urban Extension, as this will form an integral and logical part of the development.	This site is physically detached from the settlement and built form and if it was to come forward in advance of the Rothwell North Urban Extension would not be sustainable.

Appendix 5 : Ashley

Table 5.1

Summary of comments received in relation to RA/162	Proposed changes to the Assessment Sheet
Access to the site is problematic	No change. The original assessment recognises that access may be difficult due to location of the site on a corner.
Site should be cleared and returned to its agricultural use which, combined with soft landscaping, will provide an appropriately rural and attractive gateway to the village.	Discount as a housing option due to significant level of objection.

Table 5.2

Summary of comments received in relation to RA/137	Proposed changes to the Assessment Sheet
<p>No reasonable justification has been provided to discount the site as a potential residential development opportunity. There are a number of inaccuracies in the original assessment of the site including:</p> <ul style="list-style-type: none"> • Access to the site can be achieved; access to the site is in the control of the site owner and has been constructed to a higher standard than would normally be required for an access serving this scale of development. • Development would be limited to a single dwelling and therefore is unlikely to have a significant impact on the character of the village. • Listed buildings are located 40-50 metres from the southern site boundary; impact on setting of listed buildings is likely to be negligible and could be mitigated through the design process. 	<ul style="list-style-type: none"> • While access constraints may be overcome there are other significant impacts such as impact on the linear character of the village, setting of listed buildings and the conservation area which can not be overcome. • No change. Development of the site, even for one dwelling, would affect the linear character of the village. • No change. The north western site boundary is located adjacent to listed buildings and curtilage of Nos. 6-8 The Maltings. Even a well designed scheme could impact on their setting.

Appendix 6 : Braybrooke

Table 6.1

Assessment criteria	Question	Site reference			
		RA/185	RA/186	RA/187	Updated assessment of RA/128
Yield	SHLAA	N/A	N/A	N/A	N/A
	@ 30 DPH	8	1	6	66
Accessibility to	Facilities	x	x	x	x
	Employment	x	x	x	x
	Public Transport	✓✓	✓✓	✓✓	✓✓
	Settlement hierarchy	~	~	~	~
Health		✓✓	x	✓✓	~
Skills		✓✓	✓✓	✓✓	~
Community		~	~	~	~
Liveability	Impact of noise or odour	✓✓	✓✓	✓✓	x
	Compatible development	✓✓	✓✓	✓✓	✓✓
Biodiversity impact on	Protected species	✓✓	✓✓	✓✓	✓✓
	Ecological features	✓✓	✓✓	✓✓	~
Landscape		✓	xx	xx	✓
Cultural Heritage		~	~	~	~
Built Environment	Settlement Character	~	xx	xx	xx
	Relationship to area	✓	✓✓	✓	✓
	Coalescence	✓✓	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓	✓
Soil and Land	Agricultural land	~	~	~	~
	Previously developed land	x	x	x	~
	Contaminated land	✓✓	✓✓	✓✓	✓✓
Minerals		xx	xx	xx	xx
Wealth Creation		x	x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	xx	✓✓
	Capacity of Highway	~	✓✓	✓✓	✓✓
	Capacity of Infrastructure	✓✓	✓✓	✓✓	xx
	Drainage	✓✓	✓✓	✓✓	xx
Availability	Interest	?	?	✓✓	✓✓

	Constraints	No	No	Yes	Yes
Deliverability		✓✓	✓✓	✗	✓
Total	✓✓	13	14	13	8
	✓	3	1	2	4
	~	6	4	4	8
	✗	4	5	5	4
	✗✗	1	3	4	4
Conclusion		No	No	No	No

Table 6.2

Summary of comments received in relation to RA/128	Proposed changes to the Assessment Sheet
Impact on the setting of a Listed Building and the character of the Conservation Area.	No change. Potential impact on the listed building and conservation area acknowledged in the assessment.
Impact on the character of the village – development of the site would constitute backland development and impact on the village’s pattern of development.	No change. Potential impact on character of the settlement acknowledged in the assessment.
Site provides link between village and open countryside.	No change. This is acknowledged in assessment.
The site is located within 400m of a Sewage Treatment Works, may be a loss of amenity in terms of odour due to proximity of the STW. Anglian Water does not support the allocation of the site.	Update assessment but as site is adjacent to existing residential development the site can not be discounted on this issue alone.

Appendix 7 : Broughton

Table 7.1

Assessment criteria	Question	Site reference				
		Updated assessment of RA/101a	Updated assessment of RA/095	RA/206	RA/207	RA/094b
Yield	SHLAA/ developer submission	12	40	5	N/A	15
	@ 30 DPH		180	44	99	18
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	✓✓
Cultural Heritage		~	xx	~	~	~
Built Environment	Settlement Character	~	xx	~	~	~
	Relationship to area	✓	✓	✓	✓	✓
	Coalescence	✓✓	✓✓	✓✓	~	✓✓
Water Conservation and Management		✓	✓	✓	✓	✓
Soil and Land	Agricultural land	~	~	~	~	~
	Previously developed land	x	x	✓	x	x
	Contaminated land	✓✓	✓✓	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	✓✓	xx	✓✓
Wealth Creation		x	x	x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	✓✓	✓✓	✓✓
	Capacity of Highway	✓✓	~	xx	~	✓✓
	Capacity of Infrastructure	~	✓✓	✓✓	✓✓	✓✓
	Drainage	✓✓	✓✓	✓✓	✓✓	✓✓
Availability	Interest	✓✓	✓✓	xx	✓✓	?
	Constraints	No	No	No	No	No
Deliverability		✓✓	x	✓✓	x	✓✓
Total	✓✓	14	12	11	9	14
	✓	3	3	3	2	2
	~	7	5	9	10	7
	x	4	6	3	6	4
	xx	0	2	2	1	0
Conclusion		Yes	No	No	No	Yes

Table 7.2

Summary of comments received in relation to RA/094, RA/096 and RA/101	Proposed changes to the Assessment Sheet
The school does not have capacity to accommodate additional pupils.	No change. The original assessments acknowledge that school capacity is limited but this can be overcome with an expansion of the school if necessary.
RA/094 – Poor access to amenities and facilities.	No change. The original assessment recognises that access to facilities is poor.
RA/096 – Cransley Hill does not have capacity to accommodate increased traffic.	No change. The original assessment recognises that capacity of Cransley Hill may be limited.
RA/101 – Bentham Close does not have capacity to accommodate traffic generated by new development.	Update Assessment Sheet. Additional information has been provided in relation to access which NCC Highway Authority considers to be acceptable subject to limiting the yield to 12 dwellings.
RA/101 – is partly inside a Local GI Corridor.	Update Assessment Sheet.
RA/101 – Site name should be changed to 'Land off Bentham Close'.	Amend site name.

Table 7.3

Summary of comments received in relation to RA/098 and RA/127	Proposed changes to the Assessment Sheet
Cox's Lane does not have capacity to accommodate increased traffic.	No change. The original assessments acknowledge that highway capacity is currently limited but there is scope to overcome this constraint.
The school does not have capacity to accommodate additional pupils.	No change. The original assessments acknowledge that school capacity is a constraint but that this can be overcome with an expansion to the school if necessary.
Site will be impacted by noise from A43.	No change. Impact of noise from the A43 is acknowledged in the original assessments but this can be overcome with mitigation measures.
Limited infrastructure capacity.	No change. The original assessments recognise that infrastructure capacity is limited

	but constraints can be overcome.
RA/127 should be protected open space if RA/098 is developed.	The site is being assessed as historically and visually important open space but there is likely to be no change as it has limited landscape quality.

Table 7.4

Summary of comments received in relation to RA/095	Proposed changes to the Assessment Sheet
Constraints relating to flood risk, landscape, access and highways can be overcome. Site is identified in the SHLAA as a category 2 site which confirms its suitability for housing development. The site is in single ownership and is available for development.	The site is designated as a Historically and Visually Important Open Space in the Options Paper...
Site is half covered by a Local GI Corridor.	Update Assessment Sheet.

Table 7.5

Summary of comments received in relation to RA/099	Proposed changes to the Assessment Sheet
Site promoted for mixed use development, should not be considered in the CSS as will not meet the threshold of 5ha for employment or 500 dwellings. The site should be allocated instead of RA/094 as it is closer to village services, has better access to the A34 and could form a high quality gateway to the village. Any development of the site would ensure that allotments would remain and are improved.	

Appendix 8 : Cranford

Table 8.1

Assessment criteria	Question	Site reference		
		RA/205	Updated assessment of RA/170	Updated assessment of RA/173
Yield	SHLAA	N/A	N/A	N/A
	@ 30 DPH	21	5	18
Accessibility to	Facilities	x	x	x
	Employment	x	x	x

	Public Transport	~	~	~
	Settlement hierarchy	~	~	x
Health		✓✓	✓✓	✓✓
Skills		~	~	~
Community		✓	✓	✓
Liveability	Impact of noise or odour	✓✓	x	x
	Compatible development	✓✓	✓✓	~
Biodiversity impact on	Protected species	~	✓✓	✓✓
	Ecological features	~	✓✓	✓✓
Landscape		x	✓	✓✓
Cultural Heritage		x	✓✓	✓✓
Built Environment	Settlement Character	~	✓	✓
	Relationship to area	✓	✓	x
	Coalescence	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	~	✓✓	✓✓
	Previously developed land	x	x	x
	Contaminated land	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	✓✓
Wealth Creation		x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	✓✓
	Capacity of Highway	✓✓	~	✓✓
	Capacity of Infrastructure	xx	~	~
	Drainage	✓✓	✓✓	~
Availability	Interest	✓✓	x	x
	Constraints	No	Yes	Yes
Deliverability		x	✓	✓
Total	✓✓	10	11	11
	✓	3	6	4
	~	6	5	5
	x	7	6	8
	xx	1	0	0
Conclusion		No	Yes	Yes

Table 8.2

Summary of comments received in relation to RA/170 and RA/173	Proposed changes to the Assessment Sheet
The site is located within 400m of a Sewage Treatment Works, may be a loss of amenity in terms of odour due to proximity of the STW. Anglian Water does not support the allocation of the site.	Update Assessment Sheet but as there is existing residential development within 400m of the STW the sites can not be discounted on this issue alone.
WWTW Capacity: Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.	Update Assessment Sheet.
Foul Sewerage Network Capacity: Capacity available to serve the proposed	Update Assessment Sheet.

growth.	
Surface Water Network Capacity: Major Constraints to Provision of infrastructure and/or treatment to serve proposed growth.	Update Assessment Sheet.
Support both sites but RA/170 may be susceptible to flooding so RA/173 is preferred option.	No change. The site is not located in a flood zone.

Appendix 9 : Dingley

Table 9.1

Assessment criteria	Question	Site reference
		RA/204
Yield	SHLAA	N/A
	@ 30 DPH	9
Accessibility to	Facilities	x
	Employment	x
	Public Transport	✓✓
	Settlement hierarchy	x
Health		✓✓
Skills		~
Community		~
Liveability	Impact of noise or odour	✓✓
	Compatible development	✓✓
Biodiversity impact on	Protected species	~
	Ecological features	~
Landscape		x
Cultural Heritage		~
Built Environment	Settlement Character	x x
	Relationship to area	x
	Coalescence	~
Water Conservation and Management		✓
Soil and Land	Agricultural land	~
	Previously developed land	x
	Contaminated land	✓✓
Minerals		✓✓
Wealth Creation		x
Infrastructure	Access to Highway	✓✓
	Capacity of Highway	✓✓
	Capacity of Infrastructure	~
	Drainage	✓✓
Availability	Interest	✓✓
	Constraints	No
Deliverability		✓✓
Total	✓✓	11
	✓	1
	~	8
	x	7
	x x	1
Conclusion		No

Appendix 10 : Geddington

Table 10.1

Assessment criteria	Question	Site reference		
		Updated assessment of RA/107	Updated assessment of RA/109	Updated assessment of RA/110
Yield	SHLAA/ developer submission	10		
	@ 30 DPH	27	102	24
Accessibility to	Facilities	✓	x	✓
	Employment	x	x	x
	Public Transport	✓	✓✓	✓✓
	Settlement hierarchy	~	~	~
Health		✓✓	✓✓	✓✓
Skills				
Community		~	~	~
Liveability	Impact of noise or odour	✓✓	x	✓✓
	Compatible development	~	✓✓	✓✓
Biodiversity impact on	Protected species	~	~	~
	Ecological features	~	✓✓	xx
Landscape		✓	✓	✓
Cultural Heritage		~	~	~
Built Environment	Settlement Character	~	~	~
	Relationship to area	x	✓	✓
	Coalescence	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	~	~	~
	Previously developed land	✓	x	~
	Contaminated land	✓✓	✓✓	✓✓
Minerals		✓✓	xx	xx
Wealth Creation		x	x	x
Infrastructure	Access to Highway	✓✓	✓✓	✓✓
	Capacity of Highway	✓✓	~	✓✓
	Capacity of Infrastructure	xx	xx	xx
	Drainage	✓✓	✓✓	✓✓
Availability	Interest	✓✓	✓✓	✓✓
	Constraints	No	No	No
Deliverability		✓✓	✓✓	✓✓
Total	✓✓	10	10	11
	✓	5	3	4
	~	8	7	7

	x	3	5	2
	xx	1	2	3
Conclusion		Yes	Yes	Yes

Table 10.2

Summary of comments received in relation to RA/107	Proposed changes to the Assessment Sheet
Site is inside the Nature Improvement Area and is close to a Sub-Regional and a Local GI Corridor.	Update assessment sheet. Site remains suitable for allocation as development will be subject to an ecological assessment and mitigation measures where necessary in accordance with Policy 11 of the NPPF.
Development of the site could cause highway congestion.	No change. The original assessment identifies the highway network as having sufficient capacity.

Table 10.3

Summary of comments received in relation to RA/109	Proposed changes to the Assessment Sheet
Site is inside the Nature Improvement Area and a Sub-Regional GI Corridor and is partly in a Local GI Corridor.	Update Assessment Sheet. Site remains suitable for allocation as development will be subject to an ecological assessment and mitigation measures where necessary in accordance with Policy 11 of the NPPF.
The site is located within 400m of a Sewage Treatment Works, may be a loss of amenity in terms of odour due to proximity of the STW. Anglian Water does not support the allocation of the site.	Update Assessment Sheet but as there is existing residential development within 400m of the STW the site can not be discounted on this issue alone.
Site provides a key vista as you enter the village and therefore should not be developed. RA/104 should be considered in its place.	

Table 10.4

Summary of comments received in relation to RA/110	Proposed changes to the Assessment Sheet
Site is inside the Nature Improvement Area, is half covered by a Sub-Regional GI Corridor, and is close to a Local GI	Update Assessment Sheet. Site remains suitable for allocation as development will be subject to an

Corridor.	ecological assessment and mitigation measures where necessary in accordance with Policy 11 of the NPPF.
Development of the site could cause highway congestion.	No change. The original assessment identifies the highway network as having sufficient capacity.
Site is located in Flood Zone 2 and would only be appropriate for development where no other sites are available.	No change. The original assessment acknowledges that part of the site is located in Flood Zone 2.

Table 10.5

Summary of comments received in relation to RA/104	Proposed changes to the Assessment Sheet
<p>Site should be developed in favour of RA/109 for the following reasons:</p> <ul style="list-style-type: none"> • Constraints in relation to access onto the A43 and connectivity to village centre also apply to RA/109. • Development of this site would be less intrusive on built form than RA/109 and would allow key views to be retained. 	No change. Access to A43 and connectivity to villages centre are acknowledged as constraints in the assessment of RA/109. The assessment of RA/104 also acknowledges that the site will not impact on the built form of the settlement but other major constraints have been identified, such as capacity of existing infrastructure and services, which contributed to this site being discounted as a housing option.
Site is available and development would be supported.	No change. Site availability is noted in the original assessment.

Table 10.6

Summary of comments received in relation to RA/102	Proposed changes to the Assessment Sheet
Housing Needs Survey identifies the need for 15 affordable homes. The only feasible way is to meet this need is through the development of a larger site. Given the location and surroundings of RA/102 this appears to be the only location which could provide for this housing need over the plan period.	No change. Development of this scale would not be consistent with the growth strategy set out in the CSS.

Appendix 11 : Great Cransley

Table 11.1

Assessment criteria	Question	Site reference
		RA/177
Yield	SHLAA	N/A
	@ 30 DPH	22
Accessibility to	Facilities	x
	Employment	x
	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		x
Built Environment	Settlement Character	~
	Relationship to area	✓
	Coalescence	~
Water Conservation and Management		✓
Soil and Land	Agricultural land	~
	Previously developed land	x
	Contaminated land	
Minerals		x x
Wealth Creation		x
Infrastructure	Access to Highway	✓✓
	Capacity of Highway	✓✓
	Capacity of Infrastructure	✓✓
	Drainage	✓✓
Availability	Interest	✓✓
	Constraints	YES
Deliverability		x
Total	✓✓	10
	✓	2
	~	8
	x	6
	x x	1
Conclusion		No

Table 11.2

Summary of comments received in relation to RA/112	Proposed changes to the Assessment Sheet
The site does have road frontage.	No change. The site may have access to the highway through the existing farm access but is sited to the rear of two dwellings and their curtilage and therefore does not

	have road frontage.
Development would enhance the appearance of the site which is currently used as an agricultural storage yard.	No change. Development of the site would infringe into open countryside and would have a negative impact on the form and character of the settlement.

Appendix 12 : Mawsley

Table 12.1

Assessment criteria	Question	Site reference
		RA/174
Yield	SHLAA	N/A
	@ 30 DPH	55
Accessibility to	Facilities	~
	Employment	✓✓
	Public Transport	✓✓
	Settlement hierarchy	~
Health		✓✓
Skills		x
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	~
	Previously developed land	x
	Contaminated land	
Minerals		✓✓
Wealth Creation		x
Infrastructure	Access to Highway	✓✓
	Capacity of Highway	✓✓
	Capacity of Infrastructure	~
	Drainage	
Availability	Interest	?
	Constraints	No
Deliverability		~
Total	✓✓	9
	✓	4
	~	9
	x	3
	xx	0
Conclusion		Yes

Table 12.2

Summary of comments received in relation to RA/115	Proposed changes to the Assessment Sheet
There are access issues to the site.	Update Assessment Sheet to note that further information will be required if the site is to be progressed to ensure that a suitable access can be achieved.

Appendix 13 : Pytchley

Table 13.1

Assessment criteria	Question	Site reference		
		RA/175	RA/176	RA/209
Yield	SHLAA	N/A	N/A	N/A
	@ 30 DPH	77	12	30
Accessibility to	Facilities	x	x	x
	Employment	~	~	~
	Public Transport	✓✓	✓✓	✓✓
	Settlement hierarchy	~	~	~
Health		x	✓✓	✓✓
Skills		~	~	~
Community		~	~	~
Liveability	Impact of noise or odour	✓✓	✓✓	✓✓
	Compatible development	✓✓	✓✓	✓✓
Biodiversity impact on	Protected species	✓✓	~	~
	Ecological features	~	~	~
Landscape		xx	x	xx
Cultural Heritage		~	~	xx
Built Environment	Settlement Character	xx	~	xx
	Relationship to area	✓	✓	✓
	Coalescence	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	~	~	~
	Previously developed land	x	x	x
	Contaminated land	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	✓✓
Wealth Creation		x	x	x
Infrastructure	Access to Highway	✓✓	xx	✓✓
	Capacity of Highway	~	xx	✓✓
	Capacity of Infrastructure	~	✓✓	
	Drainage			
Availability	Interest	✓✓	✓✓	✓✓
	Constraints	No	Yes	No
Deliverability		✓	x	x
Total	✓✓	9	9	10
	✓	3	2	2
	~	9	9	7

	x	4	5	4
	xx	2	2	3
Conclusion		No	No	No

Table 13.2

Summary of comments received in relation to RA/117	Proposed changes to the Assessment Sheet
Development of the site would constitute ribbon development extending the village towards Kettering and potentially forming a type of coalescence between the two settlements. Development of sites to the west and south of the village would prevent this and form a more rounded development of Pytchley.	No change. Proximity to Kettering is noted in the original assessment but as a transport depot and dwelling lie between the site and Kettering development will not decrease the distance between Pytchley and Kettering.

Appendix 14 : Rushton

Table 14.1

Assessment criteria	Question	Site reference		
		RA/190	RA/191	RA/192
Yield	SHLAA	N/a	N/a	N/a
	@ 30 DPH	2	17	12
Accessibility to	Facilities	x	x	x
	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	xx	xx
Cultural Heritage		✓	xx	xx
Built Environment	Settlement Character	xx	xx	xx
	Relationship to area	✓	✓	✓
	Coalescence	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	~	~	~
	Previously developed land	✓✓	x	x
	Contaminated land	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	✓✓

Wealth Creation		x	x	x
Infrastructure	Access to Highway	xx	✓✓	✓✓
	Capacity of Highway	~	~	~
	Capacity of Infrastructure	✓✓		
	Drainage	✓✓	✓✓	✓✓
Availability	Interest	✓✓	✓✓	✓✓
	Constraints	No	No	No
Deliverability		✓✓	✓✓	✓✓
Total	✓✓	10	10	10
	✓	4	2	3
	~	8	9	8
	x	3	3	3
	xx	2	3	3
Conclusion		No	No	No

Table 14.2

Summary of comments received in relation to RA/161	Proposed changes to the Assessment Sheet
Some support but generally considered that site is too remote and would promote over-development in the open countryside.	Site has been re-assessed but discounted.

Appendix 15 : Stoke Albany

Table 15.1

Assessment criteria	Question	RA/120	RA/193	RA/208 (updated RA/120)
Yield	SHLAA @ 30 DPH	55	N/a	1157
Accessibility to	Facilities	x	x	x
	Employment	x	x	x
	Public Transport	✓✓	✓✓	✓✓
	Settlement hierarchy	~	~	~
Health		✓✓	✓✓	✓✓
Skills		~	~	~
Community		x	~	x
Liveability	Impact of noise or odour	✓✓	✓✓	✓✓
	Compatible development	~	✓✓	✓✓
Biodiversity impact on	Protected species	✓✓	✓✓	✓✓
	Ecological features	✓✓	~	~
Landscape		x	xx	x
Cultural Heritage		~	✓	x
Built Environment	Settlement Character	~	~	x
	Relationship to area	✓	✓	✓

	Coalescence	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓
Soil and Land	Agricultural land	~	~	~
	Previously developed land	✓	x	✓
	Contaminated land	✓✓	✓✓	~
Minerals		xx	✓✓	xx
Wealth Creation		x	x	x
Infrastructure	Access to Highway	✓✓	xx	xx
	Capacity of Highway	~	xx	~
	Capacity of Infrastructure	~		~
	Drainage	✓✓	✓✓	✓✓
Availability	Interest	✓✓	✓✓	✓✓
	Constraints	No	Yes	No
Deliverability		✓✓	✓✓	✓✓
Total	✓✓	11	11	10
	✓	3	3	3
	~	8	6	7
	x	5	4	7
	xx	1	3	1
Conclusion				YES (very reduced number)

Appendix 16: Sutton Bassett

Table 16.1

Assessment criteria	Question	Site reference					
		RA/194	RA/195	RA/196	RA/197	RA/198	RA/199
Yield	SHLAA						
	@ 30 DPH	2-4	2-4	2-4	2-4	2-4	2-4
Accessibility to	Facilities	x	x	x	x	x	x
	Employment	x	x	x	x	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	xx	x	x	xx	xx

Cultural Heritage		xx	~	~	~	~	~
Built Environment	Settlement Character	xx	xx	xx	~	xx	xx
	Relationship to area	✓	✓	✓	✓	✓	✓
	Coalescence	✓✓	x	✓✓	✓✓	✓✓	✓✓
Water Conservation and Management		✓	✓	✓	✓	✓	✓
Soil and Land	Agricultural land	~	~	~	~	~	~
	Previously developed land	x	x	x	x	x	x
	Contaminated land	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
Minerals		✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
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	✓✓	14	13	14	15	14	14
	✓	2	3	3	2	3	3
	~	4	4	3	5	4	4
	x	5	5	5	5	4	4
	xx	2	2	3	0	2	2
Conclusion		No	No	No	No	No	No

Appendix 17 : Wilbarston

Table 17.1

Assessment criteria	Question	Site reference	
		RA/201	RA/200
Yield	SHLAA		
	@ 30 DPH	6+	6+
Accessibility to	Facilities	x	x
	Employment	✓	✓
	Public Transport	✓✓	✓✓
	Settlement hierarchy	~	~
Health		✓✓	✓✓
Skills		~	~
Community		✓	✓
Liveability	Impact of noise or	✓✓	✓✓

	odour		
	Compatible development	✓✓	✓✓
Biodiversity impact on	Protected species	✓✓	✓✓
	Ecological features	~	~
Landscape		xx	xx
Cultural Heritage		✓	✓
Built Environment	Settlement Character	xx	~
	Relationship to area	✓	✓
	Coalescence	~	✓✓
Water Conservation and Management		✓	✓
Soil and Land	Agricultural land	x	~
	Previously developed land	x	x
	Contaminated land	✓✓	✓✓
Minerals		✓✓	✓✓
Wealth Creation		x	x
Infrastructure	Access to Highway	✓✓	✓✓
	Capacity of Highway	✓✓	✓✓
	Capacity of Infrastructure	✓✓	✓✓
	Drainage	xx	xx
Availability	Interest	✓✓	✓✓
	Constraints	No	No
Deliverability		✓✓	✓✓
Total	✓✓	12	
	✓	5	
	~	4	
	x	4	
	xx	3	
Conclusion			