

Development Sites in Broughton Evaluation Report

Introduction

The Broughton Neighbourhood Plan is required to provide sufficient development in the plan period 2011 – 2031 to satisfy the assessed housing need for that period.

Spatial Context

Broughton lies approximately 3km South of Kettering with a population of around 2200. Broughton was historically a dispersed village but a significant amount of infilling has taken place and the village now has a more dense built form. The village has an attractive historic core with a number of Listed Buildings. The majority of older buildings are predominantly ironstone which is a distinct characteristic of this village.

The A43 runs parallel to the village and provides a connection to Northampton and Kettering via exits at both ends of the village but Kettering is only accessible from the Northern exit which results in disproportionate volumes of traffic through the historic village centre.

A link to the A509 and A14 J9 also generates considerable through traffic on rural unclassified roads from beyond the village.

In times past, the village was the largest in the locality and had several shops, a number of pubs and employment in a shoe factory. In more recent times however the changes in lifestyle and the wider economy has seen many of the shops, the factory and all but one of the pubs close and the sites be converted to housing. The nearby new village of Mawsley now has more facilities than Broughton with a purpose built retail area with ample parking and a health centre with a full range of medical facilities including dentist, optician and pharmacy.

The Kettering Venture Park retail park off A14 J9 provides extensive retail and leisure facilities including a 24hr Tesco Superstore.

Vision

The vision of the NNJCS is:

1. EMPOWERED AND PROACTIVE COMMUNITIES

The Plan sets out a framework for place shaping, focusing on the issues that matter

to local communities and providing a context within which community led planning

initiatives can flourish and prosper. It seeks to create successful, safe, strong, cohesive

and sustainable communities where residents are actively involved in shaping the places where they live.

Policies to help achieve this outcome are:

- n Policy 1 – Presumption in favour of Sustainable Development
- n Policy 7 – Community Services & Facilities
- n Policy 10 – Provision of Infrastructure
- n Policy 11 – Network of Urban and Rural Areas

3. DISTINCTIVE ENVIRONMENTS THAT ENHANCE AND RESPECT LOCAL CHARACTER AND ENHANCE BIODIVERSITY

The Plan sets out a framework for retaining the area's distinctiveness, by maintaining

and enhancing landscape and townscape character. It promotes an integrated approach

to biodiversity management and a net gain in Green Infrastructure, strengthening links

between the countryside and the towns.

Policies to help achieve this outcome are:

- n Policy 1 – Presumption in favour of Sustainable Development
- n Policy 2 – Historic Environment
- n Policy 3 – Landscape Character
- n Policy 4 – Biodiversity and Geodiversity
- n Policy 6 – Development on Brownfield Land and Land affected by contamination
- n Policy 8 – North Northamptonshire Place Shaping Principles
- n Policy 19 – The Delivery of Green Infrastructure
- n Policy 20 – The Nene and Ise Valleys
- n Policy 21 – Rockingham Forest

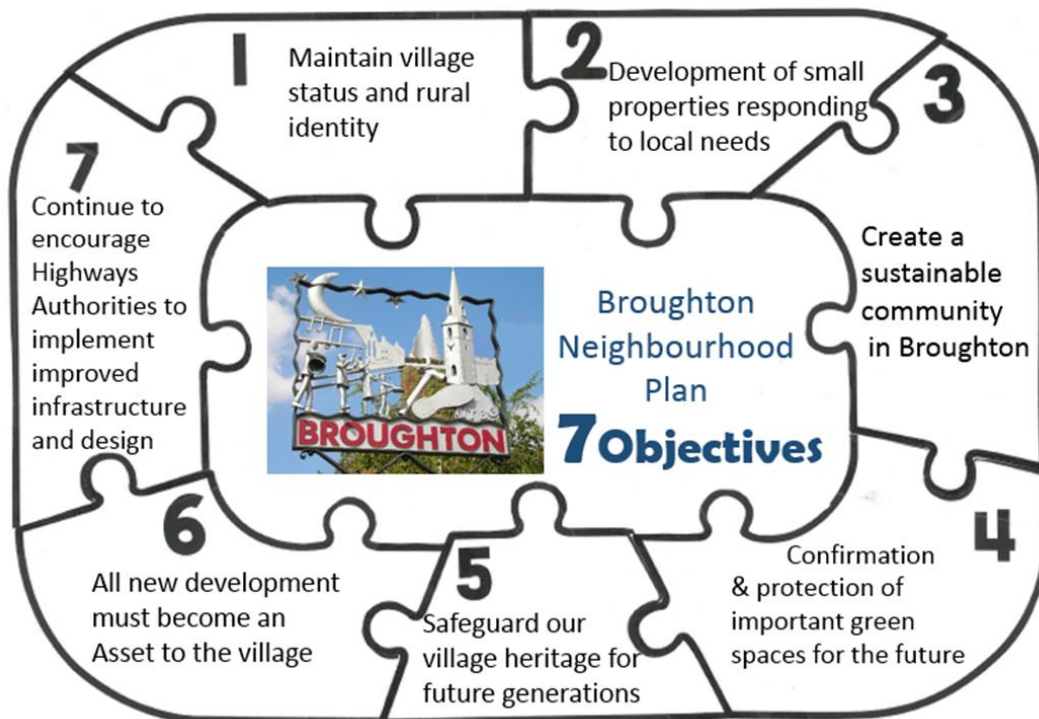
10. ENHANCED QUALITY OF LIFE FOR ALL RESIDENTS

The Plan identifies the quality and mix of housing needed to meet the full, objectively assessed needs of the housing market area, ensuring that a sufficient proportion is affordable and accessible to all. It supports initiatives that build stable, safe, healthy and strong communities, which means respecting cultural diversity and distinctiveness; planning new development to help reduce crime, anti-social behaviour and the fear of crime; promoting well-being and health; ensuring that development is of local character; and supporting area based renewal.

Policies to help achieve this outcome are:

- n Policy 1 – Presumption in favour of Sustainable Development
- n Policy 6 – Development on Brownfield Land and Land affected by contamination
- n Policy 8 – North Northamptonshire Place Shaping Principles
- n Policy 9 – Sustainable Buildings
- n Policy 10 – Provision of Infrastructure
- n Policy 19 – The Delivery of Green Infrastructure
- n Policy 21 – Rockingham Forest
- n Policy 28 – Housing Requirements
- n Policy 30 – Housing Mix and Tenure
- n Policy 31 – Gypsies and travellers and travelling show people

The vision of the Broughton Neighbourhood Plan is:



VISION FOR BROUGHTON

The vision of the Broughton Neighbourhood Plan is to deliver future change in a managed way that is best suited to the village and the wider Parish in which it sits, delivering for the first time ever, a bespoke response to specific local needs and a strategic solution as to how this will be accomplished.

Site Assessments

In addition to a number of housing completions and commitments, two specific potential development sites have been brought forward through the Neighbourhood Plan Consultation Process with Residents (Carter Avenue and Church Street) and other sites have been subsequently received as speculative development proposals. For transparency, all sites have been assessed using the methodology approved by Kettering Borough Council, the template explaining this methodology is included in this report.

Any site must conform to the policies of the National Planning Policy Framework (NPPF) and to regional and local adopted policies. In this case the North Northamptonshire Joint Core Strategy (NNJCS) and Kettering Borough Council (KBC) Saved Local Policies 1995.

The assessments require various agencies to be consulted on matters such as highway issues, water and drainage etc. In the case of the Carter Avenue and Church St sites, the agencies responded but because the developer promoted sites were similar to those being considered by KBC, the agencies on a number of occasions, declined to answer as they felt that their opinion had already been delivered to KBC who were not prepared to divulge the information. In these cases, wherever possible the decision was taken from earlier assessments carried out by KBC that were in the public domain. In most cases the housing numbers proposed by the developers/agents in the consultation responses were considerably different from those being considered by KBC but it was felt that the proposal presented by the developer should be the basis of the site assessment here.

Where decisions are not a matter of empirical fact, notes are attached to the assessment criteria to indicate how the score was arrived at.

The developer promoted sites are:

Land off Northampton Rd,
Land off Cransley Hill,
Kettering Rd allotments,
Paddock off Grange Rd

The individual assessments and a comparison chart are included in this report.

Conclusion

The sites in Carter Avenue and Church Street were found to be overwhelmingly the most favourable sites. Both are brownfield sites close to the centre of the village which score well in terms of sustainability and connectivity. Development of these sites also offer advantages to the community; the Carter Ave site is currently owned by KBC and comprises of rented garages which are underused; the area is run down and prone to anti-social behaviour. The Church St site is currently an analogue telephone exchange which is starkly out of keeping with the historic street scene in the adjacent Conservation Area. It is an automated facility so does not offer any employment and the strategic direction for BT is that all analogue exchanges will be switched to digital by 2025.

These sites are both within the existing and Neighbourhood Plan proposed village boundary and are in the heart of the existing built environment so development would have no negative impact on the surrounding landscape.

We found Northampton Rd site and Cransley Hill site broadly similar with Northampton Rd perhaps the more favourable due to its easier highway access although the Cransley Hill site would have better connectivity to the village centre and would offer the possibility of additional parent parking at the adjacent Primary School which is a current difficulty. Both are greenfield sites beyond the existing village boundary and would represent an urban extension and have an impact on the surrounding landscape.

The Allotment site and Grange Rd Paddock site both scored badly. Both are greenfield sites and are beyond the existing village boundary, the Allotment site is adjacent to the Anglican Water Treatment Works which is not thought to be a favourable location for housing. Access to the site would be on a bend only a short distance from the junction with the A43 which is the primary access to the village.

The allotments have been in existence for over 100 years and development would mean a loss of a valuable and historic amenity which could not easily be mitigated. A development on this site would be beyond the existing built environment of the village with poor connectivity to the village centre.

Development of the Grange Road Paddock site would require the demolition of the adjacent established property in order to allow access which is not considered favourable. The site is also quite distant from the village centre as the access to the site would be via Grange Rd. Development of this site would impact on the adjacent Conservation Area and also create a sense of continuous development being

adjacent to a new housing development of 60 properties completed in 2017. The site would also be affected by noise from the nearby A43 which is planned to be upgraded to dual-carriageway in the future.

Neither site would offer any benefit to the community.

Site Assessment Summary

Site	Summary				
	✓✓	✓	~	X	XX
Carter Ave	18	3	3	4	0
Church St	18	3	4	3	0
Northampton Rd	13	1	9	4	1
Land off Cransley Hill	11	4	8	4	1
Grange Rd Paddock	9	3	11	4	1
Kettering Rd Allotments	7	3	13	4	1

Site	Accessibility				Health		Skills	Community			Liveability		Biodiversity		Landscape	
	✓✓	✓	~	X	✓✓	~	~	✓✓	✓	~	✓✓	~	✓✓	~	✓✓	~
Carter Ave			2	2	1		1	1			2		2			1
Church St	1		1	2	1		1	1			2		2			1
Northampton Rd	1		1	2	1		1			1	2		2		1	
Land off Cransley Hill		1	1	2	1		1		1		2		1	1	1	
Grange Rd Paddock		1	1	2	1		1			1	1	1		2	1	
Kettering Rd Allotments	1		1	2		1	1			1		2		2		1

Site	Cultural Heritage		Built Environment			Water Conservation and Management			Soil and Land			
	✓	~	✓✓	✓	~	✓	~	X	✓✓	✓	~	X
Carter Ave	1		3			1			2	1		
Church St		1	3			1			2	1		
Northampton Rd		1	1		2	1			1		1	1
Land off Cransley Hill		1	1	1	1	1			1		1	1
Grange Rd Paddock		1	1	1	1	1			1		1	1
Kettering Rd Allotments		1	1	1	1	1			1	1		1

Site	Minerals	Wealth Creation		Infrastructure			Availability		Deliverability	
	✓✓	~	X	✓✓	~	XX	✓✓	✓	✓✓	✓
Carter Ave	1		1	4			1		1	
Church St	1		1	4			1			1
Northampton Rd	1		1	1	2	1	1		1	
Land off Cransley Hill	1		1	1	2	1	1		1	
Grange Rd Paddock	1		1	1	2	1	1		1	
Kettering Rd Allotments	1		1	1	2	1	1		1	

Site Specific Proposals LDD Site Assessment Sheet – CARTER AVENUE

Site Name	Carter Avenue
Agent/ landowner	KBC
Reference	N/A
SHLAA Reference	N/A
SHLAA Category	N/A
Area (Ha)	0.1ha
Current Use	Garages
Proposed Use	Affordable Housing
Potential Capacity/ DPH	6

Stage 1 - Initial Assessment and Site Exclusion	
Does the site lie within or adjacent to a settlement identified in the CSS as a location for further housing development?	Yes
Are further housing allocations required for this settlement?	Yes
Is the site located within a settlement where there is an identified need for affordable housing?	No
Conclusions Progress for detailed site assessment.	
Would residential development cause a significant negative effect on an international or national site of biodiversity or geological value?	Further consultation required
Would residential development be unsuitable because the site lies within an area which is at the greatest risk of flooding?	Further consultation required
Would residential development cause a significant negative effect on a nationally important archaeological site or monument or a nationally or internationally important historical site?	Further consultation required
Conclusions Progress for detailed site assessment.	

Stage 2 – Detailed Assessment				
Assessment Topic		Assessment criteria	Scoring	Method of assessment and Justification
Accessibility				
Access to Services	Distance to Primary School	Within 200m	~	We are tending to measure the distance for all of these by road, rather than as the crows flies.
		200-400m		
		400m-800m		
		More than 800m		
	Distance to Local Shops	Within 200m	~	
		200-400m		
		400m-800m		

		More than 800m	✓	
	Distance to Playing field/ park/ open space	Within 200m		The distance to Podmore Way by road
		200-400m		
		400-800m		
		More than 800m		
	Distance to Secondary School	Within 500m	x	Bishop Stopford is the nearest secondary school.
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to Health Centre	Within 500m	x	Mawsley Medical Centre is the nearest Health Centre
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to indoor sports/ leisure	Within 500m	x	Kettering Leisure Village is the nearest indoor sports/leisure facility.
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to a town centre	Within 500m	x	Kettering Town Centre
		500-1000m		
		1000-2000m		
		More than 2000m		
			(majority = x)	For an overall score, based on the scoring above the Access to Services would score (x) given that this is a majority.
Access to employment		Within 500m		We considered Telford Way Industrial Estate to offer the nearest significant employment opportunity
		500-1000m		
		1000-2000m		
		More than 2000m	X	
Access to public transport		Within 200m of a route to a		The 10 and X10 service seems to be the

	main urban centre.		closest service that serves Kettering. The closest bus stop is opposite the Red Lion on High St.
	200 to 400m of a route to a main urban centre.		
	400m-800m of a route to a main urban centre	~	
	Greater than 800m to a route to a main urban centre		
Location in terms of settlement hierarchy	Located within or adjacent to Kettering		
	Located within or adjacent to Burton Latimer, Desborough or Rothwell		
	Located within or adjacent to another settlement	~	
	Located in the open countryside		
Health			
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	✓✓	This is a brownfield site and given its current use, it has no value in terms of open space or recreational facilities.
	Development would result in the loss of open space, sport or		

	recreation facilities but loss could be mitigated.		
	Development would result in the loss of open space, sport or recreation facilities which could not be mitigated.		
Skills			
Would the site have an impact on school provisions?	Sufficient capacity.		Broughton Primary School currently close to capacity so increasing capacity either at the school or nearby would have to be explored. No additional Fire & Rescue provision would be necessary.
	Insufficient capacity but constraint could be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Community			
What benefits would development of the site have to the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site etc	Significant benefits to the local community	✓✓	Land owned by KBC and intended for Social Housing project. Currently used as garages, the area is underused and subject to some Anti-social Behaviour problems
	Some benefits to the local community		
	Likely to be no benefits to the local community		
Liveability			
Impact of noise or odour (trunk road, railway)	Development would not be effected by noise or odour	✓✓	Assessment by Environmental Health
	Development is likely to be effected by noise or odour but this		

	could be mitigated		
	Development is likely to be significantly effected by noise and odour and impact could not be mitigated		
Would development be compatible with neighbouring uses?	Development would be compatible.	✓✓	The site is located within a residential street on brownfield so it is considered that the site is compatible. It is also does not intrude onto the agricultural land to the rear.
	Development would be compatible with mitigation measures.		
	Development would be incompatible.		
Biodiversity			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.	✓✓	Nene Valley NIA would need to confirm through a Preliminary Ecological Appraisal Natural England responded no impact
	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected		Wildlife Trust has indicated that an assessment would be required at the Planning Application stage

	species but could be satisfactorily mitigated.		
	Site would impact on a nationally, regional or local biodiversity or geological value or affect a legally protected species and could not be satisfactorily mitigated.		
Other ecological features (Including BAP priority habitats and species, trees, woodland etc)	Development of the site is likely to enable the retention and enhancement of existing features	✓✓	Nene Valley NIA would need to confirm through a Preliminary Ecological Appraisal Natural England response
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated		Wildlife Trust has indicated that an assessment would be required at the planning application stage
	Development of the site would have an unacceptable impact on the ecological quality of the site and impact could		

	not be mitigated or compensated		
Landscape			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)		Natural England response
	Landscape has medium sensitivity to development		
	Landscape has no impact on landscape character (e.g. in built up area)	~	
	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)		
	High sensitivity to development (Development would significantly detract from the landscape and important features unlikely to be		

	retained and mitigation not possible)		
Cultural Heritage			
Heritage and Archaeology (Listed buildings, conservation areas, SAM's, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment		NCC Archaeology assessment is that site is unlikely to have any impact. Historic England are not concerned with this site
	Site unlikely to impact on the historic or cultural environment	✓	
	Development is likely to have a negative impact on the historic environment or cultural but this impact could be mitigated		
	Development is likely to have a significant negative impact on the historic or cultural environment		
Built Environment			
Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings)	✓✓	Development of the site would see the removal of some garages, which can be deemed to be unsightly, it is believed that this would be significant enhancement
	Development likely to have neutral impact.		

	Development likely to detract from the existing built character and important features unlikely to be retained.		
Relationship to existing urban area	Within and existing urban area.	✓✓	Site is within Broughton between 2 residential properties, so is well within the existing built up area.
	Adjacent to and existing urban area		
	Detached from an existing urban area.		
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km.	✓✓	
	Gap between settlement site adjoins and nearest settlement 1-2km.		
	Gap between settlement site adjoins and nearest settlement less than 1km.		
Water Conservation and Management			
Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	According to Environment Agency Flood Map for Planning
	50% - 26% of the site is in flood zone 2 or 3		
	75% - 51% of the site is in		

	flood zone 2 or 3		
	100% - 76% of the site is in flood zone 2 or 3		
Soil and Land			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.	✓	The site is a brownfield site and not on agricultural land.
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.		
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)		
Is the site previously developed land?	Wholly previously developed.	✓✓	The site is/has been used for garages and therefore considered a brownfield site.
	Mixed >75% pdl.		
	Mixed 50-75% pdl.		
	Mixed 25-49% pdl.		
	Mixed < 25% pdl.		
	Wholly Greenfield.		
Unstable Land/ Land Contamination	Site is not unstable or contaminated land.	✓✓	Assessment by Environmental Health
	Site is unstable or contaminated		

	land but could be mitigated.		
	Site is wholly unstable or contaminated land which could not be mitigated.		
Minerals			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	✓✓	Site is not located in a Mineral Safeguarding Area, although is adjacent to one.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF		
Wealth Creation			
Distance to railway station	Within 500m		Kettering Train Station is measured at 3.2 miles,
	500-1000m		
	1000-2000m		
	More than 2000m	x	
Infrastructure			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	NCC Highways - Will need 4.5m access (5.5m between solid boundaries) for 10m from rear of footway.
	Satisfactory access cannot be gained to the site.		
Capacity of the highway network	Sufficient capacity no constraints.	✓✓	Highways England have no objection NCC Highways have no objection
	Capacity limited or insufficient		

	capacity but constraints can be overcome.		
	Insufficient capacity and constraints cannot be overcome.		
Capacity of existing infrastructure and services (water, sewage, electricity, gas)	Sufficient capacity.	✓✓	Anglian Water
	Capacity limited or insufficient but constraints can be overcome.		
	Insufficient capacity and constraints cannot be overcome.		
Drainage infrastructure			Anglian Water
	Extensive new drainage infrastructure would not be required	✓✓	
	Moderately easy to service.		
	Service would require significant new infrastructure.		
Availability			
Is the site subject to any ownership constraints and is it likely to be attractive to the market?	Interest in developing the site and willing land owners.	✓✓	Land owned by KBC who are undertaking feasibility studies
	No interest in developing site or ownership constraints		
Are there any	No	Summary of extent of constraints	

insurmountable physical, environmental or legal constraints that may prejudice development of the site?		
Deliverability		
What is the time scale for delivery of the site?	Developable within 5 years	✓✓
	Developable in 6-10 years	
	Developable in 11-15 years	
	Developable beyond 15 years	
This is difficult to gauge at this stage, however this site is on a short list presented to KBC Executive Committee on 9th September 2015		
Other information		
Relevant planning history	None	

Score	Total
✓✓	18
✓	3
~	4
x	3
xx	0

Site Specific Proposals LDD Site Assessment Sheet – CHURCH STREET

Site Name	BT Exchange, Church Street
Agent/ landowner	Telereal/BT
Reference	N/A
SHLAA Reference	N/A
SHLAA Category	N/A
Area (Ha)	0.1ha
Current Use	Telephone Exchange
Proposed Use	Housing
Potential Capacity/ DPH	7

Stage 1 - Initial Assessment and Site Exclusion	
Does the site lie within or adjacent to a settlement identified in the CSS as a location for further housing development?	Yes
Are further housing allocations required for this settlement?	Yes
Is the site located within a settlement where there is an identified need for affordable housing?	No
Conclusions Progress for detailed site assessment.	
Would residential development cause a significant negative effect on an international or national site of biodiversity or geological value?	Further consultati on required
Would residential development be unsuitable because the site lies within an area which is at the greatest risk of flooding?	Further consultati on required
Would residential development cause a significant negative effect on a nationally important archaeological site or monument or a nationally or internationally important historical site?	Further consultati on required
Conclusions Progress for detailed site assessment.	

Stage 2 – Detailed Assessment				
Assessment Topic		Assessment criteria	Scoring	Method of assessment and Justification
Accessibility				
Access to Services	Distance to Primary School	Within 200m	~	Broughton Primary School
		200-400m		
		400m-800m		
		More than 800m		
	Distance to Local Shops	Within 200m	✓	
		200-400m		
		400m-800m		
		More than		

	Distance to Playing field/ park/ open space	800m	✓	
		Within 200m		
		200-400m		
		400-800m		
	Distance to Secondary School	More than 800m	x	Distance to the High Street Recreation Ground
		Within 500m		
		500-1000m		
		1000-2000m		
	Distance to Health Centre	More than 2000m	x	Bishop Stopford is the nearest secondary school.
		Within 500m		
		500-1000m		
		1000-2000m		
	Distance to indoor sports/ leisure	More than 2000m	x	Mawsley Medical Centre is the nearest Health Centre.
		Within 500m		
		500-1000m		
		1000-2000m		
	Distance to a town centre	More than 2000m	x	Kettering Leisure Village is the nearest indoor sports facility
		Within 500m		
		500-1000m		
		1000-2000m		
		More than 2000m	(majority = x)	Kettering Town Centre
		Within 500m		
		500-1000m		
		1000-2000m		
Access to employment		Within 500m		Telford Way Industrial Estate is the nearest site offering significant employment opportunity.
		500-1000m		
		1000-2000m		
		More than 2000m	x	
Access to public transport		Within 200m of a route to a main urban centre.	✓✓	The X10 service seems to be the closest service that serves Kettering. The nearest bus stop is opposite the Red Lion, High St
		200 to 400m		

	of a route to a main urban centre.		
	400m-800m of a route to a main urban centre		
	Greater than 800m to a route to a main urban centre		
Location in terms of settlement hierarchy	Located within or adjacent to Kettering		The site is within Broughton
	Located within or adjacent to Burton Latimer, Desborough or Rothwell		
	Located within or adjacent to another settlement	~	
	Located in the open countryside		
Health			
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	✓✓	This is a brownfield site and given its current use, it has no value in terms of open space or recreational facilities.
	Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated.		
	Development would result in the loss of		

	open space, sport or recreation facilities which could not be mitigated.		
Skills			
Would the site have an impact on school provisions?	Sufficient capacity.		Broughton Primary School currently close to capacity so increasing capacity either at the school or nearby would have to be explored. No Fire & Rescue provision would be required
	Insufficient capacity but constraint could be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Community			
What benefits would development of the site have to the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site etc	Significant benefits to the local community	✓✓	The site is a brownfield site which is not compatible with the surrounding Conservation Area.
	Some benefits to the local community		
	Likely to be no benefits to the local community		
Liveability			
Impact of noise or odour (trunk road, railway)	Development would not be effected by noise or odour	✓✓	Assessment by Environmental Health
	Development is likely to be effected by noise or odour but this could be mitigated		
	Development is likely to be significantly effected by noise and odour and impact could not be		

	mitigated		
Would development be compatible with neighbouring uses?	Development would be compatible.	✓✓	Given that the site is located within a residential street on brownfield it is considered that the site is compatible.
	Development would be compatible with mitigation measures.		
	Development would be incompatible.		
Biodiversity			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.	✓✓	Nene Valley NIA would need to confirm through a Preliminary Ecological Appraisal Natural England response <

	legally protected species and could not be satisfactorily mitigated.		
Other ecological features (Including BAP priority habitats and species, trees, woodland etc)	Development of the site is likely to enable the retention and enhancement of existing features	✓✓	Nene Valley NIA would need to confirm through a Preliminary Ecological Appraisal Natural England response Wildlife Trust has indicated that an assessment would be required at the planning application stage
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated		
	Development of the site would have an unacceptable impact on the ecological quality of the site and impact could not be mitigated or compensated		
Landscape			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)		
	Landscape has medium sensitivity to		

	development		Natural England response
	Landscape has no impact on landscape character (e.g. in built up area)	~	
	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)		
	High sensitivity to development (Development would significantly detract from the landscape and important features unlikely to be retained and mitigation not possible)		
Cultural Heritage			
Heritage and Archaeology (Listed buildings, conservation areas, SAM's, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment		NCC Archaeology have no concerns about this site
	Site unlikely to impact on the historic or cultural environment		
		Development is likely to have a negative impact on the historic environment	~

	or cultural but this impact could be mitigated		
	Development is likely to have a significant negative impact on the historic or cultural environment		
Built Environment			
Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings)	✓✓	Given that development of the site would see the removal a building, which can be deemed to be unsightly which is likely to become vacant in the future, it is believed that this would be significant enhancement.
	Development likely to have neutral impact.		
	Development likely to detract from the existing built character and important features unlikely to be retained.		
Relationship to existing urban area	Within and existing urban area.	✓✓	Site is within Broughton between 2 residential properties, so is well within the existing built up area.
	Adjacent to and existing urban area		
	Detached from an existing urban area.		
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km.	✓✓	
	Gap between settlement		

	site adjoins and nearest settlement 1-2km.		
	Gap between settlement site adjoins and nearest settlement less than 1km.		
Water Conservation and Management			
Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	According to Environment Agency Flood Map for Planning
	50% - 26% of the site is in flood zone 2 or 3		
	75% - 51% of the site is in flood zone 2 or 3		
	100% - 76% of the site is in flood zone 2 or 3		
Soil and Land			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.	✓	The site is a brownfield site and not on agricultural land.
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.		
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)		
Is the site previously developed land?	Wholly previously developed.	✓✓	The site is considered a brownfield site.

	Mixed >75% pdl.		
	Mixed 50-75% pdl.		
	Mixed 25-49% pdl.		
	Mixed < 25% pdl.		
	Wholly Greenfield.		
Unstable Land/ Land Contamination	Site is not unstable or contaminated land.	✓✓	Assessment by Environmental Health
	Site is unstable or contaminated land but could be mitigated.		
	Site is wholly unstable or contaminated land which could not be mitigated.		
Minerals			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	✓✓	Site is not located in a Mineral Safeguarding Area, although is adjacent to one.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF		
Wealth Creation			
Distance to railway station	Within 500m		Kettering Train Station is measured at 2.9 miles,
	500-1000m		
	1000-2000m		
	More than 2000m	x	
Infrastructure			
Access to highway network	Satisfactory access can be gained to	✓✓	NCC Highways No crossroads, stagger access 20m from channel line of St Andrews Way.

	the site.		
	Satisfactory access cannot be gained to the site.		
Capacity of the highway network	Sufficient capacity no constraints.	✓✓	Highways England have no objection NCC Highways have no objection
	Capacity limited or insufficient capacity but constraints can be overcome.		
	Insufficient capacity and constraints cannot be overcome.		
Capacity of existing infrastructure and services (water, sewage, electricity, gas)	Sufficient capacity.	✓✓	Anglian Water response.
	Capacity limited or insufficient but constraints can be overcome.		
	Insufficient capacity and constraints cannot be overcome.		
Drainage infrastructure			Anglian Water response
	Extensive new drainage infrastructure would not be required	✓✓	
	Moderately easy to service.		
	Service would require significant new infrastructure.		
Availability			
Is the site subject to any ownership	Interest in developing	✓✓	Land owners (Telereal Trillium) looking to re-develop / sell the site, once BT do not require it.

constraints and is it likely to be attractive to the market?	the site and willing land owners.		
	No interest in developing site or ownership constraints		
Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?	No	Summary of extent of constraints	
Deliverability			
What is the time scale for delivery of the site?	Developable within 5 years		Discussions with the Disposals Manager confirmed this was a medium to long term project which provides development opportunity towards the end of the plan period.
	Developable in 6-10 years	✓	
	Developable in 11-15 years		
	Developable beyond 15 years		
Other information			
Relevant planning history	None		

Score	Total
✓✓	18
✓	3
~	4
x	3
xx	0

Site Specific Proposals LDD Site Assessment Sheet – BROUGHTON ALLOTMENTS

Site Name	Broughton Allotments
Agent/ landowner	Boughton Estates
Reference	RA/099a
SHLAA Reference	
SHLAA Category	3
Area (Ha)	
Current Use	Allotments
Proposed Use	Housing
Potential Capacity/ DPH	32

Stage 1 - Initial Assessment and Site Exclusion	
Does the site lie within or adjacent to a settlement identified in the CSS as a location for further housing development?	Yes
Are further housing allocations required for this settlement?	Yes
Is the site located within a settlement where there is an identified need for affordable housing?	No
Conclusions Progress for detailed site assessment.	
Would residential development cause a significant negative effect on an international or national site of biodiversity or geological value?	Further consultation required
Would residential development be unsuitable because the site lies within an area which is at the greatest risk of flooding?	Further consultation required
Would residential development cause a significant negative effect on a nationally important archaeological site or monument or a nationally or internationally important historical site?	Further consultation required
Conclusions Progress for detailed site assessment.	

Stage 2 – Detailed Assessment				
Assessment Topic		Assessment criteria	Scoring	Method of assessment and Justification
Accessibility				
Access to Services	Distance to Primary School	Within 200m	~	We are tending to measure the distance for all of these by road, rather than as the crows flies.
		200-400m		
		400m-800m		
		More than 800m		
	Distance	Within 200m		

	to Local Shops	200-400m	~	
		400m-800m		
		More than 800m		
	Distance to Playing field/ park/ open space	Within 200m	~	
		200-400m		
		400-800m		
		More than 800m		
	Distance to Secondary School	Within 500m	x	
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to Health Centre	Within 500m	x	
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to indoor sports/ leisure	Within 500m	x	
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to a town centre	Within 500m	x	
500-1000m				
1000-2000m				
More than 2000m				
			(majority = x)	
Access to employment		Within 500m		
		500-1000m		We considered Telford Way Industrial Estate

	1000-2000m		to offer the nearest significant employment opportunity
	More than 2000m	X	
Access to public transport	Within 200m of a route to a main urban centre.	✓✓	The 10 and X10 service seems to be the closest service that serves Kettering. The closest bus stop is near Grange Rd
	200 to 400m of a route to a main urban centre.		
	400m-800m of a route to a main urban centre		
	Greater than 800m to a route to a main urban centre		
Location in terms of settlement hierarchy	Located within or adjacent to Kettering		
	Located within or adjacent to Burton Latimer, Desborough or Rothwell		
	Located within or adjacent to another settlement	~	
	Located in the open countryside		
Health			
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational		Development would result in loss of allotments. Promoter offers new land adjacent to the site in replacement

	facilities.		
	Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated.	~	
	Development would result in the loss of open space, sport or recreation facilities which could not be mitigated.		
Skills			
Would the site have an impact on school provisions?	Sufficient capacity.		NCC Education reports that Broughton Primary School would require expansion to accommodate additional development (Planning Policy Committee Nov 2016)
	Insufficient capacity but constraint could be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Community			
What benefits would development of the site have to the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site etc	Significant benefits to the local community		
	Some benefits to the local community		
	Likely to be no benefits to the local community	~	
Liveability			
Impact of noise or odour (trunk road, railway)	Development would not be effected by		

	noise or odour		Proximity of AW water treatment plant (Planning Policy Committee report Nov 2016)
	Development is likely to be effected by noise or odour but this could be mitigated	~	
	Development is likely to be significantly effected by noise and odour and impact could not be mitigated		
Would development be compatible with neighbouring uses?	Development would be compatible.		Site is somewhat detached from existing housing being on the furthest edge of the village and is adjacent to Anglian Water Sewage Treatment works
	Development would be compatible with mitigation measures.	~	
	Development would be incompatible.		
Biodiversity			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.		

	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily mitigated.	~	Moderate impact as stated at Planning Policy Committee Nov 2016
	Site would impact on a nationally, regional or local biodiversity or geological value or affect a legally protected species and could not be satisfactorily mitigated.		
Other ecological features (Including BAP priority habitats and species, trees, woodland etc)	Development of the site is likely to enable the retention and enhancement of existing features		Moderate impact as stated at Planning Policy Committee Nov 2016
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated	~	
	Development of the site		

	would have an unacceptable impact on the ecological quality of the site and impact could not be mitigated or compensated		
Landscape			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)		Planning policy committee Nov 2016
	Landscape has medium sensitivity to development		
	Landscape has no impact on landscape character (e.g. in built up area)	~	
	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)		
	High sensitivity to development		

	(Development would significantly detract from the landscape and important features unlikely to be retained and mitigation not possible)		
Cultural Heritage			
Heritage and Archaeology (Listed buildings, conservation areas, SAM's, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment		The site has been allotments for in excess of 100 years. Records dating from 15 th century show villagers using this land for cultivation and animal husbandry.
	Site unlikely to impact on the historic or cultural environment		
	Development is likely to have a negative impact on the historic environment or cultural but this impact could be mitigated	~	
	Development is likely to have a significant negative impact on the historic or cultural environment		
Built Environment			

Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings)		
	Development likely to have neutral impact.	~	
	Development likely to detract from the existing built character and important features unlikely to be retained.		
Relationship to existing urban area	Within and existing urban area.		
	Adjacent to and existing urban area	✓	
	Detached from an existing urban area.		
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km.	✓✓	
	Gap between settlement site adjoins and nearest settlement 1-2km.		
	Gap between settlement site adjoins and nearest settlement less than 1km.		
Water Conservation and Management			

Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	According to Environment Agency Flood Map for Planning
	50% - 26% of the site is in flood zone 2 or 3		
	75% - 51% of the site is in flood zone 2 or 3		
	100% - 76% of the site is in flood zone 2 or 3		
Soil and Land			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.	✓	The site is currently used as allotments
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.		
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)		
Is the site previously developed land?	Wholly previously developed.		
	Mixed >75% pdl.		
	Mixed 50-75% pdl.		
	Mixed 25-49% pdl.		
	Mixed < 25%		

	pdl.		
	Wholly Greenfield.	X	
Unstable Land/ Land Contamination	Site is not unstable or contaminated land.	✓✓	Site assessment to be made at planning application stage (Policy Committee Nov 2016)
	Site is unstable or contaminated land but could be mitigated.		
	Site is wholly unstable or contaminated land which could not be mitigated.		
Minerals			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	✓✓	Site is not located in a Mineral Safeguarding Area, although is adjacent to one.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF		
Wealth Creation			
Distance to railway station	Within 500m		Kettering Train Station is measured at 3.2 miles,
	500-1000m		
	1000-2000m		
	More than 2000m	X	
Infrastructure			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	With suitable mitigation (Planning Policy Committee report Nov 2016) Traffic calming would be required Amber RAG

	Satisfactory access cannot be gained to the site.		
Capacity of the highway network	Sufficient capacity no constraints.	✓✓	Planning Policy Committee report Nov 2016)
	Capacity limited or insufficient capacity but constraints can be overcome.		
	Insufficient capacity and constraints cannot be overcome.		
Capacity of existing infrastructure and services (water, sewage, electricity, gas)	Sufficient capacity.		No gas or electricity No response from AW
	Capacity limited or insufficient but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Drainage infrastructure			Greenfield site – new drainage required
	Extensive new drainage infrastructure would not be required		
	Moderately easy to service.		
	Service would require significant new infrastructure.	XX	
Availability			

Is the site subject to any ownership constraints and is it likely to be attractive to the market?	Interest in developing the site and willing land owners.	✓✓	
	No interest in developing site or ownership constraints		
Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?	No	Summary of extent of constraints AW may require access to treatment works	
Deliverability			
What is the time scale for delivery of the site?	Developable within 5 years	✓✓	Dependent on developer decision
	Developable in 6-10 years		
	Developable in 11-15 years		
	Developable beyond 15 years		
Other information			
Relevant planning history	None		

Score	Total
✓✓	7
✓	4
~	12
x	4
xx	1

Site Specific Proposals LDD Site Assessment Sheet – LAND WEST OF DARLOW CL

Site Name	Land west of Darlow Close
Agent/ landowner	Savills/ Taylor Wimpey
Reference	RA/096
SHLAA Reference	
SHLAA Category	2
Area (Ha)	2Ha
Current Use	grazing
Proposed Use	housing
Potential Capacity/ DPH	50

Stage 1 - Initial Assessment and Site Exclusion	
Does the site lie within or adjacent to a settlement identified in the CSS as a location for further housing development?	Yes
Are further housing allocations required for this settlement?	Yes
Is the site located within a settlement where there is an identified need for affordable housing?	No
Conclusions Progress for detailed site assessment.	
Would residential development cause a significant negative effect on an international or national site of biodiversity or geological value?	Further consultation required
Would residential development be unsuitable because the site lies within an area which is at the greatest risk of flooding?	Further consultation required
Would residential development cause a significant negative effect on a nationally important archaeological site or monument or a nationally or internationally important historical site?	Further consultation required
Conclusions Progress for detailed site assessment.	

Stage 2 – Detailed Assessment				
Assessment Topic		Assessment criteria	Scoring	Method of assessment and Justification
Accessibility				
Access to Services	Distance to Primary School	Within 200m	✓✓	We are tending to measure the distance for all of these by road, rather than as the crows flies.
		200-400m		
		400m-800m		
		More than 800m		
	Distance to Local Shops	Within 200m		
		200-400m		

		400m-800m	✓		
		More than 800m			
	Distance to Playing field/ park/ open space	Within 200m			✓
		200-400m			
		400-800m			
		More than 800m			
	Distance to Secondary School	Within 500m			x
		500-1000m			
		1000-2000m			
		More than 2000m			
	Distance to Health Centre	Within 500m			x
		500-1000m			
		1000-2000m			
		More than 2000m			
	Distance to indoor sports/ leisure	Within 500m			x
		500-1000m			
		1000-2000m			
		More than 2000m			
	Distance to a town centre	Within 500m			x
		500-1000m			
		1000-2000m			
		More than 2000m			
			(majority = x)		
Access to employment	Within 500m		We considered Telford Way Industrial Estate to offer the nearest significant employment opportunity		
	500-1000m				
	1000-2000m				

	More than 2000m	X	
Access to public transport	Within 200m of a route to a main urban centre.		The 10 and X10 service seems to be the closest service that serves Kettering. The closest bus stop is opposite the High St Recreation Park.
	200 to 400m of a route to a main urban centre.	✓	
	400m-800m of a route to a main urban centre		
	Greater than 800m to a route to a main urban centre		
Location in terms of settlement hierarchy	Located within or adjacent to Kettering		
	Located within or adjacent to Burton Latimer, Desborough or Rothwell		
	Located within or adjacent to another settlement	~	
	Located in the open countryside		
Health			
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	✓✓	This is an agricultural site and given its current use, it has no value in terms of open space or recreational facilities.
	Development		

	would result in the loss of open space, sport or recreation facilities but loss could be mitigated.		
	Development would result in the loss of open space, sport or recreation facilities which could not be mitigated.		
Skills			
Would the site have an impact on school provisions?	Sufficient capacity.		NCC Education report that Broughton Primary School would require expansion to accommodate further development (Planning Policy Report Nov 2016)
	Insufficient capacity but constraint could be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Community			
What benefits would development of the site have to the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site etc	Significant benefits to the local community		Developer states that a car park for use as a drop-off / pick-up facility for the school
	Some benefits to the local community	✓	
	Likely to be no benefits to the local community		
Liveability			
Impact of noise or odour (trunk road, railway)	Development would not be effected by noise or odour	✓✓	A43 is some 300m from the site so noise is unlikely to be a problem

	Development is likely to be effected by noise or odour but this could be mitigated		
	Development is likely to be significantly effected by noise and odour and impact could not be mitigated		
Would development be compatible with neighbouring uses?	Development would be compatible.	✓✓	The site is located adjacent to a residential area so it is considered that the site is compatible.
	Development would be compatible with mitigation measures.		
	Development would be incompatible.		
Biodiversity			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.		Site Specific proposals LLD Housing Allocations 2013
	Site would impact on a nationally, regional or local site of biodiversity or geological	~	

	value or affect legally protected species but could be satisfactorily mitigated.		
	Site would impact on a nationally, regional or local biodiversity or geological value or affect a legally protected species and could not be satisfactorily mitigated.		
Other ecological features (Including BAP priority habitats and species, trees, woodland etc)	Development of the site is likely to enable the retention and enhancement of existing features	✓✓	Site Specific proposals LLD Housing Allocations 2013
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated		
	Development of the site would have an unacceptable impact on the ecological quality of the site and		

	impact could not be mitigated or compensated		
Landscape			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)	✓✓	Site Specific proposals LLD Housing Allocations 2013
	Landscape has medium sensitivity to development		
	Landscape has no impact on landscape character (e.g. in built up area)		
	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)		
	High sensitivity to development (Development would significantly detract from the landscape and important features)		

	unlikely to be retained and mitigation not possible)		
Cultural Heritage			
Heritage and Archaeology (Listed buildings, conservation areas, SAM's, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment		Site Specific proposals LLD Housing Allocations 2013
	Site unlikely to impact on the historic or cultural environment		
	Development is likely to have a negative impact on the historic environment or cultural but this impact could be mitigated	~	
	Development is likely to have a significant negative impact on the historic or cultural environment		
Built Environment			
Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings)		

	Development likely to have neutral impact.	~	Site Specific proposals LLD Housing Allocations 2013
	Development likely to detract from the existing built character and important features unlikely to be retained.		
Relationship to existing urban area	Within and existing urban area.		
	Adjacent to and existing urban area	✓	
	Detached from an existing urban area.		
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km.	✓✓	
	Gap between settlement site adjoins and nearest settlement 1-2km.		
	Gap between settlement site adjoins and nearest settlement less than 1km.		
Water Conservation and Management			
Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	According to Environment Agency Flood Map for Planning
	50% - 26% of the site is in flood zone 2		

	or 3		
	75% - 51% of the site is in flood zone 2 or 3		
	100% - 76% of the site is in flood zone 2 or 3		
Soil and Land			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.		Site is used as pasture
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.	~	
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)		
Is the site previously developed land?	Wholly previously developed.		
	Mixed >75% pdl.		
	Mixed 50-75% pdl.		
	Mixed 25-49% pdl.		
	Mixed < 25% pdl.		
	Wholly Greenfield.	X	
Unstable Land/ Land Contamination	Site is not unstable or contaminated land.	✓✓	

	Site is unstable or contaminated land but could be mitigated.		
	Site is wholly unstable or contaminated land which could not be mitigated.		
Minerals			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	✓✓	Site is not located in a Mineral Safeguarding Area, although is adjacent to one.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF		
Wealth Creation			
Distance to railway station	Within 500m		Kettering Train Station is measured at 3.2 miles,
	500-1000m		
	1000-2000m		
	More than 2000m	x	
Infrastructure			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	Dependent on co-operation with Primary School
	Satisfactory access cannot be gained to the site.		
Capacity of the highway network	Sufficient capacity no constraints.		

	Capacity limited or insufficient capacity but constraints can be overcome.	~	Capacity of Cransley Hill is limited. Highways improvements to the junction with High St following the Redrow estate on Cox's Lane have never materialized. School drop-off parking may alleviate congestion
	Insufficient capacity and constraints cannot be overcome.		
Capacity of existing infrastructure and services (water, sewage, electricity, gas)	Sufficient capacity.		No existing gas or electricity No response from AW
	Capacity limited or insufficient but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Drainage infrastructure			New drainage would be required
	Extensive new drainage infrastructure would not be required		
	Moderately easy to service.		
	Service would require significant new infrastructure.	XX	
Availability			
Is the site subject to any ownership constraints and is it likely to be attractive to the market?	Interest in developing the site and willing land owners.	✓✓	
	No interest in developing site or		

	ownership constraints		
Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?		Summary of extent of constraints	
		Co-operation from NCC would be required to facilitate access	
Deliverability			
What is the time scale for delivery of the site?	Developable within 5 years	✓✓	Subject to developer
	Developable in 6-10 years		
	Developable in 11-15 years		
	Developable beyond 15 years		
Other information			
Relevant planning history	None		

Score	Total
✓✓	11
✓	4
~	8
x	4
xx	1

Site Specific Proposals LDD Site Assessment Sheet – NORTHAMPTON ROAD

Site Name	Land South of Northampton Rd
Agent/ landowner	Savills/ Taylor Wimpey
Reference	RA/094
SHLAA Reference	
SHLAA Category	
Area (Ha)	2Ha
Current Use	agricultural
Proposed Use	housing
Potential Capacity/ DPH	50

Stage 1 - Initial Assessment and Site Exclusion	
Does the site lie within or adjacent to a settlement identified in the CSS as a location for further housing development?	Yes
Are further housing allocations required for this settlement?	Yes
Is the site located within a settlement where there is an identified need for affordable housing?	No
Conclusions Progress for detailed site assessment.	
Would residential development cause a significant negative effect on an international or national site of biodiversity or geological value?	Further consultation required
Would residential development be unsuitable because the site lies within an area which is at the greatest risk of flooding?	Further consultation required
Would residential development cause a significant negative effect on a nationally important archaeological site or monument or a nationally or internationally important historical site?	Further consultation required
Conclusions Progress for detailed site assessment.	

Stage 2 – Detailed Assessment				
Assessment Topic		Assessment criteria	Scoring	Method of assessment and Justification
Accessibility				
Access to Services	Distance to Primary School	Within 200m	x	We are tending to measure the distance for all of these by road, rather than as the crows flies.
		200-400m		
		400m-800m		
		More than 800m		
	Distance to Local Shops	Within 200m	~	To corner shop on Wellingborough Rd
		200-400m		
		400m-800m		
		More than 800m		

	Distance to Playing field/ park/ open space	Within 200m	✓	The distance to Podmore Way by road
		200-400m		
		400-800m		
		More than 800m		
	Distance to Secondary School	Within 500m	x	Bishop Stopford is the nearest secondary school.
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to Health Centre	Within 500m	x	Mawsley Medical Centre is the nearest Health Centre
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to indoor sports/ leisure	Within 500m	x	Kettering Leisure Village is the nearest indoor sports/leisure facility.
		500-1000m		
		1000-2000m		
		More than 2000m		
	Distance to a town centre	Within 500m	x	Kettering Town Centre
		500-1000m		
		1000-2000m		
		More than 2000m		
			(majority = x)	For an overall score, based on the scoring above the Access to Services would score (x) given that this is a majority.
Access to employment		Within 500m		We considered Telford Way Industrial Estate to offer the nearest significant employment opportunity
		500-1000m		
		1000-2000m		
		More than 2000m	x	
Access to public transport		Within 200m of a route to a main urban centre.	✓✓	The 10 and X10 service seems to be the closest service that serves Kettering. The closest bus stop is top of Donaldson Ave
		200 to 400m of a route to a main urban		

	centre.		
	400m-800m of a route to a main urban centre		
	Greater than 800m to a route to a main urban centre		
Location in terms of settlement hierarchy	Located within or adjacent to Kettering		
	Located within or adjacent to Burton Latimer, Desborough or Rothwell		
	Located within or adjacent to another settlement	~	
	Located in the open countryside		
Health			
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	✓✓	This is agricultural land it has no value in terms of open space or recreational facilities.
	Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated.		
	Development would result in the loss of open space, sport or recreation		

	facilities which could not be mitigated.		
Skills			
Would the site have an impact on school provisions?	Sufficient capacity.		NCC Education have stated that the school would need to be expanded to accommodate further development. (Planning Policy Committee Nov 2016)
	Insufficient capacity but constraint could be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Community			
What benefits would development of the site have to the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site etc	Significant benefits to the local community		
	Some benefits to the local community		
	Likely to be no benefits to the local community	~	
Liveability			
Impact of noise or odour (trunk road, railway)	Development would not be effected by noise or odour	✓✓	Site is approx 300m from A43 with housing in between on Northampton Rd so noise is unlikely to be an issue
	Development is likely to be effected by noise or odour but this could be mitigated		
	Development is likely to be significantly effected by noise and odour and impact could not be mitigated		
Would development be compatible with neighbouring uses?	Development would be compatible.	✓✓	The site is adjacent to and opposite existing housing.

	Development would be compatible with mitigation measures.		
	Development would be incompatible.		
Biodiversity			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.	✓✓	KBC assessment mentioned no issues – Planning Policy Committee Nov 2016
	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily mitigated.		
	Site would impact on a nationally, regional or local biodiversity or geological value or affect a legally protected species and could not be satisfactorily mitigated.		
Other ecological	Development		

features (Including BAP priority habitats and species, trees, woodland etc)	of the site is likely to enable the retention and enhancement of existing features	✓✓	KBC assessment mentioned no issues – Planning Policy Committee Nov 2016
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated		
	Development of the site would have an unacceptable impact on the ecological quality of the site and impact could not be mitigated or compensated		
Landscape			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)	✓✓	Site Specific Proposal LLD Housing Allocations 2013
	Landscape has medium sensitivity to development		
	Landscape has no impact on landscape character (e.g. in built up area)		
	Site has		

	negative impact on the historic or cultural environment		
Built Environment			
Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings)		Site is adjacent to existing modern development
	Development likely to have neutral impact.	~	
	Development likely to detract from the existing built character and important features unlikely to be retained.		
Relationship to existing urban area	Within and existing urban area.		
	Adjacent to and existing urban area	~	
	Detached from an existing urban area.		
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km.	✓✓	
	Gap between settlement site adjoins and nearest settlement 1-2km.		
	Gap between settlement site adjoins and nearest		

	settlement less than 1km.		
Water Conservation and Management			
Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	According to Environment Agency Flood Map for Planning
	50% - 26% of the site is in flood zone 2 or 3		
	75% - 51% of the site is in flood zone 2 or 3		
	100% - 76% of the site is in flood zone 2 or 3		
Soil and Land			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.		
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.	~	
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)		
Is the site previously developed land?	Wholly previously developed.		
	Mixed >75% pdl.		
	Mixed 50-75% pdl.		
	Mixed 25-49% pdl.		
	Mixed < 25% pdl.		

	Wholly Greenfield.	X	
Unstable Land/ Land Contamination	Site is not unstable or contaminated land.	✓✓	No issues raised by KBC Planning Policy Committee Nov 2016
	Site is unstable or contaminated land but could be mitigated.		
	Site is wholly unstable or contaminated land which could not be mitigated.		
Minerals			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	✓✓	Site is not located in a Mineral Safeguarding Area, although is adjacent to one.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF		
Wealth Creation			
Distance to railway station	Within 500m		
	500-1000m		
	1000-2000m		
	More than 2000m	x	
Infrastructure			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	
	Satisfactory access cannot be gained to the site.		

Capacity of the highway network	Sufficient capacity no constraints.		Would bring additional traffic through High St – traffic calming measures may alleviate
	Capacity limited or insufficient capacity but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Capacity of existing infrastructure and services (water, sewage, electricity, gas)	Sufficient capacity.		No existing gas or electricity No response from AW – presumption is that constraints could be overcome
	Capacity limited or insufficient but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Drainage infrastructure	Extensive new drainage infrastructure would not be required	xx	Greenfield site with no existing infrastructure
	Moderately easy to service.		
	Service would require significant new infrastructure.		
Availability			
Is the site subject to any ownership constraints and is it likely to be attractive to the market?	Interest in developing the site and willing land owners.	✓✓	
	No interest in developing site or		

	ownership constraints		
Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?		Summary of extent of constraints	
Deliverability			
What is the time scale for delivery of the site?	Developable within 5 years	✓✓	Subject to developer willingness
	Developable in 6-10 years		
	Developable in 11-15 years		
	Developable beyond 15 years		
Other information			
Relevant planning history	None		

Score	Total
✓✓	13
✓	1
~	9
x	4
xx	1

Site Specific Proposals LDD Site Assessment Sheet – THE PADDOCK

Site Name	Paddock
Agent/ landowner	SMDL New Homes
Reference	N/A
SHLAA Reference	
SHLAA Category	
Area (Ha)	0.9Ha
Current Use	Grazing & housing
Proposed Use	housing
Potential Capacity/ DPH	20 - 26

Stage 1 - Initial Assessment and Site Exclusion		
Does the site lie within or adjacent to a settlement identified in the CSS as a location for further housing development?		Yes
Are further housing allocations required for this settlement?		Yes
Is the site located within a settlement where there is an identified need for affordable housing?		No
Conclusions Progress for detailed site assessment.		
Would residential development cause a significant negative effect on an international or national site of biodiversity or geological value?		Further consultation required
Would residential development be unsuitable because the site lies within an area which is at the greatest risk of flooding?		Further consultation required
Would residential development cause a significant negative effect on a nationally important archaeological site or monument or a nationally or internationally important historical site?		Further consultation required
Conclusions Progress for detailed site assessment.		

Stage 2 – Detailed Assessment				
Assessment Topic		Assessment criteria	Scoring	Method of assessment and Justification
Accessibility				
Access to Services	Distance to Primary School	Within 200m	X	We are tending to measure the distance for all of these by road, rather than as the crows flies.
		200-400m		
		400m-800m		
		More than 800m		
	Distance to Local Shops	Within 200m	X	
		200-400m		
		400m-800m		
		More than 800m		
	Distance to Playing	Within 200m		The distance High St Recreation Park
		200-400m		

	field/ park/ open space		~	
		400-800m		
	Distance to Secondary School	More than 800m	X	Bishop Stopford is the nearest secondary school.
		Within 500m		
		500-1000m		
		1000-2000m		
	Distance to Health Centre	More than 2000m	X	Mawsley Medical Centre is the nearest Health Centre
		Within 500m		
		500-1000m		
		1000-2000m		
	Distance to indoor sports/ leisure	More than 2000m	X	Kettering Leisure Village is the nearest indoor sports/leisure facility.
		Within 500m		
		500-1000m		
		1000-2000m		
	Distance to a town centre	More than 2000m	X	Kettering Town Centre
		Within 500m		
		500-1000m		
		1000-2000m		
			(majority = x)	For an overall score, based on the scoring above the Access to Services would score (x) given that this is a majority.
Access to employment		Within 500m		We considered Telford Way Industrial Estate to offer the nearest significant employment opportunity
		500-1000m		
		1000-2000m		
		More than 2000m	X	
Access to public transport		Within 200m of a route to a main urban centre.		The 10 and X10 service seems to be the closest service that serves Kettering. The closest bus stop is close to the allotments
		200 to 400m of a route to a main urban centre.	✓	
		400m-800m		

	of a route to a main urban centre		
	Greater than 800m to a route to a main urban centre		
Location in terms of settlement hierarchy	Located within or adjacent to Kettering		
	Located within or adjacent to Burton Latimer, Desborough or Rothwell		
	Located within or adjacent to another settlement	~	
	Located in the open countryside		
Health			
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	✓✓	This is grazing land with no public access
	Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated.		
	Development would result in the loss of open space, sport or recreation facilities which could		

	not be mitigated.		
Skills			
Would the site have an impact on school provisions?	Sufficient capacity.		NCC Education say that Broughton Primary School would need to be expanded to accommodate further development. (Policy Committee Nov 2016)
	Insufficient capacity but constraint could be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Community			
What benefits would development of the site have to the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site etc	Significant benefits to the local community		
	Some benefits to the local community		
	Likely to be no benefits to the local community	~	
Liveability			
Impact of noise or odour (trunk road, railway)	Development would not be effected by noise or odour		Environmental Health –(Policy Committee Nov 2016)
	Development is likely to be effected by noise or odour but this could be mitigated	~	
	Development is likely to be significantly effected by noise and odour and impact could not be mitigated		
Would development be compatible with neighbouring uses?	Development would be compatible.	✓✓	

	Development would be compatible with mitigation measures.		
	Development would be incompatible.		
Biodiversity			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.		Bats in the location
	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily mitigated.	~	
	Site would impact on a nationally, regional or local biodiversity or geological value or affect a legally protected species and could not be satisfactorily mitigated.		
Other ecological	Development		

features (Including BAP priority habitats and species, trees, woodland etc)	of the site is likely to enable the retention and enhancement of existing features		Mature trees on site, one with a TPO Bats forage in the area
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated	~	
	Development of the site would have an unacceptable impact on the ecological quality of the site and impact could not be mitigated or compensated		
Landscape			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)	✓✓	
	Landscape has medium sensitivity to development		
	Landscape has no impact on landscape character (e.g. in built up area)		
	Site has		

	medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)		
	High sensitivity to development (Development would significantly detract from the landscape and important features unlikely to be retained and mitigation not possible)		
Cultural Heritage			
Heritage and Archaeology (Listed buildings, conservation areas, SAM's, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment		The site is adjacent to the Conservation Area. Historic England expressed general concerns regarding impact of development on Conservation Area but have not replied to this site specifically.
	Site unlikely to impact on the historic or cultural environment		
	Development is likely to have a negative impact on the historic environment or cultural but this impact could be mitigated	~	
	Development is likely to have a		

	significant negative impact on the historic or cultural environment		
Built Environment			
Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings)		High Density proposal. Would span the gap between Redrow & Grange Rd but be adjacent to Conservation Area & Crane Close.
	Development likely to have neutral impact.	~	
	Development likely to detract from the existing built character and important features unlikely to be retained.		
Relationship to existing urban area	Within and existing urban area.		
	Adjacent to and existing urban area	✓	
	Detached from an existing urban area.		
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km.	✓✓	
	Gap between settlement site adjoins and nearest settlement 1-2km.		

	Gap between settlement site adjoins and nearest settlement less than 1km.		
Water Conservation and Management			
Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	According to Environment Agency Flood Map for Planning
	50% - 26% of the site is in flood zone 2 or 3		
	75% - 51% of the site is in flood zone 2 or 3		
	100% - 76% of the site is in flood zone 2 or 3		
Soil and Land			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.		The site is grassland.
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.	~	
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)		
Is the site previously developed land?	Wholly previously developed.		One existing dwelling will be demolished in order to gain Highways access. This property is currently occupied and the majority of the site is pasture so the site was designated Greenfield.
	Mixed >75% pdl.		
	Mixed 50-75% pdl.		

	Mixed 25-49% pdl.		
	Mixed < 25% pdl.		
	Wholly Greenfield.	x	
Unstable Land/ Land Contamination	Site is not unstable or contaminated land.	✓✓	Full investigation to be carried out at planning application stage (Policy Committee Nov 2016)
	Site is unstable or contaminated land but could be mitigated.		
	Site is wholly unstable or contaminated land which could not be mitigated.		
Minerals			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	✓✓	Site is not located in a Mineral Safeguarding Area, although is adjacent to one.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF		
Wealth Creation			
Distance to railway station	Within 500m		Kettering Train Station is measured at 3.2 miles,
	500-1000m		
	1000-2000m		
	More than 2000m	x	
Infrastructure			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	Planning Policy committee Nov 2016
	Satisfactory access		

	cannot be gained to the site.		
Capacity of the highway network	Sufficient capacity no constraints.		Current number of dwellings using Grange Rd is 59. Proposed additional capacity is 20-26. Highways have not responded regarding additional traffic to Grange Rd
	Capacity limited or insufficient capacity but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Capacity of existing infrastructure and services (water, sewage, electricity, gas)	Sufficient capacity.		
	Capacity limited or insufficient but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.		
Drainage infrastructure			
	Extensive new drainage infrastructure would not be required		
	Moderately easy to service.		
	Service would require significant new infrastructure.	xx	
Availability			
Is the site subject to any ownership constraints and is it likely to be attractive to the market?	Interest in developing the site and willing land owners.	✓✓	
	No interest in developing		

	site or ownership constraints		
Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?	No	Summary of extent of constraints Access requires demolition of existing bungalow whose owner is a part owner of the remaining site.	
Deliverability			
What is the time scale for delivery of the site?	Developable within 5 years	✓✓	
	Developable in 6-10 years		
	Developable in 11-15 years		
	Developable beyond 15 years		
Other information			
Relevant planning history	None		

Score	Total
✓✓	9
✓	3
~	11
x	4
xx	1

Site Assessment Methodology

The detailed assessment was prepared using the 'Site Assessment Matrix' developed by Roger Tym and Partners for East Northamptonshire Council and links the assessment criteria with relevant Sustainability Appraisal objectives.

Detailed Assessment Sheet:

Stage 2 – Detailed Assessment								
Assessment Topic		Assessment criteria	Scoring	Method of assessment and Justification				
Accessibility								
Access to Services	Distance to Primary School	Within 200m	Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel				
		200-400m						
		400m-800m						
		More than 800m						
	Distance to Local Shops	Within 200m		Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel. In towns the distance is measured to the nearest neighbourhood centre, in villages it is to the food shop.			
		200-400m						
		400m-800m						
		More than 800m						
	Distance to Playing field/ park/ open space	Within 200m			Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel		
		200-400m						
		400-800m						
		More than 800m						
	Distance to Secondary School	Within 500m				Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel	
		500-1000m						
		1000-2000m						
		More than 2000m						
	Distance to Health Centre	Within 500m					Summary of all 7 factors: Majority in box 1 = ✓✓ Majority in box 2 = ✓ Majority in box 3 = ~ Majority in box 4 = ✕	GIS National guidance promotes accessibility of services and facilities and sustainable modes
		500-1000m						
		1000-2000m						
		More than 2000m						

				of travel	
	Distance to indoor sports/ leisure	Within 500m			GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel
		500-1000m			
		1000-2000m			
		More than 2000m			
	Distance to a town centre	Within 500m			GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel
		500-1000m			
		1000-2000m			
More than 2000m					
Access to employment	Within 500m	✓✓	GIS (measured to established employment area or town centre)National guidance promotes accessibility to employment and sustainable modes of travel		
	500-1000m	✓			
	1000-2000m	~			
	More than 2000m	×			
Access to public transport	Within 200m of a route to a main urban centre.	✓✓	GIS National guidance promotes accessibility to sustainable modes of travel.		
	200 to 400m of a route to a main urban centre.	✓			
	400m-800m of a route to a main urban centre	~			
	Greater than 800m to a route to a main urban centre	×			
Location in terms of settlement hierarchy	Located within or adjacent to Kettering	✓✓	GIS It is important that new development fits within the strategy set out in the Core Spatial Strategy		
	Located within or adjacent to Burton Latimer, Desborough or Rothwell	✓			
	Located within or adjacent to another settlement	~			
	Located in the open countryside	×			
Health					
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	✓✓	GIS/ site visit National guidance supports the protection of open space and recreation facilities. (PPG17)		
	Development would result in the loss of open space, sport or recreation facilities but loss could be	~			

	mitigated.		
	Development would result in the loss of open space, sport or recreation facilities which could not be mitigated.	✖	
Skills			
Would the site have an impact on school provisions?	Sufficient capacity.	✓✓	Consultation with NCC education It is important to consider capacity of schools when considering new development to reduce the need for travel.
	Insufficient capacity but constraint could be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.	✖	
Community			
What benefits would development of the site have to the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site etc	Significant benefits to the local community	✓✓	GIS, site visit, site submission
	Some benefits to the local community	✓	
	Likely to be no benefits to the local community	~	
Liveability			
Impact of noise or odour (trunk road, railway)	Development would not be effected by noise or odour	✓✓	Site visit/ Consult environmental health re-appropriate distances National planning policy requires LPA's to ensure that the impact of noise is taken into account in planning decisions.
	Development is likely to be effected by noise or odour but this could be mitigated	~	
	Development is likely to be significantly effected by noise and odour and impact could not be mitigated	✖	
Would development be compatible with neighbouring uses?	Development would be compatible.	✓✓	Site visit It is important that new development is compatible with neighbouring uses to ensure conflicts do not arise.
	Development would be compatible with mitigation measures.	~	
	Development would be incompatible.	✖	
Biodiversity			
Impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species	Site would not impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species.	✓✓	GIS/ consultation with Natural England and Wildlife trust National planning policy requires designated wildlife sites to be

	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily mitigated.	~	protected. (PPS9)
	Site would impact on a nationally, regional or local biodiversity or geological value or affect a legally protected species and could not be satisfactorily mitigated.	xx	
Other ecological features (Including BAP priority habitats and species, trees, woodland etc)	Development of the site is likely to enable the retention and enhancement of existing features	✓✓	Consultation with English Nature and the Wildlife Trust/ site visit PPS9National planning policy required ecological habitats and species to be protected and considered in planning decisions. (PPS9)
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated	~	
	Development of the site would have an unacceptable impact on the ecological quality of the site and impact could not be mitigated or compensated	xx	
Landscape			
Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)	✓✓	RNRP assessment? National planning guidance recognised the importance of locally important landscape and the need to ensure these are considered when assessing new development.
	Landscape has medium sensitivity to development	✓	
	Landscape has no impact on landscape character (e.g. in built up area)	~	
	Site has medium to high sensitivity to development (Development likely to detract from landscape, existing features unlikely to be retained in entirety)	x	
	High sensitivity to development (Development would significantly detract from the landscape and	xx	

	important features unlikely to be retained and mitigation not possible)		
Cultural Heritage			
Heritage and Archaeology (Listed buildings, conservation areas, SAM's, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment	✓✓	GIS National policy requires the protection of important historic assets.
	Site unlikely to impact on the historic or cultural environment	✓	
	Development is likely to have a negative impact on the historic environment or cultural but this impact could be mitigated	~	
	Development is likely to have a significant negative impact on the historic or cultural environment	xx	
Built Environment			
Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings)	✓✓	Site visit Enhancing the built environment is an important part of place-shaping.
	Development likely to have neutral impact.	~	
	Development likely to detract from the existing built character and important features unlikely to be retained.	xx	
Relationship to existing urban area	Within and existing urban area.	✓✓	Site visit. National policy strictly controls development in the open countryside
	Adjacent to and existing urban area	✓	
	Detached from an existing urban area.	x	
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km.	✓✓	GIS Coalescence of settlements is an important local issue.
	Gap between settlement site adjoins and nearest settlement 1-2km.	~	
	Gap between settlement site adjoins and nearest settlement less than 1km.	x	
Water Conservation and Management			
Flood risk zone	25% - 0% of the site is in flood zone 2 or 3	✓	GIS The assessment is based on guidance given by the Environment Agency to Corby
	50% - 26% of the site is in flood zone 2 or 3	~	
	75% - 51% of the site is in	x	

	flood zone 2 or 3		BC during the production of their Site Specific Allocations DPD National guidance requires flood risk to be an important consideration in planning decisions.
	100% - 76% of the site is in flood zone 2 or 3	xx	
Soil and Land			
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land.	✓	GIS National guidance gives high protection to the best and most versatile agricultural land
	Partial loss of grade 1 or 2 agricultural land or loss of grade 3 agricultural land.	~	
	Development would result in the loss of the best and most versatile agricultural land (grades 1 and 2)	x	
Is the site previously developed land?	Wholly previously developed.	✓✓	GIS/ site visit National guidance promotes the redevelopment of previously developed land in preference to Greenfield sites
	Mixed >75% pdl.	✓✓	
	Mixed 50-75% pdl.	✓	
	Mixed 25-49% pdl.	✓	
	Mixed < 25% pdl.	~	
	Wholly Greenfield.	x	
Unstable Land/ Land Contamination (Land contamination over and above the naturally occurring contamination found throughout the Borough)	Site is not unstable or contaminated land.	✓✓	Consultation with environmental health Contamination of land is an important consideration when assessing suitability and deliverability of sites.
	Site is unstable or contaminated land but could be mitigated.	~	
	Site is wholly unstable or contaminated land which could not be mitigated.	xx	
Minerals			
Is the site located within an area identified for mineral extraction or a mineral safeguarding area	Site is not located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	✓✓	GIS The minerals and waste development framework identifies and protects areas for minerals extraction and safeguards known reserves for future extraction.
	Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF	xx	
Wealth Creation			
Distance to railway station	Within 500m	✓✓	GIS National guidance
	500-1000m	✓	

	1000-2000m	~	promotes accessibility to sustainable modes of travel.
	More than 2000m	x	
Infrastructure			
Access to highway network	Satisfactory access can be gained to the site.	✓✓	Consultation with NCC Gaining safe access is critical to the suitability of the site for development.
	Satisfactory access cannot be gained to the site.	xx	
Capacity of the highway network	Sufficient capacity no constraints.	✓✓	Consultation with NCC and HA Impact on the highway network is an important consideration when assessing the suitability of sites.
	Capacity limited or insufficient capacity but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.	xx	
Capacity of existing infrastructure and services (water, sewage, electricity, gas)	Sufficient capacity.	✓✓	Consultations with Anglian water and utility providers. Ability to service the site is an important consideration when assessing its suitability.
	Capacity limited or insufficient but constraints can be overcome.	~	
	Insufficient capacity and constraints cannot be overcome.	xx	
Drainage infrastructure	Extensive new drainage infrastructure would be required	xx	The need for new infrastructure will impact of viability and deliverability of site.
	Extensive new drainage infrastructure would not be required	✓✓	
Availability			
Is the site subject to any ownership constraints and is it likely to be attractive to the market?	Interest in developing the site and willing land owners.	✓✓	Site submissions
	No interest in developing site or ownership constraints	xx	
Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?	No	Summary of extent of constraints	
	Yes		
Deliverability			
What is the time scale for delivery of the site?	Developable within 5 years	✓✓	
	Developable in 6-10 years	✓	
	Developable in 11-15 years	~	
	Developable beyond 15 years	x	

Other information

Relevant planning history

Walking distance standards: These are based on the Institute of Highways and Transport *Guidelines for Providing Journeys on Foot*.