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.

<u>Vision</u>

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

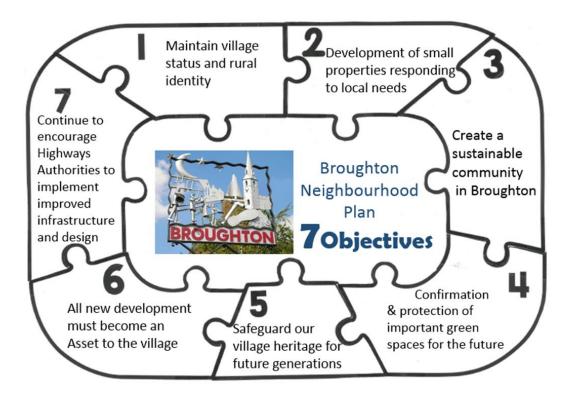
n Policy 8 – North Northamptonshire Place Shaping Principles

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								
	$\checkmark\checkmark$	\checkmark	~	Х	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	Acc	cessibi	ility		Hea	alth	Skills	Com	mun	ity	Liveabi	lity	Biodivers	sity	Landsc	ape
	$\checkmark\checkmark$	\checkmark	~	Х	$\checkmark\checkmark$	~	~	$\checkmark\checkmark$	\checkmark	~	$\checkmark\checkmark$	~	$\checkmark\checkmark$	~	$\checkmark\checkmark$	~
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	Cult Heri √	ural tage ~	Built Enviroi √√	Environment		Water Conservation and Management ✓ ~ X			Soil and Land			
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 √√	alth ation X	Infrastru √√	cture ~	XX	Availabi √√	lity ✓	Deliverability √√	,
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/	6
DPH	

Stage 1 - Initial Assessment and Site Exclusion	
Does the site lie within or adjacent to a settlement identified in the CSS as	Yes
a location for further housing development?	
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	Further
nationally important archaeological site or monument or a nationally or	consultation
internationally important historical site?	required
Conclusions	
Progress for detailed site assessment.	

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

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

	main urban centre. 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	~	closest service that serves Kettering. The closest bus stop is opposite the Red Lion on High St.
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	1		This is a brownfield site and sives its surrent
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities. Development would result in the loss of	√ √ 	This is a brownfield site and given its current use, it has no value in terms of open space or recreational facilities.
	open space, sport or		

Skills	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.		
Would the site have	Sufficient		Broughton Primary School currently close
an impact on school provisions?	capacity. Insufficient capacity but constraint	~	to capacity so increasing capacity either at the school or nearby would have to be explored.
	could be		No additional Fire & Rescue provision
	overcome. Insufficient capacity and constraints cannot be overcome.		would be necessary.
Community	overcome.	I	
What benefits would development of the site have to the local community? e.g.	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
could the site improve walking or cycling connections, contribute to the	Some benefits to the local community		Behaviour problems
creation of GI, make use of a derelict site etc	Likely to be no benefits to the local community		
Liveability	Development		
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		

Would development be compatible with neighbouring uses?	could be mitigated Development is likely to be significantly effected by noise and odour and impact could not be mitigated Development would be compatible. Development would be compatible with mitigation measures. Development would be incompatible.		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.
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	✓ ✓	Nene Valley NIA would need to confirm through a Preliminary Ecological Appraisal Natural England responded no impact

	species but		
	could be		
	satisfactorily		
	mitigated.		
	miligated.		
	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	of the site is		
BAP priority habitats	likely to		
and species, trees,	enable the	$\checkmark\checkmark$	Nene Valley NIA would need to confirm through a
woodland etc)	retention and		Preliminary Ecological Appraisal
,	enhancement		Natural England response
	of existing		
	features		
	Development		
	of the site		
	would impact		
	on the		
	ecological		Wildlife Trust has indicated that an
	quality of the		assessment would be required at the planning
	site but		application stage
	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		Natural England response
	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		

	rotoinad and		
	retained and		
	mitigation not		
Cultural Haritago	possible)		
Cultural Heritage Heritage and	Development		
Archaeology (Listed	has the		
buildings,	potential to		
conservation areas,	enhance the		NCC Archaeology assessment is that site
SAM's, Historic	historic or		is unlikely to have any impact.
Parks and Gardens)	cultural		Historic England are not concerned with
	environment		this site
	Site unlikely		
	to impact on		
	the historic or	\checkmark	
	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		
Duilt Environment			
Built Environment Would residential	Development		
development affect	would result		
the existing built	in significant	$\checkmark\checkmark$	Development of the site would see the
character of the	enhancement		removal of some garages, which can be
settlement?	(e.g. removal		deemed to be unsightly, it is believed that this would be significant enhancement
	of derelict		
	buildings)		
	Development		
	likely to have		
	neutral		
	impact.		
	inpuot.	1	

		1	
	Development		
	likely to		
	detract from		
	the existing		
	built		
	character and		
	important		
	features		
	unlikely to be		
	retained.		
Relationship to	Within and		Site is within Broughton between 2 residential
existing urban area	existing urban	$\checkmark\checkmark$	properties, so is well within the existing built up
	area.		area.
	Adjacent to		
	and existing		
	urban area		
	Detached		-
	from an		
	existing urban		
0	area.		
Coalescence	Gap between		
	settlement		
	site adjoins	$\checkmark\checkmark$	
	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 M		l	
Flood risk zone	25% - 0% of	✓	
	the site is in		According to Environment Agency Flood Map
	flood zone 2		for Planning
	or 3		
	50% - 26% of		1
	the site is in		
	flood zone 2		
	or 3		
			4
	75% - 51% of		
	the site is in		

	flood zone 2		
	or 3		
	100% - 76%		1
	of the site is		
	in flood zone		
	2 or 3		
Soil and Land		l	I
Agricultural Land	Development		
-	would not		The site is a brownfield site and not on
	result in the	\checkmark	agricultural land.
	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		
le the site proviously	1 and 2) Wholly		
Is the site previously	previously	$\checkmark\checkmark$	The site is/has been used for garages and
developed land?		•••	therefore considered a brownfield site.
	developed. Mixed >75%		4
	pdl.		
	Mixed 50-		4
	75% pdl.		
	Mixed 25-		1
	49% pdl.		
	Mixed < 25%		1
	pdl.		
	Wholly		1
	Greenfield.		
Unstable Land/ Land	Site is not		
Contamination	unstable or	$\checkmark\checkmark$	Assessment by Environmental Health
	contaminated		
	land.		
	Site is		1
	unstable or		
	contaminated		
		1	

	land but could		
	be mitigated.		
	Site is wholly		
	unstable or		
	contaminated		
	land which		
	could not be		
	mitigated.		
Minerals	<u> </u>		
Is the site located	Site is not		
within an area	located in an		Site is not located in a Mineral Safeguarding
identified for mineral	area		Area, although is adjacent to one.
extraction or a	identified as	$\checkmark\checkmark$	
mineral safeguarding	an existing /		
area	permitted		
	minerals /		
	waste site or		
	allocation in		
	the MWDF		
	Site is located		
	in an area		
	identified as		
	an existing /		
	permitted		
	minerals /		
	waste site or		
	allocation in		
	the MWDF		
Wealth Creation			
Distance to railway	Within 500m		
station	500-1000m		Kettering Train Station is measured at 3.2
	1000-2000m		miles,
	More than	x	
	2000m	Α	
Infrastructure	2000111		
Access to highway	Satisfactory	$\checkmark\checkmark$	
network	access can		
network			NCC Highways - Will need 4.5m access
	be gained to		(5.5m between solid boundaries) for 10m
	the site.		from rear of footway.
	Satisfactory		
	access		
	cannot be		
	gained to the		
	site.		
Capacity of the	Sufficient	$\checkmark\checkmark$	Highways England have no objection
highway network	capacity no		NCC Highways have no objection
	constraints.		
	Capacity		
	limited or		
	insufficient		
		1	

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

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
$\checkmark\checkmark$	18
\checkmark	3
~	4
Х	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	Yes
further housing development?	
Are further housing allocations required for this settlement?	Yes
Is the site located within a settlement where there is an identified need for affordable	No
housing?	
Conclusions	
Progress for detailed site assessment.	
Would residential development cause a significant negative effect on an international or	Further
national site of biodiversity or geological value?	consultati
	on
	required
Would residential development be unsuitable because the site lies within an area which	Further
is at the greatest risk of flooding?	consultati
	on
	required
Would residential development cause a significant negative effect on a nationally	Further
important archaeological site or monument or a nationally or internationally important	consultati
historical site?	on
	required
Conclusions	
Progress for detailed site assessment.	

Stage 2 -	Stage 2 – Detailed Assessment			
Assessme	ent Topic	Assessment	Scoring	Method of assessment and Justification
		criteria		
Accessibi	lity	-	-	
Access to	Distance to Primary	Within 200m		
Services	School	200-400m		Broughton Primary School
		400m-800m		bloughton i ninary benedi
			~	
		More than		
		800m		
	Distance to Local	Within 200m		
	Shops	200-400m	\checkmark	
		400m-800m		
		More than		

		800m		
	Distance	Within 200m		
	to Playing field/ park/	200-400m	\checkmark	Distance to the High Street Recreation Ground
	open	400-800m		
	space	More than 800m		
	Distance	Within 500m		Bishop Stopford is the nearest secondary school.
	to Secondary	500-1000m		
	School	1000-2000m		
		More than 2000m	x	
	Distance to Health	Within 500m		Mawsley Medical Centre is the nearest Health Centre.
	Centre	500-1000m		
		1000-2000m		
		More than 2000m	x	
	Distance to indoor	Within 500m		Kettering Leisure Village is the nearest indoor sports
	sports/ leisure	500-1000m 1000-2000m		facility
		More than 2000m	x	
	Distance to a town	Within 500m		Kettering Town Centre
	centre	500-1000m		
		1000-2000m		
		More than 2000m	x	•
			(majority = ×)	
Access to		Within 500m	,	Tolford Way Industrial Estate is the respect site
employment	500-1000m 1000-2000m		Telford Way Industrial Estate is the nearest site offering significant employment opportunity.	
		More than 2000m	x	
Access to transport	public	Within 200m of a route to a main urban centre.	<i>√ √</i>	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		

		1	
	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	Located		
settlement hierarchy	within or		The site is within Broughton
	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	countryside		
Impact on existing	Development	[
	would not		
sporting or recreation		$\checkmark\checkmark$	This is a brownfield site and given its current use, it
facilities	result in the		has no value in terms of open space or recreational
	loss of open		facilities.
	space, sport		
	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		
	1.1.1.1.1.1.0.000 01	1	

	open space, sport or recreation facilities which could not be mitigated.		
Skills	-		
Would the site have an impact on school provisions?	Sufficient capacity. Insufficient		Broughton Primary School currently close to
	capacity but constraint could be overcome.	~	capacity so increasing capacity either at the school or nearby would have to be explored. No Fire & Rescue provision would be required
	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	Significant benefits to the local community	√ √	The site is a brownfield site which is not compatible with the surrounding Conservation Area.
improve walking or cycling connections, contribute to the creation of GI, make use of a derelict site	Some benefits to the local community Likely to be		
etc	no benefits to the local community		
Liveability	1	T	
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. Development would be compatible with mitigation measures. Development would be incompatible.	Given that the site is located within a residential street on brownfield it is considered that the site is compatible.
Diadiversity		
Biodiversity Impact on a	Site would	
nationally, regional or local site of biodiversity or geological value or affect legally protected species	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	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
	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	Development of the site is		
BAP priority habitats	likely to	$\checkmark\checkmark$	
and species, trees,	enable the		Nene Valley NIA would need to confirm through a
woodland etc)	retention and enhancement		Preliminary Ecological Appraisal
	of existing		Natural England response
	features		
	Development of the site		
	would impact		
	on the		
	ecological		Wildlife Trust has indicated that an assessment would
	quality of the site but		be required at the planning application stage
	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		
Landscape	compensated		
Landscape	Landscape		
designation and	has low		
capacity of	sensitivity to		
landscape to accommodate	development (not visible,		
development	existing		
	landscape is		
	poor quality,		
	existing features		
	could be		
	retained)		
	Landscape		
	has medium		
	sensitivity to		

	dovolopreset		1
	development		
	Landscape		
	has no impact	~	
	on landscape		Natural England response
	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		1	
Heritage and	Development		
Archaeology (Listed	has the		
buildings,	potential to		
conservation areas,	enhance the		
SAM's, Historic	historic or		
Parks and Gardens)	cultural		
	environment		
	Site unlikely		
	to impact on		NCC Archaeology have no concerns about this site
	the historic or		
	cultural		
	environment		
	Development	1	
	is likely to		
	have a		
	negative	~	
	impact on the		
	historic		Subject to SEA requested by Historic England
	environment	l	

	• • • •	1	
	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	L		
	Development		
Would residential	Development		
development affect	would result	$\checkmark\checkmark$	Civen that development of the site would ass the
the existing built	in significant		Given that development of the site would see the
character of the	enhancement		removal a building, which can be deemed to be
settlement?	(e.g. removal		unsightly which is likely to become vacant in the
	of derelict		future, it is believed that this would be significant
	buildings)		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	Within and		
existing urban area	existing urban	$\checkmark\checkmark$	Site is within Broughton between 2 residential
	area.		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	$\checkmark\checkmark$	
	and nearest		
	settlement		
	over 2km.		
			4
	Conhatina		
	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		According to Environment Agency Flood Map for
	flood zone 2		Planning
	or 3		
	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		
	0		
Soil and Land	2 or 3		
Soil and Land			
Soil and Land Agricultural Land	Development		The site is a brownfield site and not on agricultural
	Development would not		The site is a brownfield site and not on agricultural
	Development would not result in the	✓	The site is a brownfield site and not on agricultural land.
	Development would not result in the loss of the	✓	
	Development would not result in the loss of the best and	✓	
	Development would not result in the loss of the best and most versatile	✓	
	Development would not result in the loss of the best and most versatile agricultural	✓	
	Development would not result in the loss of the best and most versatile agricultural land.	✓	
	Development would not result in the loss of the best and most versatile agricultural land. Partial loss of	4	
	Development would not result in the loss of the best and most versatile agricultural land. Partial loss of grade 1 or 2	✓	
	Development would not result in the loss of the best and most versatile agricultural land. Partial loss of grade 1 or 2 agricultural	✓	
	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	✓	
	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	✓	
	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	✓	
	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 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	✓	
	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	✓	
	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	✓	
	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	✓	
	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	✓	
	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	✓	
	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	✓	
	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	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)	✓	
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) Wholly	✓ ✓ ✓	
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)		land.

Mixed 50- 75% pdl. Mixed 50- 75% pdl. Mixed 25- 49% pdl. Mixed 25- 49% pdl. Unstable Land/ Land Site is not unstable or contaminated land. Assessment by Environmental Health Unstable Land/ Land Site is not unstable or contaminated land. Assessment by Environmental Health Mixed 25- 49% pdl. ' Unstable Land/ Land Site is not unstable or contaminated land be mitigated. Assessment by Environmental Health Site is wholly unstable or contaminated land which could not be mitigated. Site is not located in an area identified as an existing / permitted in an area identified as an existing / permitted in an a			1	
Mixed 50- 75% pdl.		Mixed >75%		
Image: state of the state o				
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Mixed < 25% pdl. Mixed < 25% pdl. Unstable Land/ Land Contamination Site is not unstable or contaminated land. Assessment by Environmental Health Site is not unstable or contaminated land but could be mitigated. Assessment by Environmental Health Site is not unstable or contaminated land but could be mitigated. Assessment by Environmental Health Minerals Site is not unstable or contaminated land which contaminated land which could not be mitigated. Site is not located in an area identified as an existing / area identified as an existing / permitted minerals / waste site or allocation in the MWDPF Site is not located in a Mineral Safeguarding Area, athough is adjacent to one. Wealth Creation Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDPF Site is not located in an existing / permitted minerals / waste site or allocation in the MWDF Wealth Creation Within 500m 500-1000m More than 2000m Kettering Train Station is measured at 2.9 miles.		Mixed 25-		
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identified for mineral extraction or a mineral safeguarding area area identified as an existing / permitted minerals / waste site or allocation in the MWDF although is adjacent to one. Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF Ithough is adjacent to one. Wealth Creation Within 500m Kettering Train Station is measured at 2.9 miles, 1000-2000m More than 2000m X X				Site is not located in a Mineral Safeguarding Area.
extraction or a mineral safeguarding area an existing / permitted minerals / waste site or allocation in the MWDF Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF Kettering Train Station is measured at 2.9 miles, 1000-2000m Wealth Creation 500-1000m Kettering Train Station is measured at 2.9 miles, 1000-2000m More than z 2000m X			$\checkmark\checkmark$	
mineral safeguarding area an existing / permitted minerals / waste site or allocation in the MWDF Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF Wealth Creation Wealth Creation Distance to railway station Site is 000m More than 2000m More than 2000m				
area permitted minerals / waste site or allocation in the MWDF Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF waste site or allocation in the MWDF Wealth Creation minerals / Distance to railway Within 500m station 500-1000m More than x 2000m X				
minerals / waste site or allocation in waste site or allocation in the MWDF Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF waste site or allocation in the MWDF Wealth Creation waste site or Distance to railway Within 500m station 500-1000m 1000-2000m More than Account X 2000m X				
waste site or allocation in the MWDF Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF Wealth Creation Wealth Creation Distance to railway station Within 500m 500-1000m 1000-2000m More than 2000m	area			
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the MWDF				
Site is located in an area identified as an existing / permitted minerals / waste site or allocation in the MWDF Image: Constraint of the second minerals / waste site or allocation in the MWDF Wealth Creation Image: Constraint of the second minerals / waste site or allocation in the MWDF Image: Constraint of the second minerals / waste site or allocation in the MWDF Wealth Creation Image: Constraint of the second minerals / waste site or allocation in the MWDF Image: Constraint of the second minerals / waste site or allocation in the MWDF Image: Constraint of the second minerals / minerals / miner				
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an existing / permitted an existing / permitted permitted minerals / waste site or allocation in the MWDF Wealth Creation the MWDF Distance to railway station Within 500m 500-1000m 500-1000m 1000-2000m More than 2000m More than 2000m X				
permitted minerals / minerals / waste site or allocation in the MWDF Wealth Creation Within 500m Distance to railway Within 500m station 500-1000m 1000-2000m More than Nore than x 2000m Nore than		identified as		
minerals / waste site or allocation in allocation in the MWDF waste site or Wealth Creation Within 500m Distance to railway Within 500m 500-1000m Kettering Train Station is measured at 2.9 miles, 1000-2000m More than X 2000m		an existing /		
waste site or allocation in the MWDFwaste site or allocation in the MWDFWealth CreationWithin 500mDistance to railway stationWithin 500m500-1000mKettering Train Station is measured at 2.9 miles,1000-2000mMore than 2000m		permitted		
allocation in the MWDF Wealth Creation Distance to railway station Within 500m 500-1000m 500-1000m 1000-2000m More than x 2000m X		minerals /		
allocation in the MWDF Wealth Creation Distance to railway station Within 500m 500-1000m 500-1000m 1000-2000m More than x 2000m X		waste site or		
the MWDF Wealth Creation Wealth Creation Within 500m Distance to railway station Within 500m 500-1000m 500-1000m 1000-2000m More than x 2000m X				
Wealth Creation Distance to railway station Within 500m 500-1000m 500-1000m 1000-2000m More than x 2000m X				
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station 500-1000m Kettering Train Station is measured at 2.9 miles, 1000-2000m More than × 2000m Value Value		Within 500m		
1000-2000m More than × 2000m				Kettering Train Station is measured at 2.9 miles,
More than × 2000m				4
2000m				4
			X	
Infrastructure		2000m		
from enumer fine of ber findrews way.	Access to highway	Satisfactory		NCC Highways No crossroads, stagger access 20m
be gained to		Satisfactory access can	√ √	

	(h. a. a.)(.		
	the site.		
	Cotista atama		
	Satisfactory		
	access cannot be		
	gained to the site.		
Capacity of the	Sufficient		
highway network		$\checkmark\checkmark$	Highways England have no objection
nighway network	capacity no constraints.		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	Sufficient	$\checkmark\checkmark$	
infrastructure and	capacity.		Anglian Water response.
services (water,			
sewage, electricity,	Capacity		
gas)	limited or		
3,	insufficient		
	but constraints		
	can be		
	overcome.		
	Insufficient		
	capacity and		
	constraints		
	cannot be		
	overcome.		
Drainage			
infrastructure			-
	Extensive	$\checkmark\checkmark$	
	new drainage		Anglian Water response
	infrastructure		
	would not be		
	required		4
	Moderately		
	easy to		
	service.		
	Service would		
	require		
	significant		
	new		
	infrastructure.		
Availability Is the site subject to	Interest in		Land owners (Telereal Trillium) looking to re-develop /
any ownership	developing	$\checkmark\checkmark$	sell the site, once BT do not require it.
		v v	

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	ŀ		
What is the time scale for delivery of the site?	Developable within 5 years Developable	\checkmark	Discussions with the Disposals Manager confirmed this was a medium to long term project which
	in 6-10 years Developable in 11-15 years		provides development opportunity towards the end of the plan period.
	Developable beyond 15 years		
Other information	· · ·		
Relevant planning history	None		

Score	Total
$\checkmark\checkmark$	18
\checkmark	3
~	4
×	3
××	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					
Assessme	ent Topic	Assessment	Scoring	Method of assessment and	
		criteria		Justification	
Accessibi	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	
Services	301001	200-400m		flies.	
		400m-800m			
			~		
		More than 800m			
	Distance	Within 200m			

	to Local	200-400m		
	Shops	400m-800m	~	
		More than	. ~	
	Distance	800m		The distance to High St Recreation Park
	Distance to Playing	Within 200m		
	field/ park/	200-400m		
	open	400-800m		
	space	More than	~	
	Distance	800m		
	Distance to	Within 500m		Bishop Stopford is the nearest secondary
	Secondary	500-1000m		school.
	School	1000-2000m		
		More than		
		2000m	x	
	Distance	Within 500m	^	
	to Health	500-1000m		Mawsley Medical Centre is the nearest Health Centre
	Centre	1000-2000m	_	
		More than 2000m		
	Distance	Within 500m	x	
	to indoor	500-1000m		Kettering Leisure Village is the nearest indoor sports/leisure facility.
	sports/ leisure	1000-2000m		sports/leisure facility.
	IEISUIE	More than		
		2000m		
	Distance	Within 500m	x	Kettering Town Centre
	to a town centre	500-1000m		
	Centre	1000-2000m		
		More than		
		2000m		For an overall score, based on the scoring
			v	above the Access to Services would score (x)
			X	given that this is a majority.
			(majority	
Access to		Within 500m	= x)	
				We considered Telford Way Industrial Estate
employment		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.	$\checkmark\checkmark$	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	migatedi	I	
Would the site have an impact on school provisions?	Sufficient capacity. Insufficient capacity but constraint could be overcome.	~	NCC Education reports that Broughton Primary School would require expansion to accommodate additional development (Planning Policy Committee Nov 2016)
	Insufficient capacity and constraints cannot be overcome.		
Community What benefits would	Significant		
development of the site have to the local community? e.g.	Significant benefits to the local community		
could the site improve walking or cycling connections, contribute to the	Some benefits to the local community		
creation of GI, make use of a derelict site etc	Likely to be no benefits to the local community	~	
Liveability	Dovelopment		
Impact of noise or odour (trunk road, railway)	Development would not be effected by		

Γ	natar an		ر ۱
	noise or		
	odour		
	Development	~	Proximity of AW water treatment plant
	is likely to be		(Planning Policy Committee report Nov
	effected by		2016)
	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	Development		
be compatible with	would be		
neighbouring uses?	compatible.		Site is somewhat detached from existing
	Development	~	housing being on the furthest edge of the
	would be		village and is adjacent to Anglian Water
	compatible		Sewage Treatment works
	with		
	mitigation		
	measures.		
	Development		
	would be		
	incompatible.		
Biodiversity	Cite une ula		
Impact on a	Site would		
nationally, regional or	not impact on		
local site of	a nationally,		
biodiversity or	regional or		
geological value or	local site of		
affect legally	biodiversity or		
protected species	geological		
	value or		
	affect legally		
	protected		
	species.		
L	300000	1	1

	Site would impact on a nationally, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily	~	Moderate impact as stated at Planning Policy Committee Nov 2016
	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		
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated Development	~	Moderate impact as stated at Planning Policy Committee Nov 2016

	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	~	Planning policy committee Nov 2016
	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		

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, HistoricDevelopment has the potential to enhance the historic or cultural environment	
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	

		1	
Would residential	Development		
development affect	would result		
the existing built	in significant		
character of the	enhancement		
settlement?	(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	Within and		
existing urban area	existing urban		
	area.		
	Adjacent to	\checkmark	
	and existing		
	urban area		
	Detached		
	from an		
	existing urban		
	area.		
Coalescence	Gap between		
Cealeboonee	settlement		
	site adjoins	$\checkmark\checkmark$	
	and nearest		
	settlement		
	over 2km.		
	Gap between		
	settlement		
	site adjoins		
	and nearest		
	settlement 1-		
	2km.		
	Gap between		
	settlement		
	site adjoins		
	and nearest		
	settlement		
	less than1km.		
Water Conservation and M			
	lanayement		

Flood rick	0E0/ 00/ of	\checkmark	
Flood risk zone	25% - 0% of	v	According to Environment Agency Flood Map
	the site is in		for Planning
	flood zone 2		lor r larning
	or 3		
	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		Ĩ	
Agricultural Land	Development		
	would not		The site is currently used as allotments
	result in the	\checkmark	
	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	Wholly		
developed land?	previously		
	developed.		
	Mixed >75%		
	pdl.		
	Mixed 50-		
	75% pdl.		
	Mixed 25-		
	49% pdl.		
	Mixed < 25%		

	pdl.		
	Wholly Greenfield.	Х	
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		
Minerale	mitigated.		
Minerals	Site is not		
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 located in an area identified as an existing / permitted	√ √ 	Site is not located in a Mineral Safeguarding Area, although is adjacent to one.
	minerals / waste site or allocation in the MWDF		
Wealth Creation			
Distance to railway station	Within 500m 500-1000m 1000-2000m		Kettering Train Station is measured at 3.2 miles,
	More than 2000m	Х	
Infrastructure	L		·
Access to highway network	Satisfactory access can be gained to the site.	$\checkmark\checkmark$	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 Capacity no constraints. Capacity limited or insufficient capacity but constraints capacity but constraints can be overcome. Insufficient capacity and constraints canot be
cannot be gained to the site. Planning Policy Committee report Nov 2016) Capacity of the highway network Sufficient capacity no constraints. V Capacity limited or insufficient capacity but constraints Planning Policy Committee report Nov 2016) Imsufficient capacity but constraints can be overcome. Insufficient capacity and constraints
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Site. Sufficient Image: site. Capacity of the highway network Sufficient Image: site. Planning Policy Committee report Nov 2016) Capacity no constraints. Capacity Image: site. Planning Policy Committee report Nov 2016) Capacity limited or insufficient capacity but constraints can be overcome. Insufficient capacity and constraints Image: site.
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constraints can be overcome. Insufficient capacity and constraints
can be overcome. Insufficient capacity and constraints
overcome. Insufficient capacity and constraints
Insufficient capacity and constraints
capacity and constraints
constraints
overcome.
Capacity of existing Sufficient
infrastructure and capacity. No gas or electricity
services (water, Capacity No response from AW
sewage, electricity, limited or ~
gas) insufficient
but
constraints
can be
overcome.
Insufficient
capacity and
constraints
cannot be
overcome.
Drainage
infractructure
Extensive Greenfield site – new drainage required
new drainage
infrastructure
would not be
required
Moderately
easy to
service.
Service would
require XX
Isignificant
significant
significant new infrastructure.

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		of extent of constraints require access to treatment works
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		Dependent on developer decision
Other information Relevant planning	None		
history			

Score	Total
$\checkmark\checkmark$	7
\checkmark	4
~	12
Х	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/	50
DPH	

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

Stage 2 -	Stage 2 – Detailed Assessment			
Assessme	ent Topic	Assessment	Scoring	Method of assessment and
		criteria		Justification
Accessibi	lity			
Access	Distance	Within 200m		
to	to Primary	000 400	$\checkmark\checkmark$	We are tending to measure the distance for all
Services	School	200-400m		of these by road, rather than as the crows flies.
		400m-800m		11105.
		More than 800m		
	Distance to Local	Within 200m		
	Shops	200-400m		

More than 800m More than 800m Distance to Playing 100-400m Distance to High St Recreation Park Distance to space 200-400m A Distance to Secondary School Within 500m X Distance to Secondary School Within 500m X Distance to Health Centre Within 500m X Distance to Health Centre Within 500m X Distance to Indoor sports/ leisure Within 500m X Distance to indoor sports/ leisure Within 500m X Distance to indoor sports/ leisure Within 500m X Distance to a town centre Within 500m X More than 2000m X Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m X More than 2000m X Kettering Town Centre For an overall score, based on the scoring above the Access to Services would score given that this is a majority. X			400m-800m	\checkmark	
Bistance to Playing space Within 200m 200-400m Distance to High St Recreation Park Distance to space Within 500m More than 800m ✓ Distance to Secondary School Within 500m 500-1000m ✓ Distance to Health Centre Within 500m 500-1000m ✓ Distance to Health Centre Within 500m 500-1000m × Distance to Health Centre Within 500m 500-1000m × Distance to Indoor sports/ leisure Within 500m 1000-2000m × Distance to indoor sports/ leisure Within 500m 500-1000m × Distance to a town centre Within 500m 500-1000m × More than 2000m X Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m 500-1000m × More than 2000m X Kettering Town Centre For an overall score, based on the scoring above the Access to Services would score given that this is a majority.				-	
to Playing field/park/ Open space 200-400m 400-800m 400-800m 400-800m 400-800m More than 800m 500-1000m Secondary School 500-1000m Distance to Health Centre Within 500m Distance to Health Centre Within 500m Distance to Health Centre Within 500m Distance to indoor sports/ leisure Within 500m Distance to indoor sports/ leisure Within 500m Distance to a town centre Within 500m Distance to a town centre Within 500m X Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m X Kettering Town Centre 500-1000m X More than 2000m X Kettering Town Centre Source, based on the scoring above the Access to Services would score given that this is a majority.					
field/ park/ open space 200-400m More than 800m			Within 200m		Distance to High St Recreation Park
space 400-800m V More than 800m Within 500m Bishop Stopford is the nearest secondary school. Distance to Secondary Within 500m X Distance to Health Centre Within 500m X Distance to Health Centre Within 500m X Distance to indoor sports/ leisure Within 500m X Distance to indoor sports/ leisure Within 500m X Distance to a town centre Within 500m X More than 2000m X Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m X For an overall score, based on the scoring above the Access to Services would score given that this is a majority. Kettering this is a majority.		field/ park/	200-400m		
Distance to Secondary School Within 500m 500-1000m Bishop Stopford is the nearest secondary school. Distance to Health Centre Within 500m 500-1000m X Distance to Health Centre Within 500m 500-1000m X Distance to Health Centre Within 500m 500-1000m X Distance to indoor sports/ leisure Within 500m 500-1000m X Distance to a town centre Within 500m 500-1000m X Distance to a town centre Within 500m 500-1000m X Distance to a town centre Within 500m 500-1000m X Vithin 500m 2000m X Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m 500-1000m X More than 2000m Sourt han 2000m X Kettering Town Centre For an overall score, based on the scoring above the Access to Services would score given that this is a majority.			400-800m	\checkmark	
to Secondary School 500-1000m Distance to Health Centre Within 500m Distance to Health Centre Within 500m Distance to Health Centre Within 500m Distance to indoor sports/ leisure Within 500m Distance to indoor sports/ leisure Within 500m Distance to indoor sports/ leisure Within 500m Distance to a town centre Within 500m Distance to a town centre Within 500m Distance to a town centre Within 500m X Kettering Leisure Village is the nearest ind sports/leisure facility. More than 2000m Solo-1000m X For an overall score, based on the scoring above the Access to Services would score given that this is a majority.		59400			
Secondary School 500-1000m school. 1000-2000m More than 2000m x Mawsley Medical Centre is the nearest He Centre Distance to Health Centre Within 500m x Mawsley Medical Centre is the nearest He Centre Distance to indoor sports/ leisure Within 500m x Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m x Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m x Kettering Town Centre More than 2000m 500-1000m x For an overall score, based on the scoring above the Access to Services would score given that this is a majority.			Within 500m		Rishon Stanford is the pearest secondary
School 1000-2000m More than 2000m Distance Within 500m to Health 500-1000m 1000-2000m More than 2000m More than 2000m More than 2000m More than 2000m Solo-1000m More than 2000m Vithin 500m Kettering Leisure Village is the nearest ind sports/leisure facility. leisure More than 2000m More than 2000m Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m 1000-2000m X More than 2000m More than 200m </td <td></td> <td></td> <td>500-1000m</td> <td></td> <td></td>			500-1000m		
Distance to Health Centre Within 500m x Mawsley Medical Centre is the nearest He Centre Distance to Health Centre Within 500m x Mawsley Medical Centre is the nearest He Centre Distance to indoor sports/ leisure Within 500m x Kettering Leisure Village is the nearest ind sports/leisure facility. Distance to a town centre Within 500m x Kettering Town Centre Distance to a town centre Within 500m x For an overall score, based on the scoring above the Access to Services would score given that this is a majority. More than 2000m x For an overall score, based on the scoring above the Access to Services would score given that this is a majority.		•	1000-2000m	-	
Distance to Health Centre Within 500m 500-1000m Mawsley Medical Centre is the nearest He Centre 1000-2000m More than 2000m Distance to indoor sports/ leisure Within 500m X Distance to a town centre Within 500m X Distance to a town centre Within 500m X More than 2000m Soo-1000m X Distance to a town centre Within 500m X More than 2000m Soo-1000m X More than 2000m Soo-1000m X For an overall score, based on the scoring above the Access to Services would score given that this is a majority. For an an overall score, based on the scoring above the Access to Services would score					
Centre 500-1000m 1000-2000m More than 2000m Within 500m to indoor 500-1000m sports/ 1000-2000m leisure More than 2000m 1000-2000m Distance Within 500m to a town centre 500-1000m 1000-2000m x More than 2000m Vithin 500m x Kettering Town Centre 500-1000m More than 2000m 1000-2000m x More than 2000m (majority x			Within 500m	X	Mawsley Medical Centre is the nearest Health
More than 2000m More than 2000m Kettering Leisure Village is the nearest ind sports/ 1000-2000m Distance to indoor sports/ leisure Within 500m 1000-2000m X Distance to a town centre More than 2000m X Distance to a town centre Within 500m 500-1000m X More than 2000m X Kettering Town Centre Toolo-2000m More than 2000m X More than 2000m Soo-1000m X For an overall score, based on the scoring above the Access to Services would score given that this is a majority. For an overall score, based on the scoring above the Access to Services would score given that this is a majority.			500-1000m		
Distance to indoor sports/ leisureWithin 500m 500-1000mXKettering Leisure Village is the nearest ind sports/leisure facility.Distance to a town centreWithin 500m 500-1000mXKettering Town CentreDistance to a town centreWithin 500m 500-1000mXFor an overall score, based on the scoring above the Access to Services would score given that this is a majority.			1000-2000m		
to indoor sports/ leisure500-1000m 1000-2000mXKettering Leisure Village is the nearest ind sports/leisure facility.Distance to a town centreWithin 500m 500-1000mXKettering Town Centre1000-2000mMore than 2000mXFor an overall score, based on the scoring above the Access to Services would score given that this is a majority.					
to Indoor sports/ leisure 500-1000m 1000-2000m Indoor Mage is the induced integration integration induced integration induced integration induced integration induced integration induced integration integration integratine ind				l v	Kattaring Laigure Village is the pearest indeer
Isports/ 1000-2000m Nore than 2000m Distance Within 500m to a town 500-1000m 1000-2000m More than 2000m X For an overall score, based on the scoring above the Access to Services would score given that this is a majority. x				^	
Image: Distance to a town centre Within 500m x Kettering Town Centre 1000-2000m 1000-2000m For an overall score, based on the scoring above the Access to Services would score given that this is a majority. x (majority)			1000-2000m		
to a town centre 500-1000m 1000-2000m More than 2000m x For an overall score, based on the scoring above the Access to Services would score given that this is a majority.					
to a town centre 500-1000m 1000-2000m More than 2000m 2000m x r For an overall score, based on the scoring above the Access to Services would score given that this is a majority. x (majority)		Distance	Within 500m	x	Kettering Town Centre
More than 2000m For an overall score, based on the scoring above the Access to Services would score given that this is a majority. x (majority)			500-1000m		
x For an overall score, based on the scoring above the Access to Services would score given that this is a majority. (majority			1000-2000m		
				x	For an overall score, based on the scoring above the Access to Services would score (x) given that this is a majority.
= X)					
Access to Within 500m			Within 500m	,	
	employme				We considered Telford Way Industrial Estate to offer the nearest significant employment
1000-2000m lito one the hearest significant employment opportunity			1000-2000m		

	More than 2000m	X	
Access to public	Within 200m		
-	of a route to a		The 10 and X10 service seems to be the
transport	main urban		closest service that serves Kettering. The
			closest bus stop is opposite the High St
	centre.		Recreation Park.
	200 to 400m	\checkmark	
	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	Located		
settlement hierarchy	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	Development		This is an agricultural site and given its current
sporting or recreation	would not		use, it has no value in terms of open space or recreational facilities.
facilities	result in the	$\checkmark\checkmark$	recreational facilities.
	loss of open		
	space, sport		
	or		
	recreational		
	facilities.		
	Development		
	Development		

	· · · ·	1	1
	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	Sufficient		NCC Educatiion report that Broughton
an impact on school	capacity.		Primary School would require expansion
provisions?	Insufficient		to accommodate further development (
	capacity but		Planning Policy Report Nov 2016)
	constraint	~	
	could be		
	overcome.		
	Insufficient		
	capacity and		
	constraints		
	cannot be		
Community	overcome.		
Community What benefits would	Significant		
	benefits to		Developer states that a car park for use as a
development of the			drop-off / pick-up facility for the school
site have to the local	the local		
community? e.g.	community		
could the site	Some	\checkmark	
improve walking or	benefits to		
cycling connections,	the local		
contribute to the	community		
creation of GI, make	Likely to be		
use of a derelict site	no benefits to		
etc	the local		
	community		
Liveability		•	·
Impact of noise or	Development		
odour (trunk road,	would not be	$\checkmark\checkmark$	A43 is some 300m from the site so noise is
railway)	effected by		unlikely to be a problem
······	noise or		
	odour		

Would development be compatible with neighbouring uses?	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 Development would be compatible. Development would be compatible with mitigation measures. Development would be incompatible.		The site is located adjacent to a residential area so it is considered that the site is compatible.
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	~	Site Specific proposals LLD Housing Allocations 2013

	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	of the site is		
BAP priority habitats	likely to	$\checkmark\checkmark$	Site Specific proposals LLD Housing
and species, trees,	enable the		Site Specific proposals LLD Housing Allocations 2013
woodland etc)	retention and		Allocations 2015
	enhancement		
	of existing		
	features		
	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		
		1	

	impact could not be mitigated or compensated	
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 (Development likely to detract from landscape, existing features unlikely to be retained in entirety) High sensitivity to development (Development likely to be retained in entirety) High sensitivity to development (Development likely to be retained in entirety) High sensitivity to development (Development in entirety)	Site Specific proposals LLD Housing Allocations 2013

	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 unlikely to impact on the historic or cultural environment		Site Specific proposals LLD Housing Allocations 2013
	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	Development would result		
the existing built character of the settlement?	in significant enhancement (e.g. removal of derelict buildings)		

[
	Development	~	Site Specific proposals LLD Housing
	likely to have		Allocations 2013
	neutral		
	impact.		
	Development		
	-		
	likely to		
	detract from		
	the existing		
	built		
	character and		
	important		
	features		
	unlikely to be		
	retained.		
Polotionabin to			
Relationship to	Within and		
existing urban area	existing urban		
	area.		
	Adjacent to	\checkmark	
	and existing		
	urban area		
	Detached		
	from an		
	existing urban		
	area.		
Coalescence	Gap between		
	settlement		
	site adjoins	$\checkmark\checkmark$	
	and nearest		
	settlement		
	over 2km.		
	Gap between		
	settlement		
	site adjoins		
	and nearest		
	settlement 1-		
	2km.		
	Gap between		
	settlement		
	site adjoins		
	and nearest		
	settlement		
Motor Concernation on 11	less than1km.		
Water Conservation and M			
Flood risk zone	25% - 0% of	\checkmark	According to Environment Agency Flood Man
	the site is in		According to Environment Agency Flood Map for Planning
	flood zone 2		
	or 3		
	50% - 26% of		
	the site is in		
	flood zone 2		
		1	

	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	2010		
Agricultural Land	Development		
Agricultural Earla	would not		Site is used as pasture
	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	Wholly		
developed land?	previously		
	developed.		
	Mixed >75%		
	pdl.		
	Mixed 50-		
	75% pdl.		
	Mixed 25-		
	49% pdl.		
	Mixed < 25%		
	pdl.		
	Wholly	Х	
	Greenfield.		
Unstable Land/ Land	Site is not		
Contamination	unstable or	$\checkmark\checkmark$	
	contaminated		
	land.		

			1
	Site is		
	unstable or		
	contaminated		
	land but could		
	be mitigated.		
	Site is wholly		
	unstable or		
	contaminated		
	land which		
	could not be		
Minerals	mitigated.	I	
Is the site located	Site is not		
within an area	located in an		Site is not located in a Mineral Safeguarding
			Area, although is adjacent to one.
identified for mineral	area	$\checkmark\checkmark$	
extraction or a	identified as	v v	
mineral safeguarding	an existing /		
area	permitted		
	minerals /		
	waste site or		
	allocation in		
	the MWDF		
	Site is located		
	in an area		
	identified as		
	an existing /		
	permitted		
	minerals /		
	waste site or		
	allocation in		
	the MWDF		
Wealth Creation			
	Within 500m		
Distance to railway station			Kettering Train Station is measured at 3.2
Station	500-1000m		miles,
	1000-2000m		
	More than	Х	
	2000m		
Infrastructure			
Access to highway	Satisfactory	$\checkmark\checkmark$	Dependent on an energian with Drivery
network	access can		Dependent on co-operation with Primary School
	be gained to		School
	the site.		
	Satisfactory		
	access		
	cannot be		
	gained to the		
	site.		
Capacity of the	Sufficient		
highway network	capacity no		
	constraints.		
	constraints.		

	Capacity limited or insufficient capacity but constraints can be overcome. Insufficient capacity and constraints cannot 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
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	~	No existing gas or electricity No response from AW
Drainage infrastructure	Extensive new drainage infrastructure would not be required		New drainage would 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		

Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?	ownership constraints		of extent of constraints tion from NCC would be required to access
Deliverability		l	
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		Subject to developer
Other information Relevant planning	None		
history			

Score	Total
$\checkmark\checkmark$	11
\checkmark	4
~	8
х	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	Yes
location for further housing development?	
Are further housing allocations required for this settlement?	Yes
Is the site located within a settlement where there is an identified need for	No
affordable housing?	
Conclusions	
Progress for detailed site assessment.	
Would residential development cause a significant negative effect on an	Further
international or national site of biodiversity or geological value?	consultation
	required
Would residential development be unsuitable because the site lies within an area	Further
which is at the greatest risk of flooding?	consultation
	required
Would residential development cause a significant negative effect on a nationally	Further
important archaeological site or monument or a nationally or internationally	consultation
important historical site?	required
Conclusions	
Progress for detailed site assessment.	

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

	Distance	Within 200m		The distance to Podmore Way by road
	to Playing field/ park/	200-400m	\checkmark	
	open			
	space	400-800m		
		More than		
	Distance	800m Within 500m		
	to			Bishop Stopford is the nearest secondary school.
	Secondary School	500-1000m		
	SCHOOL	1000-2000m		
		More than 2000m	x	
	Distance	Within 500m		
	to Health Centre	500-1000m		Mawsley Medical Centre is the nearest Health Centre
		1000-2000m		
		More than	x	
	Distance	2000m Within 500m		
	to indoor	500-1000m		Kettering Leisure Village is the nearest indoor
	sports/	1000-2000m		sports/leisure facility.
	leisure	1000-200011		
		More than 2000m	x	
	Distance	Within 500m		Kettering Town Centre
	to a town centre	500-1000m		
		1000-2000m		
		More than	х	
		2000m		For an overall score, based on the scoring above the Access to Services would score (x) given that this is a majority.
			(majority = x)	
Access to		Within 500m		
employme	ent	500-1000m		We considered Telford Way Industrial Estate to
		1000-2000m		offer the nearest significant employment opportunity
		More than 2000m	x	
Access to	public	Within 200m	$\checkmark\checkmark$	
transport		of a route to a		The 10 and X10 service seems to be the closest
		main urban		service that serves Kettering. The closest bus
		centre.		stop is top of Donaldson Ave
		200 to 400m		
		of a route to a		
		main urban		

	aantra		
	centre.		
	400m-800m		
	of a route to a		
	main urban		
	centre		
	Greater than		
	800m to a		
	route to a		
	main urban		
	centre		
	Centre		
Location in terms of	Located		
settlement hierarchy	within or		
Settlement merarchy			
	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	Development		This is agricultural land it has no value in terms of
sporting or recreation	would not		open space or recreational facilities.
facilities	result in the	$\checkmark\checkmark$	
	loss of open		
	space, sport		
	or		
	recreational		
	facilities.		
	Development		
	would result		
	in the loss of		
	open space,		
	sport or		
	recreation		
	facilities but		
	loss could be		
	mitigated.	ļ	
	Development		
	would result		
	in the loss of		
	open space,		
	Sport or		
	sport or recreation		

	· ··· ·		
	facilities		
	which could		
	not be		
	mitigated.		
Skills		1	
Would the site have	Sufficient		
an impact on school	capacity.		NCC Education have stated that the school
provisions?	Insufficient		would need to be expanded to accommodate
	capacity but		further development. (Planning Policy
	constraint	~	Committee Nov 2016)
	could be		
	overcome.		
	Insufficient		-
	capacity and		
	constraints		
	cannot be		
Community	overcome.		
Community What benefits would	Cignificant		
	Significant		
development of the	benefits to		
site have to the local	the local		
community? e.g.	community		
could the site	Some		
improve walking or	benefits to		
cycling connections,	the local		
contribute to the	community		
creation of GI, make	Likely to be	~	
use of a derelict site	no benefits to		
etc	the local		
	community		
Liveability		•	
Impact of noise or	Development		
odour (trunk road,	would not be	$\checkmark\checkmark$	Site is approx 300m from A43 with housing in
railway)	effected by		between on Northampton Rd so noise is unlikely
	noise or		to be an issue
	odour		
	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		
	1 111110/01/01	1	
Would development	Development	$\checkmark\checkmark$	The site is adjacent to and opposite existing
Would development be compatible with neighbouring uses?		$\checkmark\checkmark$	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. 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.	√ √	KBC assessment mentioned no issues – Planning Policy Committee Nov 2016
Other ecological	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.		

footures (lookuding	of the site is		
features (Including			
BAP priority habitats	likely to		
and species, trees,	enable the	$\checkmark\checkmark$	KBC assessment mentioned no issues –
woodland etc)	retention and		Planning Policy Committee Nov 2016
	enhancement		
	of existing		
	features		
	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	Landscape		
designation and	has low	$\checkmark\checkmark$	Site Specific Proposal LLD Housing Allocations
capacity of	sensitivity to		2013
landscape to	development		
accommodate	(not visible,		
development			
development	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	P C C C C C C C C C C		
Heritage and	Development		
Archaeology (Listed	has the		
Archaeology (Listed buildings.	has the		
buildings,	has the potential to		Site is adjacent to relatively new housing and
buildings, conservation areas,	has the potential to enhance the		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or		Site is adjacent to relatively new housing and well away from historic heart of the village
buildings, conservation areas,	has the potential to enhance the historic or cultural		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural environment		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural environment Development		
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural environment Development is likely to	~	
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural environment Development is likely to have a	2	well away from historic heart of the village
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural environment Development is likely to have a negative	~	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural environment Development is likely to have a negative impact on the	2	well away from historic heart of the village
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural environment Development is likely to have a negative impact on the historic	~	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment Site unlikely to impact on the historic or cultural environment Development is likely to have a negative impact on the historic environment	~	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment 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	~	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment 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	~	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment 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	2	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment 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	2	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment 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	~	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment 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	~	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations
buildings, conservation areas, SAM's, Historic	has the potential to enhance the historic or cultural environment 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	~	well away from historic heart of the village Site Specific Proposal LLD Housing Allocations

	a s a s Ca		1
	negative		
	impact on the		
	historic or		
	cultural		
	environment		
Built Environment			
Would residential	Development		
development affect	would result		
the existing built	in significant		Site is adjacent to existing modern development
character of the	enhancement		
settlement?	(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	Within and		
existing urban area	existing urban		
existing urban area	area.		
	Adjacent to	~	
	and existing		
	urban area		
	Detached		
	from an		
	existing urban		
Caalaassassa	area.		
Coalescence	Gap between		
	settlement		
	site adjoins	$\checkmark\checkmark$	
	and nearest		
	settlement		
	over 2km.		
	Gap between		
	settlement		
	site adjoins		
	and nearest		
	settlement 1-		
	2km.		
	Gap between		
	settlement		
	site adjoins		
	and nearest		
L			

	settlement		
	less than		
Mater Original in the	1km.		
Water Conservation and			
Flood risk zone	25% - 0% of	✓	According to Environment Ageney Fleed Man for
	the site is in		According to Environment Agency Flood Map for Planning
	flood zone 2		T la li li li g
	or 3		
	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	Wholly		
developed land?	previously		
	developed.		
	Mixed >75%		
	pdl.		
	Mixed 50-		
	75% pdl.		
	Mixed 25-		
	49% pdl.		
	Mixed < 25%		
	pdl.		

	Wholly	Х	
	Greenfield.		
Unstable Land/ Land	Site is not		
Contamination	unstable or	$\checkmark\checkmark$	No issues raised by KBC Planning Policy
	contaminated		Committee Nov 2016
	land.		
	Site is		
	unstable or		
	contaminated		
	land but could		
	be mitigated.		
	Site is wholly		
	unstable or		
	contaminated		
	land which		
	could not be		
	mitigated.		
Minerals	Cito io rost		
Is the site located	Site is not		Site is not located in a Mineral Safeguarding
within an area	located in an		Area, although is adjacent to one.
identified for mineral	area		Area, altrough is adjacent to one.
extraction or a	identified as	$\checkmark\checkmark$	
mineral safeguarding	an existing /		
area	permitted		
	minerals /		
	waste site or		
	allocation in		
	the MWDF		
	Site is located		
	in an area		
	identified as		
	an existing /		
	permitted		
	minerals /		
	waste site or		
	allocation in		
	the MWDF		
Wealth Creation			
Distance to railway	Within 500m		
station			
SIGUUT	500-1000m		
	1000-2000m		
	More than	х	
	2000m		
Infrastructure			
Access to highway	Satisfactory	$\checkmark\checkmark$	
network	access can		
	be gained to		
	the site.		
	Satisfactory		1
	access		
	cannot be		
	gained to the		
	site.		
	ວແຮ.		

	0		1
Capacity of the	Sufficient		
highway network	capacity no		
	constraints.		
	Capacity		
	limited or		Would bring additional traffic through High St –
	insufficient	~	traffic calming measures may alleviate
	capacity but		
	constraints		
	can be		
	overcome.		
	Insufficient		
	capacity and		
	constraints		
	cannot be		
	overcome.		
Capacity of existing	Sufficient		
infrastructure and	capacity.		
services (water,	Capacity		No ovicting gas or electricity
sewage, electricity,	limited or	~	No existing gas or electricity
gas)	insufficient		No response from AW – presumption is that
	but		constraints could be overcome
	constraints		
	can be		
	overcome.		
	Insufficient		
	capacity and		
	constraints		
	cannot be		
Droinogo	overcome.		
Drainage	Extensive	хх	
infrastructure	new drainage		Groopfield site with no existing infrastructure
	infrastructure		Greenfield site with no existing infrastructure
	would not be		
	required		
	Moderately		
	easy to		
	service.		
	Service would		
	require		
	significant		
	new		
	infrastructure.		
Availability	I	l	
Is the site subject to	Interest in	$\checkmark\checkmark$	
any ownership	developing		
constraints and is it	the site and		
likely to be attractive	willing land		
to the market?	owners.		
	No interest in		
	developing		
	site or		

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

Score	Total
$\checkmark\checkmark$	13
\checkmark	1
~	9
x	4
хх	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?			
Are further housing allocations required for this settlement?	Yes		
Is the site located within a settlement where there is an identified need for	No		
affordable housing?			
Conclusions			
Progress for detailed site assessment.			
Would residential development cause a significant negative effect on an	Further		
international or national site of biodiversity or geological value?	consultation		
	required		
Would residential development be unsuitable because the site lies within an area	Further		
which is at the greatest risk of flooding? consultat			
	required		
Would residential development cause a significant negative effect on a nationally	Further		
important archaeological site or monument or a nationally or internationally	consultation		
important historical site? required			
Conclusions			
Progress for detailed site assessment.			

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

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

	1		
	of a route to a		
	main urban		
	centre		
	Greater than		
	800m to a		
	route to a		
	main urban		
	centre		
Location in terms of	Located		
	within or		
settlement hierarchy			
	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	ſ	Γ	
Impact on existing	Development		This is grazing land with no public access
sporting or recreation	would not		
facilities	مطلع مناط المع	11	
Tacillues	result in the	$\checkmark\checkmark$	
facilities	result in the	V V	
racinues	loss of open	vv	
racinues	loss of open space, sport	vv	
	loss of open space, sport or	vv	
racinues	loss of open space, sport or recreational	vv	
raciiities	loss of open space, sport or recreational facilities.	v v	
raciiities	loss of open space, sport or recreational	v v	
raciinties	loss of open space, sport or recreational facilities. Development		
racinues	loss of open space, sport or recreational facilities. Development would result		
racinues	loss of open space, sport or recreational facilities. Development would result in the loss of		
racinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space,	· · ·	
racinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space, sport or		
racinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space, sport or recreation	· · ·	
racinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space, sport or recreation facilities but		
racinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space, sport or recreation		
racinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space, sport or recreation facilities but		
racinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated.		
Tacinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated. Development		
Tacinues	loss of open space, sport or recreational facilities. Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated. Development would result		
Tacinues	loss of open space, sport 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		
Tacinues	loss of open space, sport 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,		
Tacinues	loss of open space, sport 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		
	loss of open space, sport 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		
Tacinues	loss of open space, sport 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		
	loss of open space, sport 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		

	not be		
	mitigated.		
Skills	Thingated.		
Would the site have	Sufficient		NCC Education say that Broughton Primary
an impact on school	capacity.		School would need to be expanded to
provisions?	Insufficient		accommodate further development.
	capacity but		(Policy Committee Nov 2016)
	constraint	~	(,
	could be		
	overcome.		
	Insufficient		
	capacity and		
	constraints		
	cannot be		
	overcome.		
Community	-		
What benefits would	Significant		
development of the	benefits to		
site have to the local	the local		
community? e.g.	community		
could the site	Some		
improve walking or	benefits to		
cycling connections,	the local		
contribute to the	community		
creation of GI, make	Likely to be		
use of a derelict site	no benefits to	~	
etc	the local		
Liveability	community		
Impact of noise or	Development		
odour (trunk road,	would not be		Environmental Health –(Policy Committee Nov
railway)	effected by		2016)
(antray)	noise or		
	odour		
	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	Development	$\checkmark\checkmark$	
be compatible with neighbouring uses?	would be compatible.		
	LCOMOANDIE.	1	

	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. Site would impact on a nationally, regional or local 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	~	Bats in the location
Other ecological	mitigated. Development		

· · · ·		1	
features (Including	of the site is		
BAP priority habitats	likely to		
and species, trees,	enable the		
woodland etc)	retention and		
	enhancement		
	of existing		
	features		
	Development		
	of the site		
	would impact		Mature trees on site, one with a TPO
	on the	~	Bats forage in the area
	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		l	
Landscape	Landscape		
designation and	has low		
		$\checkmark\checkmark$	
capacity of	sensitivity to	v v	
landscape to	development		
accommodate	(not visible,		
development	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		
L	1	I	1

	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	Development	[
Heritage and Archaeology (Listed	Development has the		
buildings,	potential to		
conservation areas,	enhance the		
SAM's, Historic	historic or		
Parks and Gardens)	cultural		
	environment		
	Site unlikely to impact on		
	the historic or		
	cultural		
	environment		
	Development		The site is adjacent to the Conservation Area.
	is likely to have a	~	Historic England expressed general concerns
	negative		regarding impact of development on
	impact on the		Conservation Area but have not replied to this
	historic		site specifically.
	environment		
	or cultural but this impact		
	could be		
	mitigated		
1	Dovelopment		
	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 &
	Development likely to have neutral impact.	~	Crane Close.
	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.	<i>√ √</i>	
	Gap between settlement site adjoins and nearest settlement 1- 2km.		

	Gap between		
	settlement		
	site adjoins		
	and nearest		
	settlement		
	less than		
	1km.	1	
Water Conservation and			
Flood risk zone	25% - 0% of	\checkmark	
	the site is in		According to Environment Agency Flood Map for
	flood zone 2		Planning
	or 3		
	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%	1	
	of the site is		
	in flood zone		
	2 or 3		
Soil and Land	1	r	
Agricultural Land	Development		
	would not		The site is grassland.
	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	Wholly		
developed land?	previously		
	developed.		One existing dwelling will be demolished in
	Mixed >75%	1	order to gain Highways access. This property is
			currently occupied and the majority of the site is
	pdl.		
	Mixed 50-		pasture so the site was designated Greenfield.
	75% pdl.		

			T T
	Mixed 25-		
	49% pdl.		
	Mixed < 25%		
	pdl.		-
	Wholly		
	Greenfield.	Х	
Unstable Land/ Land	Site is not		
Contamination	unstable or	$\checkmark\checkmark$	Full investigation to be carried out at planning
	contaminated		application stage (Policy Committee Nov 2016)
	land.		-
	Site is		
	unstable or		
	contaminated		
	land but could		
	be mitigated.		-
	Site is wholly		
	unstable or		
	contaminated		
	land which		
	could not be		
NA' La	mitigated.		
Minerals	Site is not		
Is the site located	Site is not		Site is not located in a Mineral Safeguarding
within an area	located in an		Area, although is adjacent to one.
identified for mineral	area		
extraction or a	identified as	$\checkmark\checkmark$	
mineral safeguarding	an existing /		
area	permitted minerals /		
	waste site or		
	allocation in		
	the MWDF		
	Site is located		
	in an area		
	identified as		
	an existing /		
	permitted		
	minerals /		
	waste site or		
	allocation in		
	the MWDF		
Wealth Creation		I	
Distance to railway	Within 500m		
station	500-1000m		Kettering Train Station is measured at 3.2 miles,
	1000-2000m		4
	More than	х	
In fire at most in the	2000m		
Infrastructure	Catiofastar	$\checkmark\checkmark$	
Access to highway	Satisfactory	v v	Planning Policy committee New 2016
network	access can		Planning Policy committee Nov 2016
	be gained to		
	the site.		4
	Satisfactory		
	access		
	1	1	1

	cannot be		1
	gained to the		
	site.		
Capacity of the	Sufficient		
highway network	capacity no		Current number of dwellings using Grange Rd is
	constraints.		59. Proposed additional capacity is 20-26.
	Capacity		
	limited or	~	Highways have not responded regarding
	insufficient		additional traffic to Grange Rd
	capacity but		, , , , , , , , , , , , , , , , , , ,
	constraints		
	can be		
	overcome.		
	Insufficient		
	capacity and		
	constraints		
	cannot be		
	overcome.		
Capacity of existing	Sufficient		
infrastructure and	capacity.		
services (water,			4
sewage, electricity,	Capacity limited or	~	
gas)		~	
gae,	insufficient		
	but		
	constraints		
	can be		
	overcome.		-
	Insufficient		
	capacity and		
	constraints		
	cannot be		
	overcome.		
Drainage			
infrastructure	Extensive		
	new drainage		
	infrastructure		
	would not be		
	required		4
	Moderately		
	easy to		
	service.		4
	Service would	хх	
	require		
	significant		
	new		
	infrastructure.		
Availability			
Is the site subject to	Interest in	$\checkmark\checkmark$	
any ownership	developing		
constraints and is it	the site and		
likely to be attractive	willing land		
to the market?	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	Access re	of extent of constraints quires demolition of existing bungalow whose 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
$\checkmark\checkmark$	9
\checkmark	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					
Assessme	nt Topic	Assessment criteria	Scoring	Method of assessment and Justification	
Accessibili	ty			•	
Access to Services	Distance to Primary School	Within 200m 200-400m 400m-800m More than 800m	Summary of all 7 factors: Majority in box 1 $= \sqrt{}$ Majority in box 2 =	GIS National guidance promotes accessibility of services and facilities and	
	Distance to Local Shops	Within 200m 200-400m	Majority in box 3 = ~ Majority in box 4 = *	sustainable modes of travel GIS National guidance promotes	
		400m-800m More than 800m		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.	
	Distance to Playing field/ park/ open space	Within 200m 200-400m 400-800m More than 800m		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel	
	Distance to Secondary School	Within 500m 500-1000m 1000-2000m More than 2000m		GIS National guidance promotes accessibility of services and facilities and sustainable modes of travel	
	Distance to Health Centre	Within 500m 500-1000m 1000-2000m More than 2000m		of travel GIS National guidance promotes accessibility of services and facilities and sustainable modes	

				of travel
	Distance to indoor	Within 500m	-	GIS National
	sports/ leisure	500-1000m	1	guidance
		1000-2000m	1	promotes accessibility of services and
		More than 2000m		facilities and sustainable mode
	Distance to a town centre	Within 500m	1	GIS National guidance
	Contro	500-1000m		promotes accessibility of
		1000-2000m		services and facilities and
		More than 2000m		sustainable mod of travel
Access to (employment	Within 500m	~~	GIS (measured t
		500-1000m	×	established employment area
		1000-2000m	~	or town centre)National
		More than 2000m	×	guidance promotes accessibility to employment and sustainable mod of travel
Access to p	public transport	Within 200m of a route to a main urban centre.	~~	GIS National guidance promotes
		200 to 400m of a route to a main urban centre.	~	accessibility to sustainable mod
		400m-800m of a route to a main urban centre	~	of travel.
		Greater than 800m to a route to a main urban centre	×	
Location in hierarchy	terms of settlement	Located within or adjacent to Kettering	√ √	GIS It is important that new
-		Located within or adjacent to Burton Latimer, Desborough or Rothwell	~	development fits within the strateg set out in the Co Spatial Strategy
		Located within or adjacent to another settlement	~	opular or alogy
		Located in the open countryside	×	
Health				
Impact on recreation	existing sporting or facilities	Development would not result in the loss of open space, sport or recreational facilities.	~~	GIS/ site visit National guidanc supports the protection of ope
		Development would result in the loss of open space, sport or recreation	vould result ~ r pen space, r	space and recreation facilities. (PPG1)

1	million and a		
	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.	VV	Consultation with NCC education It is important to
	Insufficient capacity but constraint could be overcome.	~	consider capacity of schools when considering new
	Insufficient capacity and constraints cannot be overcome.	×	development to reduce the need for travel.
Community W/bat homefits would	Oinnifeant hanafita ta tha	√ √	GIS, site visit, site
What benefits would development of the site have to the local community? e.g. could	Significant benefits to the local community		submission
the site improve walking or cycling connections, contribute	Some benefits to the local community	*	
to the creation of GI, make use of a derelict site etc	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
uses :	Development would be compatible with mitigation measures.	~	compatible with neighbouring uses to ensure conflicts
	Development would be incompatible.	×	do not arise.
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.	VV	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. Site would impact on a nationally, regional or local	~ **	protected. (PPS9)
	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	√ √	Consultation with English Nature and the Wildlife Trust/ site visit PPS9National planning policy
	Development of the site would impact on the ecological quality of the site but impact could be mitigated or compensated	~	planning policy required ecological habitats and species to be protected and considered in planning decisions. (PPS9)
	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		1	
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
	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)	×	development.
	High sensitivity to development (Development would significantly detract from the landscape and	**	

		1				
	important features unlikely					
	to be retained and					
	mitigation not possible)					
Cultural Heritage						
Heritage and Archaeology (Listed buildings, conservation	Development has the potential to enhance the	**	GIS National policy requires the			
areas, SAM's, Historic Parks	historic or cultural		protection of			
and Gardens)			important historic			
and Gardens)	environment	✓ ✓	assets.			
	Site unlikely to impact on	×				
	the historic or cultural					
	environment		4			
	Development is likely to	~				
	have a negative impact on					
	the historic environment or					
	cultural but this impact					
	could be mitigated		4			
	Development is likely to	**				
	have a significant negative					
	impact on the historic or					
	cultural environment					
Built Environment						
Would residential development	Development would result	~~	Site visit			
affect the existing built	in significant enhancement		Enhancing the built environment			
character of the settlement?	(e.g. removal of derelict		is an important			
	buildings)		part of place-			
	Development likely to	~	shaping.			
	have neutral impact.					
	Development likely to	**	-			
	detract from the existing					
	built character and					
	important features unlikely					
	to be retained.					
Relationship to existing urban	Within and existing urban	V	Site visit, National			
area	area.		policy strictly			
arca	Adjacent to and existing	✓	controls			
	urban area		development in			
	Detached from an existing	×	the open			
	urban area.	-	countryside			
Coalescence	Gap between settlement	11	GIS Coalescence			
	site adjoins and nearest		of settlements is			
	settlement over 2km.		an important local			
	Gap between settlement	~	issue.			
	site adjoins and nearest					
	settlement 1-2km.					
	Gap between settlement	×	1			
	site adjoins and nearest	-				
	settlement less than 1km.					
Water Conservation and Management						
Flood risk zone	25% - 0% of the site is in	✓	GIS			
	flood zone 2 or 3		The assessment is			
	50% - 26% of the site is in	~	based on			
	flood zone 2 or 3		guidance given by			
	75% - 51% of the site is in	×	the Environment			
			Agency to Corby			

	flood zone 2 or 3		BC during the
	100% - 76% of the site is	**	production of their Site Specific
	in flood zone 2 or 3	**	Allocations DPD
	In flood 20ne 2 or 3		National guidance
			requires flood risk
			to be an important
			consideration in
			planning
O-land and			decisions.
Soil and Land Agricultural Land	Development would not	✓	GIS National
Agricultural Lanu	result in the loss of the	*	guidance gives
	best and most versatile		high protection to
	agricultural land.		the best and most
	Partial loss of grade 1 or 2	~	versatile
	agricultural land or loss of	~	agricultural land
	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	Wholly previously	11	GIS/ site visit
land?	developed.	**	National guidance
lanur	Mixed >75% pdl.	11	promotes the
			redevelopment of
	Mixed 50-75% pdl.	×	previously
	Mixed 25-49% pdl.	×	developed land in
	Mixed < 25% pdl.	~	preference to
	Wholly Greenfield.	*	Greenfield sites
		~	O
Unstable Land/ Land	Site is not unstable or	~ ~	Consultation with environmental
Contamination (Land	contaminated land.		health
contamination over and above the naturally occurring	Site is unstable or	~	Contamination of
contamination found throughout	contaminated land but		land is an
the Borough)	could be mitigated.		important
the Bolough)	Site is wholly unstable or	**	consideration
	contaminated land which		when assessing
	could not be mitigated.		suitability and
			deliverability of sites.
Minerals			Sites.
Is the site located within an	Site is not located in an	VV	GIS
area identified for mineral	area identified as an		The minerals and
extraction or a mineral	existing / permitted		waste
safeguarding area	minerals / waste site or		development
	allocation in the MWDF		framework
	Site is located in an area	**	identifies and protects areas for
	identified as an existing /		minerals
	permitted minerals / waste		extraction and
	site or allocation in the		safeguards know
	MWDF		reserves for future
			extraction.
Wealth Creation	1450 - 500		
Distance to railway station	Within 500m	VV	GIS National guidance
	500-1000m	✓	guidance

	1000-2000m	~	promotes
	More than 2000m	×	accessibility to sustainable modes of travel.
Infrastructure			of advoit
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.	**	
Capacity of the highway network	Sufficient capacity no constraints.	√ √	Consultation with NCC and HA Impact on the
	Capacity limited or insufficient capacity but constraints can be overcome.	~	highway network is an important consideration when assessing the suitability of
	Insufficient capacity and constraints cannot be overcome.	**	sites.
Capacity of existing infrastructure and services	Sufficient capacity.	~~	Consultations with Anglian water and utility providers.
(water, sewage, electricity, gas)	Capacity limited or insufficient but constraints can be overcome.	~	Ability to service the site is an important
	Insufficient capacity and constraints cannot be overcome.	**	consideration when assessing its suitability.
Drainage infrastructure	Extensive new drainage infrastructure would be required	**	The need for new infrastructure will impact of viability
	Extensive new drainage infrastructure would not be required	~~	and deliverability of site.
Availability	-		-
Is the site subject to any ownership constraints and is it likely to be attractive to the	Interest in developing the site and willing land owners.	~~	Site submissions
market?	No interest in developing site or ownership constraints	**	
Are there any insurmountable physical, environmental or legal constraints that may prejudice	No	Summary of exter	nt of constraints
development of the site?	103		
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				
Walking distance standards: These are based on the Institute of Highways and Transport Guidelines for					

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

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