



Desborough Neighbourhood Plan

Site Assessment

May 2017

This page is intentionally blank.

Quality information

Project Role	Name	Position	Actions Summary
Researcher and report writer	Shane Scollard	Consultant	Undertook site assessment compiled draft report
Project Manager	Una McGaughrin	Associate Consultant	Undertook site assessment and updated draft report
QA	Stuart Woodin	Director	QA of draft for comment
Qualifying Body	Various	Desborough Town Council Kettering Borough Council	Provided comments
Project Coordinator	Jessica Boekhoff	Consultant	Reviewed final report

Revision History

Revision	Revision date	Details	Authorized	Name	Position
Draft report	07/05/17			Una McGaughrin	Associate
Final report	16/05/17			Ben Castell	Director

Prepared for:

Desborough Town Council

Prepared by:

AECOM
Aldgate Tower
2 Leman Street, London
E1 8FA, UK

T: +44-12345678
aecom.com

AECOM Infrastructure & Environment UK Limited ("AECOM") has prepared this Report for the sole use of **Desborough Town Council** ("Client") in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

Where the conclusions and recommendations contained in this Report are based upon information provided by others it is upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in the period March 2017 to May 2017 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

AECOM disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to AECOM's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

Copyright

© This Report is the copyright of AECOM Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Table of Contents

Executive Summary	1
1. Introduction	3
1.1 Background.....	3
1.2 The Local Plan context for the Neighbourhood Plan.....	4
1.3 Documents reviewed	6
1.4 Identified Sites	6
1.5 Sites considered through the site appraisal	11
2. Methodology for the site appraisal.....	13
2.1 Introduction	13
2.2 Task 1: Development of site appraisal pro-forma	13
2.3 Task 2: Initial desk study.....	13
2.4 Task 3: Site visit	14
2.5 Task 4: Consolidation of results.....	14
2.6 Indicative housing capacities	14
3. Summary of site appraisals	15
3.1 Introduction	15
3.2 Conclusions	20
3.3 Viability	21
3.4 Next steps.....	21
Appendix A Completed site appraisal pro-formas	22
DE064	22
DE210	22
DE211	22
DE212	22
DE213	22

Abbreviations used in the report

Abbreviation

DCLG	Department of Communities and Local Government
DTC	Desborough Town Council
GF	Green Field
Ha	Hectare
JCS	Joint Core Strategy
KBC	Kettering Borough Council
NCC	Northamptonshire County Council
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Policy Guidance (DCLG)
SHLAA	Strategic Housing Land Availability Assessment

Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for the Desborough Neighbourhood Plan on behalf of Desborough Town Council (DTC). The work undertaken was agreed with the Town Council and the Department for Communities and Local Government (DCLG) in March 2017.

The Neighbourhood Plan, which will cover the town of Desborough in Kettering Borough (**Figure 1.1**) is being prepared in the context of the Kettering Local Plan and North Northamptonshire Joint Core Strategy (JCS)¹. The Town Council intends the Neighbourhood Plan, when adopted, to include allocations for housing.

Desborough Town Council has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Town Council has asked AECOM to undertake an independent and objective assessment of the sites that have potential for development for inclusion in the Neighbourhood Plan.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are deliverable, i.e. that they are suitable, available and viable for housing development. The site appraisal is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions considered by the Local Planning Authority (Kettering Borough Council), as well as any potential legal challenges by developers and other interested parties.

The North Northamptonshire JCS was adopted in July 2016¹. The Core Strategy, which covers the period up to 2031, provides a framework for how future development across Corby, East Northamptonshire, Kettering and Wellingborough will be planned and delivered. The Core Strategy sets out an allocation of 1,360 new homes for Desborough between 2011 and 2031.

Taking into account all completions and commitments, and a 10% buffer on top of the housing requirement, the total housing requirement for Desborough is **407 dwellings**.

Kettering Borough Council (KBC) assessed a number of sites in Desborough through the technical work to support the Local Plan. This work has been reviewed, as well as an assessment of new sites that have arisen since, as part of AECOM's site assessment. It is understood that the Neighbourhood Plan, if completed before the Local Plan, will allocate the sites in Desborough to meet the identified development needs.

This site appraisal has considered over 30 sites in total in Desborough, most of which have already been assessed in detail as potential housing sites. This includes sites considered by KBC in the 2011 Strategic Housing Land Availability Assessment (SHLAA), other sites considered by KBC, sites considered by Desborough Town Council and already assessed by their consultants Lathams and new sites that have emerged more recently.

To ensure the process followed by DTC to create a shortlist of sites was robust, it was necessary to briefly review all identified sites and check that the ones that had been discounted had the necessary evidence to justify that decision. In addition, AECOM was asked to focus on a number of new sites:

- DE/188
- DE/212
- DE/063 AND 064,
- DE/213; and
- A site at Magnetic Park.

All sites were assessed using a desk top appraisal and a small number of sites that needed further investigation were visited. These were DE/064, DE/210, DE/211, DE/212 and DE/213.

¹ North Northamptonshire Joint Core Strategy (JCS) (July 2016)
<http://www.nnjpu.org.uk/docs/Joint%20Core%20Strategy%202011-2031%20High%20Res%20version%20for%20website.pdf>

The conclusions of the site appraisal are set out in Chapter 4 (Table 4.1). The appraisal has found that there are three sites that are suitable for allocation and a further 15 sites that are potentially suitable if issues can be resolved or mitigated. The order of the sites shown in the table is broadly indicative of the level of significance of the constraints, i.e. sites that are more suitable candidates for allocation are shown above those that are less suitable.

The summary shows that to meet the required 407 homes for Desborough, sites from the green category and a selection of sites from the amber category (assuming the constraints can be resolved) would be sufficient to meet the housing need. There are a number of sites in the amber category that have issues that would need to be resolved before the site can be considered for allocation. It is recommended that Desborough Town Council contact the landowner / proposed developer for each site that is being promoted for development to obtain as much information as possible about how these issues can be resolved. With more information, many of the sites could be moved into the green category giving greater certainty on the shortlist of sites.

The Magnetic Park retail park is more difficult and is not currently suitable for retail due to the detrimental impacts on Desborough Town Centre. However, if it is supported by KBC on the grounds that there is no alternative town centre site to meet the retail requirement, this site could be a suitable allocation for retail.

This assessment has not yet considered the viability of sites for the development proposed. The Neighbourhood Plan must be able to demonstrate that the sites are financially viable to develop.

Once the pool of sites in the 'yes' category has been established, this provides a shortlist from which the proposed allocations can be selected and should be the sites that best meet the aims and objectives of the Neighbourhood Plan.

1. Introduction

1.1 Background

This report is an independent site appraisal for the Desborough Neighbourhood Plan on behalf of Desborough Town Council carried out by AECOM planning consultants. The work undertaken was agreed with the Town Council and the Department for Communities and Local Government (DCLG) in March 2017.

The Neighbourhood Plan, which will cover Desborough Town in Kettering Borough (**Figure 1.1**) is being prepared in the context of the North Northamptonshire Joint Core Strategy (JCS)¹ and emerging Part 2 Site specific Local Plan. The Town Council intends the Neighbourhood Plan, when adopted, to include allocations for housing.

Desborough Town Council has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Town Council has asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are deliverable, i.e. that they are suitable, available and viable for housing development. The site appraisal is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

The North Northamptonshire JCS was adopted in July 2016². The Core Strategy, which covers the period up to 2031, provides a framework for how future development across Corby, East Northamptonshire, Kettering and Wellingborough will be planned and delivered.

Neighbourhood Plans will form part of the development plan for North Northamptonshire, alongside, but not as a replacement for the Core Strategy. The North Northamptonshire JCS focuses on strategic place shaping issues, leaving Part 2 Local Plans and Neighbourhood Plans to flesh out the detail in response to local issues. Neighbourhood plans are required to be in conformity with the Core Strategy and can develop policies and proposals to address local place-based issues. In this way it is intended for the Core Strategy to provide a clear overall strategic direction for development in Kettering, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

The Core Strategy sets out an allocation of 1,360 new homes for Desborough between 2011 and 2031.

Taking into account all completions and commitments, and a 10% buffer on top of the housing requirement, the total housing requirement for Desborough is **407 dwellings**³.

Kettering Borough Council (KBC) have assessed a number of sites in Desborough through the technical work to support the Local Plan. This work has been reviewed as well as an assessment of new sites as part of AECOM's site assessment. It is understood that the Neighbourhood Plan, if completed before the Local Plan, will allocate the sites in Desborough to meet the identified development needs.

This site appraisal has considered over 30 sites in total in Desborough, many of which have already been assessed as potential housing sites. This includes sites considered by KBC in the SHLAA, other

² North Northamptonshire Joint Core Strategy (JCS) (July 2016)

<http://www.nnjpu.org.uk/docs/Joint%20Core%20Strategy%202011-2031%20High%20Res%20version%20for%20website.pdf>

³KBC Planning Policy Committee 1st November 2016 Item 6 Table 2

sites considered by KBC, sites considered by Desborough Town Council and already assessed by their consultants Lathams and new sites that have emerged more recently.

It was considered necessary to review all identified sites to ensure the process that had been followed to produce a shortlist of sites was robust. The sites that AECOM were asked to focus on were:

- DE/188
- DE/212
- DE/063 AND 064,
- DE/213; and
- A site at Magnetic Park.

All sites were assessed using a desk top appraisal and a small number of sites that AECOM was asked to focus on were visited. These were DE/064, DE/210, DE/211, DE/212 and DE/213

1.2 The Local Plan context for the Neighbourhood Plan

The Neighbourhood Plan is being prepared in the context of the North Northamptonshire JCS, which was adopted in July 2016⁴ and the emerging Part 2 Site Specific Local Plan. The Core Strategy, which covers the period up to 2031, provides a framework for how future development across North Northamptonshire will be planned and delivered.

⁴ North Northamptonshire JCS (July 2016) <http://www.nnipu.org.uk/docs/Joint%20Core%20Strategy%202011-2031%20High%20Res%20version%20for%20website.pdf>

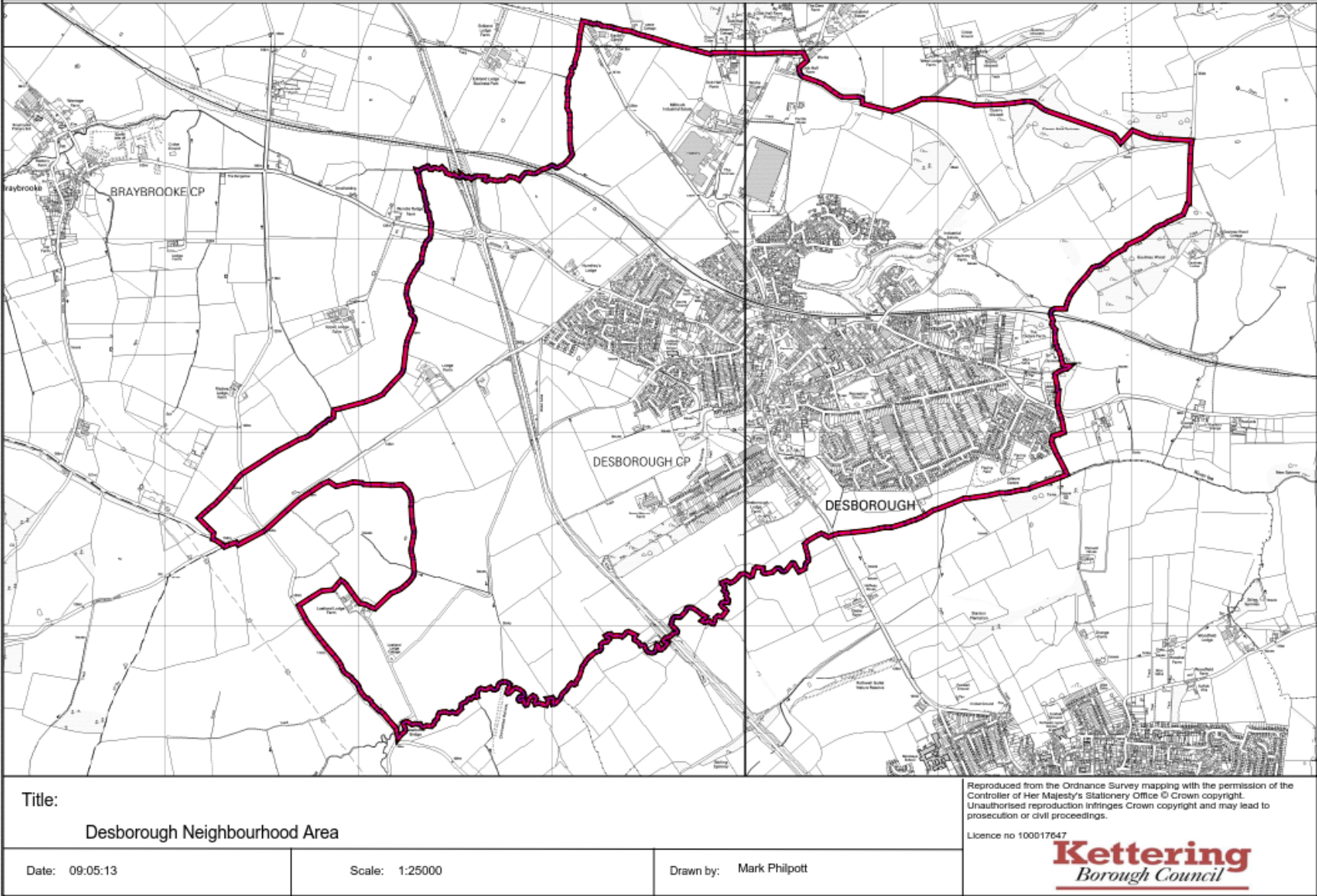


Figure 1.1. Map of the Desborough Neighbourhood Plan area

In addition to the strategy of focusing development at the Growth Towns, followed by the Market Towns, the JCS sets out the distribution of housing requirements between settlements, which includes provision of 1,360 new homes for Desborough between 2011 and 2031. The Part 2 Local Plan and/or Neighbourhood Plans will identify sites to deliver these housing requirements for the Market Towns. In accordance with Policy 11 of the JCS, high priority will be given to the reuse of suitable previously developed ('brownfield') sites within the Growth Towns and Market Towns, particularly where these can be served by public transport. However, the JCS further states that *'the supply of suitable previously developed land is limited compared to the identified housing requirements. The delivery of the Plan is therefore largely reliant upon the timely delivery of the Sustainable Urban Extensions (SUEs) and other strategic housing sites.'*

1.3 Documents reviewed

A number of documents have been reviewed in order to understand the history and the context for the Neighbourhood Plan site allocations. These include:

- Adopted North Northamptonshire Joint Core Strategy 2011 - 2031
- Emerging Kettering Borough Council Site Specific Part 2 Local Plan
- Desborough Draft Neighbourhood Plan 2016-2021
- Desborough Site Review, Lathams, April 2015
- Information provided by Desborough Town Council, including list of sites, comments from KBC on draft Neighbourhood Plan
- KBC Site Specific Part 2 Local Plan Housing Allocations Assessment of Additional Sites and Update
- Google maps and streetview
- Magic maps
- North Northamptonshire SHLAA 2011

1.4 Identified Sites

This section sets out sites already identified as part of the Strategic Housing Land Availability Assessment and KBC Site Specific Part 2 Local Plan.

The North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA) 2011 assessed sites in Desborough. These sites were found to be suitable, available, and achievable during the plan period. These 20 sites are presented in Table 1.1 and Figure 1.2.

Table 1.1. Sites identified in the North Northamptonshire SHLAA

Site Ref.	Site Name	Street Name	Land Type	Yield
680	Lawrences Factory	Gladstone Street	PDL	39
918	Land at Harrington Road	Harrington Road	GF	85
958	Land off Harborough Road	Land off Harborough Road	GF	165
980	Desborough Site 3	South of Pipewell Road	GF	92
981	Desborough Site 2	South of Pipewell Road	GF	332
992	Land to the south of Pioneer Avenue and west of Rothwell Road	Land to the south of Pioneer Avenue and west of Rothwell Road	GF	350
1054	Land to the east of Watermill Close	Watermill Close	GF	150
1094	Land adjoining The Orchards	Harrington Road	GF	60
1159	Cedars Farm	Land off Copelands Road	GF	135
1162	Loatlands school	Harrington Road	PDL	78
1163	Eveden Factory 1	Rothwell Road	PDL	20
1164	Eveden Factory 2	Rothwell Road	PDL	27
2086	Land to the South-West of Pioneer Avenue	-	GF	102
2209	Lower Steeping	-	GF	129
1024	Desborough West	Rothwell Road, (west of B576)	GF	700
1160	Desborough North	Pipewell Road / Stoke Road	GF	996
1165	Desborough Leisure Centre	Off Broadlands	PDL	128
2187	Land at Humphreys Lodge	-	GF	718
2188	Land to the North of Harborough Road	-	GF	133
2189	Land off Airlingworth Road and Braybrooke Road	-	GF	187

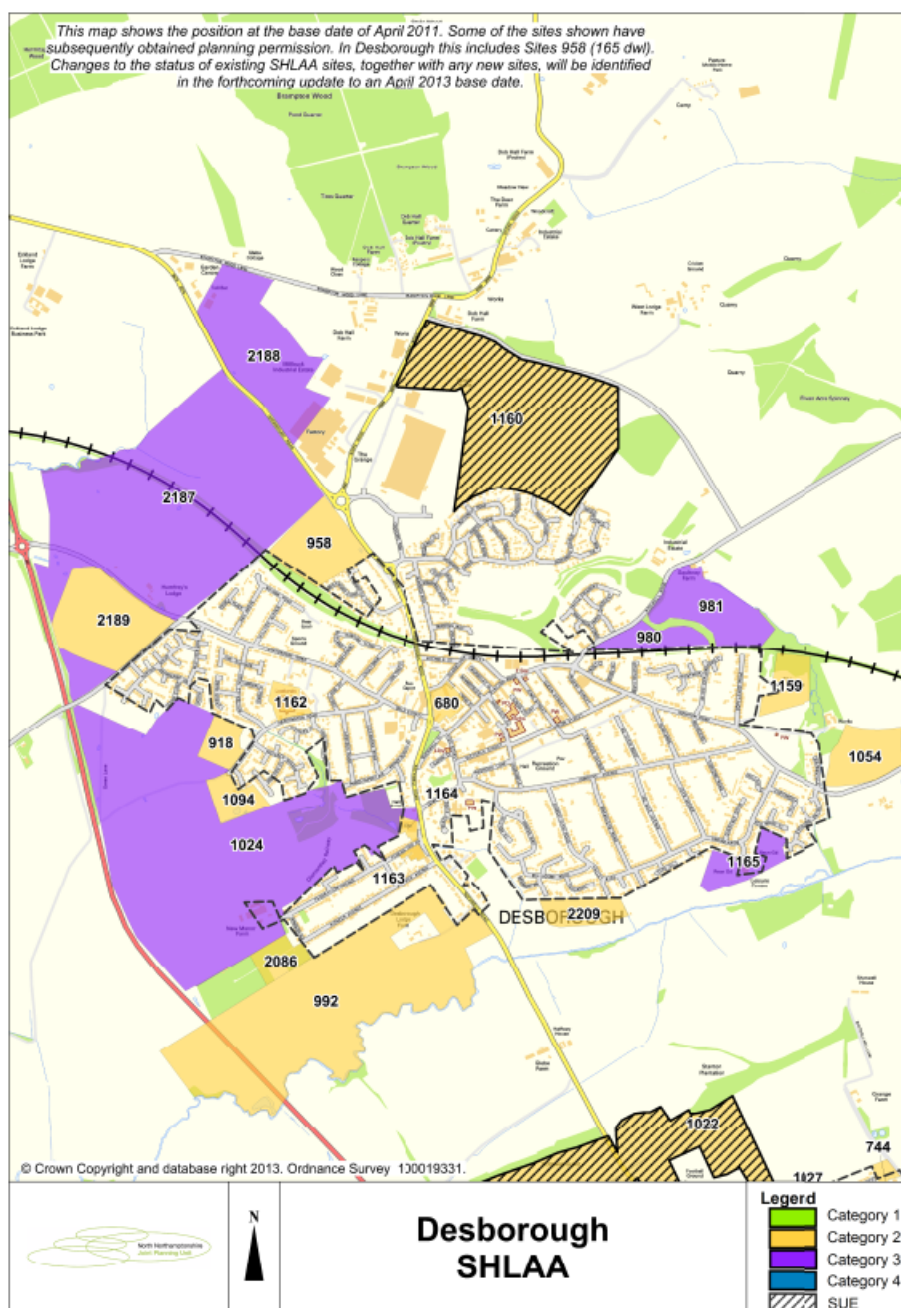


Figure 1.2. Map of the Desborough 2011 SHLAA sites, taken from KBC 2011 SHLAA

Amendments to the 2011 SHLAA made post publication are presented in Table 1.2.

Table 1.2. Sites to be removed or reviewed post publication of the SHLAA

Site Ref.	Site Name	Street Name	Reason
918	Land at Harrington Road	Harrington Road	Removed - planning permission for 75 dwellings
958	Land off Harborough Road	Land off Harborough Road	Removed - planning permission for 165 dwellings
1162	Loatlands school	Harrington Road	Replot and reassess – planning permission for expansion of school

The Desborough North site (labelled E in JCS) is identified as a sustainable urban extension to be delivered in accordance with Policy 23 – Distribution of New Jobs and Policy 29 – Distribution of New Homes of the JCS. This is assumed to be SHLAA site 1160 and has planning permission.

Kettering Borough Council has used the SHLAA to inform decisions on the sites for allocation in the North Northamptonshire Local Plan. In the emerging Site Specific Part 2 Local Plan, which when adopted will form part of the North Northamptonshire Local Plan, the following sites in Table 1.3 and Figure 1.2 were identified and assessed as part of the Site Specific Proposals LDD Housing Allocations 2013. The Draft Plan is set for consultation from June to July 2017.

Table 1.3. Sites identified for assessment for the emerging Site Specific Part 2 Local Plan⁵

Site Ref.	Site Name	Approx. Yield	Comments	Conclusions
DE/013a	Land off Braybrooke Road	200	Assessment updated	Discount as housing option
DE/062	Land at Harrington Road	165	Site has outline planning permission subject to signing of s106 reference KET/2012/0528	Site has outline planning permission
DE/063	Desborough Site 3	81	Previously discounted due to capacity of the bridge, which can be overcome through the development	Identify as a potential housing allocation
DE/064	Desborough Site 2	222	No change to assessment following consultation	Discount as housing allocation
DE/065	Land to the south of Pioneer Avenue and west of Rothwell Road	350	Site previously discounted as potential yield at 30 DPH was 1278 making it a strategic site. SHLAA has yield of 350 so site has been assessed	Discount as housing allocation
DE/066	Land east of Watermill Close	150	No change to assessment following consultation	Discount as housing allocation
DE/067	Land adjoining The Orchards, Harrington Road	60	No change to assessment following consultation	Identify as a potential housing allocation
DE/068	Cedars Farm, Land off Copelands Road	90	No change to assessment following consultation	Discount as housing allocation
DE/069	Lotalands school	45	Required to continue as Primary school	Discount as housing allocation
DE/070	Eveden Factory 1	10	Required for continued employment use	Discount as housing allocation
DE/071	Eveden Factory 2	15	Required for continued employment use	Discount as housing allocation
DE/072	Former Hawthorns Leisure Centre	102	No change to assessment following consultation	Identify as a potential housing allocation but consider potential of comprehensive development with adjacent sites
DE/073	Land to Harrington Road	69	Resolution to grant planning permission subject to signing of the s106 reference KET/2012/0780	Resolution to grant planning permission
DE/075	Lawrence's	36	Planning permission for supermarket subject to s106	Discount as housing allocation
DE/079	Land to the south west of Pioneer Avenue	69	No change to assessment following consultation	Discount as housing allocation
DE/141	Land to the North of Harborough Road	459	No change to assessment following consultation	Discount as housing allocation

⁵ Sites in bold are those that are potential housing allocations

Site Ref.	Site Name	Approx. Yield	Comments	Conclusions
DE/142	Land off Airlingworth Road and Braybrooke Road	200-250	Ecology assessment altered and ridge and furrow present	Discount as housing allocation
DE/173	Lower Steeping	86	Previously discounted but access constraints could be overcome	Consider potential of comprehensive development with adjacent sites
DE/188	Buxton Drive	46	New site with few constraints	Identify as a potential housing option for additional consultation
DE/189	Land adjacent to the Hawthorns	74	An improved access would need to be achieved	Consider site comprehensively with adjacent site
DE/210	Comprehensive development of DE/072, DE/173 and DE/189	304	Consideration of the site as a comprehensive development allows some of the constraints on the individual sites to be overcome, impact on ecology would require mitigation	Identify as a potential housing option for additional consultation

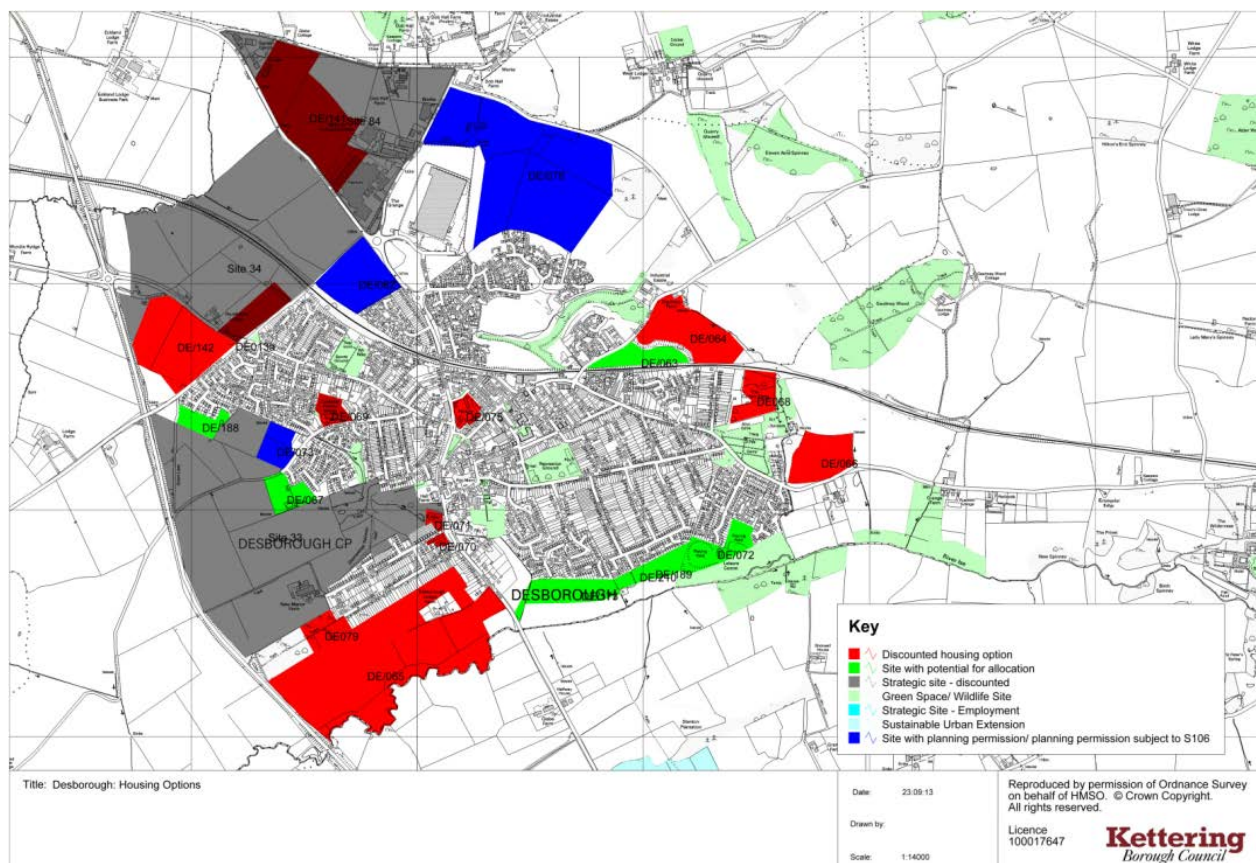


Figure 1.3. Assessment of sites for Housing Options for emerging Local Plan 2 Housing Allocations

1.5 Sites considered through the site appraisal

Sites to be considered through the site appraisal have been selected via the following methods:

- Review of North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA)⁶;
- Review of sites proposed by KBC; and
- A review of other sites identified by Desborough Town Council.

The new sites that AECOM were asked to assess are

- DE/188
- DE/212
- DE/063 AND 064,
- DE/213; and
- A site at Magnetic Park.

All sites were assessed using a desk top appraisal and a small number of sites that needed further investigation were visited. These were DE/064, DE/210, DE/211, DE/212 and DE/213.

Assessed sites are shown in Figure 1-4. The boundary of Site DE/064 is not shown on this plan but can be seen on Figure 1-3 and is located immediately North East of DE/063. and is being promoted as one site by a developer.

⁶ North Northamptonshire (May 2013) Strategic housing land availability assessment - Output report
<http://www.nnjpu.org.uk/docs/SHLAA%202011%20FINAL%20May%202013.pdf> and Desborough SHLAA Map (2011)
<http://www.nnjpu.org.uk/docs/Desborough.pdf>

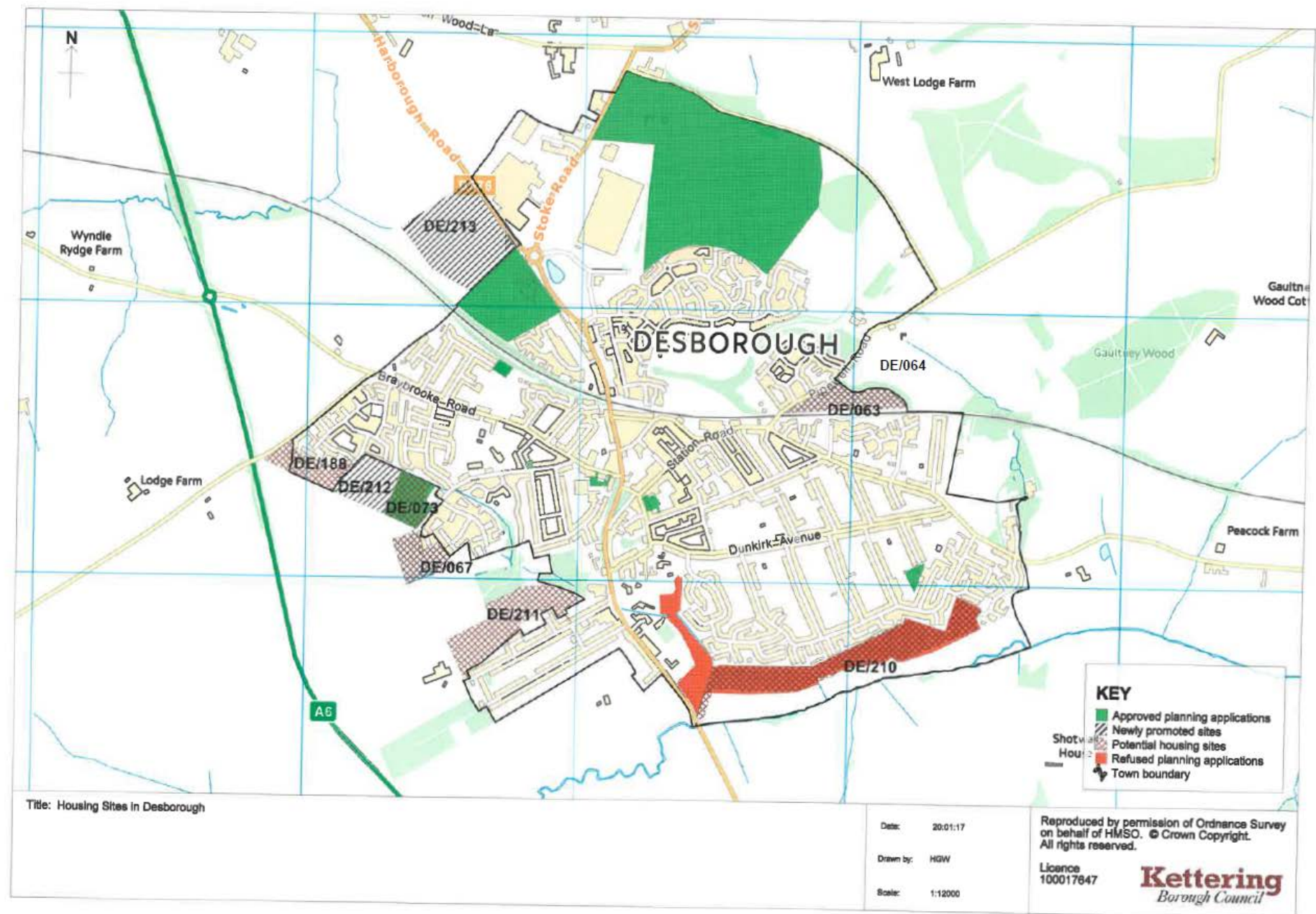


Figure 1.4: All sites appraised (Source: Kettering Borough Council)

2. Methodology for the site appraisal

2.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, site appraisal pro-forma were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background information:
 - Site location and use;
 - Site context and planning history;
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

In the case of Desborough, a large number of sites had already been considered through the SHLAA, KBC assessment and an independent assessment commissioned by the Town Council. There were 5 sites that required further assessment. These were DE/188, DE/212, DE/213, DE/063 and 064. These are the only sites that were appraised using the detailed pro-forma. There was a further site – Magnetic Park - which did not warrant the detailed appraisal and separate advice was given.

2.3 Task 2: Initial desk study

The next task was to conduct an initial desk study for each of the sites. This involved a review of the conclusions of the existing evidence and using other sources including google maps/streetview and MAGIC maps in order to judge whether all potential sites are suitable, available and achievable for the use proposed. This stage gathered information for the additional sites AECOM was asked to assess in more detail.

2.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Plan area was undertaken by a member of the AECOM Neighbourhood Planning team for sites DE/188, DE/212, DE/213, DE/063 and 064. . The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to gain an opportunity to better understand the context and nature of the Neighbourhood Plan area.

2.5 Task 4: Consolidation of results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable candidates to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria is consistent for all sites and consistent with that suggested in the Planning Policy Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e the sites is **suitable, available and viable**. Section 4.1.2 explains the concept of viability.

Section 4 presents a summary of the findings of the site appraisal.

The completed pro-forma for the sites assessed in detail are provided in Appendix 1.

2.6 Indicative housing capacities

Where sites were previously included in North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA)⁷ the indicative housing capacity listed in this document has been used. If these figures have been further refined by site landowners or developers, these figures have been applied.

No site capacity figures have been calculated by AECOM.

⁷ North Northamptonshire (2013) SHLAA 2013 Main Report, May 2013

3. Summary of site appraisals

3.1 Introduction

This section provides a summary of the findings from the site assessment.

Table 4-1 below includes all known potential development sites that have been considered within the Desborough Neighbourhood Plan area, including sites that have been considered by KBC through the Local Plan process. The conclusions are based on a professional judgement of the appropriateness of each site as an allocation in the Neighbourhood Plan. The conclusions are based largely on existing work carried out by KBC and by Latham consultants⁸ as well as additional desk top research and site visits for a small number of sites.

These summaries should be read alongside the site appraisal pro-formas in **Appendix 1**.

The proposed number of homes has been taken from previous work carried out by Desborough Town Council or KBC or from landowner or developer estimates and has not been reviewed by AECOM.

Table 4-1 Site Assessment Summaries

Site Ref.	Location	Site size (Ha)	Proposed number of homes	Is the site appropriate to allocate in the Neighbourhood Plan?
DE/188	Land off Buxton Drive	1.7	32	Yes No significant constraints. Site is suitable and available.
DE/212	Eyam Close	3.1	90	Yes Assessment and site visit has found no significant environmental or physical constraints. The site is available and therefore appears to be suitable as a housing allocation. Access is possible from Elton or Eyam close. Landscape impact appears to be minimal. Land currently used for grazing. Adjacent site has planning permission therefore it would make sense if all three sites (DE/188, DE/212 and DE/073) were considered as one larger site and built out in phases.

⁸ See **1.3** for a list of documents reviewed

DE/075	Lawrence's	1.2	39	<p>Potentially</p> <p>Owned by KBC. This site is suitable for development and would contribute to the viability and vitality of the town centre. It is a brownfield site in a key location in the town. It would be appropriate for a mixed use allocation to include retail, housing and any other uses that are needed in the town. However, it is understood that planning permission for a food store is now lapsed and that there are proposals for this site that do not include a superstore⁹.</p> <p>If DTC are in agreement with the current proposals for the site the site can be allocated in the Neighbourhood Plan for the proposed use and an alternative site for retail sought.</p> <p>If proposals for an alternative use has not come forward before the draft Neighbourhood Plan is submitted, the site could be allocated to include retail¹⁰</p> <p>Any new development would need to respect the character of the site including any heritage issues. A site allocation could include a simple development brief setting out acceptable land uses, design, layout, access and appearance.</p> <p>Because of the complexity of the site it may not be viable for the proposed use. Viability should be explored before it is considered for allocation.</p> <p>The number of homes that could be provided on this site will depend on the mix of the development and the balance of other uses to housing.</p>
DE/063	Land off Pipewell Road Desborough Site 3	2.5	70	<p>Potentially</p> <p>KBC planning policy committee notes that NCC Highways has concerns about the capacity of the nearby single signal-controlled bridge over the railway line and the limited pedestrian route from the school. This also relates to the question of whether 064 adjacent is also included.</p> <p>The promoter/developer associated with both sites 063 and 064 has put forward significantly reduced housing figures on both sites since the Highways concerns were first raised.</p> <p>However, this issue will need to be resolved before the site can be allocated which would require evidence that the capacity of the bridge could accommodate the level of development proposed. This information could be sought from the site promoter/developer or as an independent transport appraisal of the capacity of the bridge to accommodate the level of development proposed..</p> <p>The site is suitable for development if the capacity issue can be resolved.</p>
DE/072	Former Hawthorns Leisure Centre	3.5	102	<p>Potentially</p> <p>Site is part of the overall DE/210 site which has recently had a planning application rejected and the decision has been appealed. The smaller DE/072 site appears to be suitable for development as the leisure centre has now been relocated. The landowner would need to agree to this allocation should the appeal be unsuccessful and if not, the site would not be a suitable allocation.</p> <p>There is a Nature Reserve adjacent to the site to the south. Impacts on the nature reserve would need to be considered through the location and design of development.</p>

⁹ Information provided by Desborough Town Council by email

¹⁰ The adopted North Northamptonshire Joint core Strategy identifies a quantitative need for a medium-sized foodstore (2,000sqm approx.) to serve the Rothwell/ Desborough area.

De/213	Harborough Road (also known as the land beyond Bellway site)	11.4	230	<p>Potentially</p> <p>Assessment and site visit has found no significant environmental or physical constraints. If availability is confirmed, this site appears to be suitable for allocation. It would be adjacent to new Bellway development to the south. Access appears to be possible. However, the site is further from town centre (1.2km) than some of the other sites under consideration and is likely to generate more car trips than other sites in a more sustainable location.</p>
DE/067	Land adj. Orchard Close, off Harrington Road	1.8	75	<p>Potentially</p> <p>Site is approx. 1km from centre of town so in a sustainable location.</p> <p>There are a number of concerns raised by KBC¹¹ relating to highways issues including</p> <ul style="list-style-type: none"> -capacity of Harrington Road to accommodate additional traffic. Road may need to be widened. -access points. Access from Orchard road looks difficult. <p>Access from Harrington Road is a possibility as is access from Doulton Close including bringing in a wider area into a potential development site.</p> <p>If the highways issues can be resolved and no other constraints identified, this is suitable for allocation.</p>
DE/064	Desborough Site 2	7.2	130	<p>Potentially</p> <p>Site visit and desk review has concluded site would be suitable if capacity of the railway bridge crossing to accommodate new development can be confirmed. This information could be sought from the site promoter/developer. There are also landscape and visual impacts which would need to be mitigated. There are also a number of overhead power lines running across the site. Development would have to be designed around these or they could be buried, however the cost of this could be prohibitive.</p>
DE/210	Land to the south of Desborough	10	304	<p>Potentially</p> <p>Conclusions of desktop review and site visit is that the western portion of the site has landscape sensitivities and there are ecological impacts for the immediate area. Development on the site would result in the loss of local open space. The parcel of land to the east formerly used as a leisure centre parcel is largely suitable as a site for residential development. Development in this location would require sensitive design and mitigation of development impacts due to its location close to the river valley and local nature reserve.</p> <p>A planning application has been refused on grounds of</p> <ul style="list-style-type: none"> -impact on biodiversity and habitat -impact on the area of natural beauty <p>Site also appears to be designated as public open space (Lathams report) and green space (former leisure centre).</p> <p>There are significant constraints to development of this site. The suitability of the site for allocation should be weighed up against other sites that could be more sustainable. The site is an amalgamation of smaller sites DE/072; DE/173; DE/189. These sites could potentially be considered as smaller parcels again as parts of the site may be more suitable than others.</p>

¹¹ KBC Planning Policy Committee 01 November 2016 Appendix 3 – Desborough Housing Site Options (3.16)

DE/211	Land off Federation Ave	6.2	180	<p>Potentially</p> <p>The conclusions of the site assessment including site visit are that the site is in a suitable location, approx 1km from the town centre and that landscape impact appears to be minimal. The most appropriate access point appears to be through Federation Avenue and Royal Garden. However, Federation Avenue has car parking on both sides and may not be suitable to accommodate additional traffic. If no significant constraints found, and if Federation Road access is considered to be acceptable to NCC Highways, this site appears to be an appropriate candidate for a housing allocation.</p>
DE/173	Lower Steeping	4.2	86	<p>Potentially</p> <p>Part of the DE/210 site. Site has been ruled out by Latham's report due to access. Also appears to be landscape, heritage and ecology concerns from DTC. From aerial images/streetview, access appears to be possible from Brookside or Lower Steeping, or from Rothwell Road. Highways would need to confirm.</p>
DE/189	Land Adjacent to the Hawthorns	2.5	74	<p>Potentially</p> <p>Part of DE/210 site. Access appears possible from Valley Rise. The same issues as DE/210 apply to the site including landscape and ecology concerns.</p>
DE/065	Land to the south of Pioneer Avenue and west of Rothwell Road	33.7		<p>Potentially</p> <p>No obvious 'showstoppers'. Access could be from Rothwell road. However there are constraints including a property in the middle of the site which may limit the amount of development. Distance to bus stops/town centre further than some of the other sites under consideration. Ownership and owner's intention not clear.</p>
DE/079	land to the south west of Pioneer Avenue	2.3		<p>Potentially</p> <p>The site appears to be suitable location for housing, if no longer in use as allotments and if availability is confirmed. Access possible from Pioneer Avenue. Over 1km walking distance to centre of town which is reasonable but not the most sustainable site option.</p>
1024	Desborough West, Rothwell Road, (west of B576)			<p>Potentially</p> <p>Assessed as Category 3 in SHLAA which indicates low suitability. Significant access issues. Availability unknown.</p>
2187	Land at Humphreys Lodge			<p>Potentially</p> <p>Overlaps with DE/412. Visual impacts and distance from town are issues. Availability unknown.</p>

No ref.	Sainsbury's site: Land at Magnetic Park, Harborough Road		<p>Potentially</p> <p>This site has previously been proposed for a supermarket in 2011. The January 2012 decision to refuse planning permission is based on two reasons - the first is that a more suitable site was available (Lawrence's) and the second was the detrimental impact of an out of town supermarket on Desborough Town Centre. DTC has stated that the current proposals for the Lawrence's site do not include a supermarket. This means that the first reason for refusing planning permission for a supermarket at Magnetic Park no longer applies. However, the other reasons (impact on Desborough Town Centre) are still relevant and retail in this location would be in conflict with policies in the Kettering Local Plan and National Planning Policy Framework. Our advice would be that this is not a suitable site to allocate for retail unless there is new evidence that circumstances have changed since the planning application. However, this advice should be discussed with KBC to explore whether they feel that if there are no other suitable sites for a supermarket closer to the town centre, an allocation for retail on this site could be supported.</p>
DE/142	Land off Arthingworth Road and Braybrooke Road	14.6	<p>Potentially</p> <p>Distance from town centre and potential for integration with existing residential combined with visual and landscape impacts indicate the site performs poorly in terms of suitability for development.</p> <p>This site may also be a candidate for a Historically and Visually Important Open Space.</p>
DE/066	Land east of Watermill Close	3.9	<p>No</p> <p>Previously discounted by KBC as a site allocation. Outside town boundary, poor accessibility. Not appropriate as an allocation.</p>
DE/068	Cedar Farm, land off Copelands Road	3.1	<p>No</p> <p>Previously discounted by KBC as a site allocation. Access does not appear to be feasible. No indication of ownership or owner's intention.</p>
DE/069	Loatlands School	1.4	<p>No</p> <p>Previously discounted by KBC as a site allocation. School site not available as no plans to relocate.</p>
DE/070	Eveden Factory 1	0.35	<p>No</p> <p>Previously discounted by KBC as a site allocation. Required for continued employment use.</p>
DE/071	Eveden Factory 2	0.54	<p>No</p> <p>Previously discounted by KBC as a site allocation. Required for continued employment use.</p>
DE/141	Land to the north of Harborough Road	15.1	<p>No</p> <p>Unsuitable due to detachment and distance from town.</p>
1165	Desborough Leisure Centre, Off Broadlands		<p>No</p> <p>Appears to be a duplicate –same as De/072.</p>
2189	Land off Airlingworth Road and Braybrooke Road		<p>No</p> <p>De/142 duplicate</p>
DE/013a	Land off Braybrooke Road		<p>No</p> <p>DE/142 duplicate</p>

DE/073	Land at Harrington Road	2.4	No Planning permission
1160	Desborough North, Pipewell Road / Stoke Road		No Planning permission
DE/062	Land at Harrington Road		No Site under construction
The Damms	The Damms - proposed as open space		Yes – as local green space <p>KBC would need to demonstrate that the site meets the suitability criteria for Local Green Space in National Planning Policy Framework paragraphs 76-78. The site appears to be suitable to be considered as a Local Green Space designation. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. The Government's Planning Policy Guidance states that the designation should only be used:</p> <ul style="list-style-type: none"> -where the green space is in reasonably close proximity to the community it serves; -where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and -where the green area concerned is local in character and is not an extensive tract of land.

3.2 Conclusions

The sites have been assessed using the Government's Planning Policy Guidance (PPG) relating to Neighbourhood Planning and the assessment of land for development¹². From a review of all existing information and AECOM's own assessment of sites that had not yet been reviewed, a judgement has been made as to whether each site is suitable for the use proposed (mainly housing) to meet the needs of Desborough, as set out in the North Northamptonshire Joint Core Strategy.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria is consistent for all sites and consistent with that suggested in the Planning Policy Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable.

The summary shows that to meet the required 407 homes for Desborough, which includes a 10% buffer; sites from the green category and a selection of sites from the amber category (assuming the constraints can be resolved) would be sufficient to meet the housing need. It is recommended that Desborough Town Council contact the landowner / proposed developer for each site that is being promoted for development to obtain as much information as possible about how these issues can be resolved. With more information, many of the sites could be moved into the green category giving greater certainty on the shortlist of sites.

¹² <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

The Magnetic Park retail park is more difficult and is not currently suitable for retail due to the detrimental impacts on Desborough Town Centre. However, if it is supported by KBC on the grounds that there is no alternative town centre site to meet the retail requirement, this site could be a suitable allocation for retail.

3.3 Viability

This assessment has not considered the viability of sites for the development proposed in detail. The Neighbourhood Plan should demonstrate that the sites are financially viable to develop.

The NNJCS 2015 pre-submission plan viability study seems to also suggest that of all the site typologies tested, only development of 5 units (typology 1) would be viable in Desborough and any sites over this size (if CIL contribution required) would not be viable.

However, these valuations are not definitive and the situation may have changed since they were carried out. There has clearly been a significant amount of new development in Desborough in recent years and there are sites currently under construction which indicates development in Desborough would be viable. If the sites proposed for allocation are all being actively promoted by a developer, the developer could be asked to provide a viability appraisal for the proposed use.

3.4 Next steps

Table 4-1 shows the sites which are appropriate candidates for allocating in the Neighbourhood Plan to meet Desborough's housing need and sites which are potentially appropriate but have issues that need to be resolved.

Some of the sites in the amber category will need further advice or assessment either commissioned through consultants or in conjunction with KBC (e.g. highways officers) to allow them to move into the green or red categories.

Once the pool of sites in the 'yes' category has been established, this provides a shortlist from which the proposed allocations can be selected and should be the sites that best meet the aims and objectives of the Neighbourhood Plan. The criteria that are used to select the sites should be clearly recorded and made available as evidence to support the plan.

Appendix A Completed site appraisal pro-formas

DE064

DE210

DE211

DE212

DE213

1. Background information

Site location and use

Site Reference / name	DE/064
Site Address	Desborough Site 2, Land off Pipewell Rd and south of Gaultney Wood Farm
Current use	Agricultural
Parish Name	Desborough
Gross area (Ha) Total area of the site in hectares	7.2
SHLAA site reference (if applicable)	222



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> Site is surrounded to the south by woodland, agricultural land allocated for housing in the draft plan (DE/063) and a railway line. The area further south of the railway line is residential; The area west of the site and Pipewell Road contains residential dwellings on Swift Close, a wooded and open space (Desborough Open Space) and employment area (Pipewell Industrial Estate); Gaultney Wood Farm buildings and agricultural land surround the site to the north and east. A solar PV farm is located northeast of the site 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> The site is largely surrounded by hedgerows and trees, with the southernmost edge sharing a boundary with a rail line. 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>

any associated fixed surface infrastructure.				
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Is the site used for minerals extraction?	No			
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	Site was discounted by the previous KBC Housing Allocation process.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No. Site is outside the town boundary.		
How would development of this site relate to the surrounding uses? Would it be compatible?	Site is compatible with surrounding if brought forward or in phased development with site DE/063 (Housing Allocation).		
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access is inadequate but there is potential for improved access splays and road calming measures to be provided.		
Is the site accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Site is accessible from the Pipewell Rd, and is located 1.1km from the B576 and 2.9km from the A6.		

Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	No	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance¹	>800m	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites
AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

(see appendix 2)		
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	Site not within SSSI Impact Risk Zone	
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	?	Site is an agricultural field; however there are trees on the site boundary that could have bat roosts. The boundary could also potentially have badger sets.
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);	
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land;	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or within the setting of a listed building	
Archaeological features on the Historic Environment Record (see appendix 2)	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of archaeological significance	N/A

² Local Nature Reserves, Sites of Nature Conservation Importance

Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development likely to have neutral impact;	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Co-operative Food
Access to Employment	Within 500m	Pipewell Rd. Industrial Estate
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Bus Stop
School(s)	>800m	
Open Space / recreation facilities	<400m	Desborough Open Space
Indoor sports / Leisure	>800m	Desborough Leisure Centre
Health Centre facility	>800m	
Cycle route	>800m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
Are there any Tree Preservation Orders on the site?	None	There are no trees present on the site. The boundary of the site however contains trees which are likely not to have tree preservation orders due to their location outside the urban edge and town boundary.
Would development be compatible with surroundings	Yes	Adjacent to land allocated for residential development. Also adjacent to farm buildings, a solar farm and an industrial estate.
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities;	
Liveability Impact of noise or odour	Development would not be effected by noise or odour;	Although in close proximity to a rail line and Pipewell Road, development is not likely to be impacted by noise.

<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Full ground investigation for arsenic contamination must be carried out at planning application stage due to underlying geology present throughout Northamptonshire.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site DE/064 is crossed by a number of overhead electricity lines which would have to be relocated for any future development to occur.
Utility services unavailable	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Site cannot be directly viewed from surrounding roads, but can be seen from new development to the south across the rail line. There would be minimal impacts on views towards the site.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km;

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner also owns DE/064
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

Disclaimer- This pro-forma is intended to be filled out by third parties (Neighbourhood groups, Parish Councils or other parties working on their behalf) and is provided to third parties by AECOM in good faith. As such, views, opinions and information expressed in completed proformas may not necessarily reflect the views of AECOM.

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	Landowner intends to promote site for development with site DE/063		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:	DE/064		
Please tick a box			
The site is appropriate for development	<input checked="" type="checkbox"/>		
This site has minor constraints	<input type="checkbox"/>		
The site has significant constraints	<input checked="" type="checkbox"/>		
The site is unsuitable for development	<input type="checkbox"/>		
Potential housing development capacity (estimated as a development of 30 homes per Ha):	130		
Estimated development timeframe:			
Explanation / justification for decision to accept or discount site.	The site is appropriate to be brought forward as phased development with DE/063. There are potential issues with the capacity of the railway bridge / Pipewell Road, as well as power lines crossing the site.		

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

1. Background information

Site location and use

Site Reference / name	DE/210
Site Address	Land to the south of Desborough
Current use	Open space, playing fields, former leisure centre, agricultural land
Parish Name	Desborough
Gross area (Ha) Total area of the site in hectares	10
SHLAA site reference (if applicable)	N/A



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> • Residential development to the north; • Talby Meadow Nature Reserve, open space and agricultural land to the south and east; • An Anglian Water pumping station is located directly to the south in the central section of the site, with concrete tanks located on the subject site.
--	---

Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> Site is completely surrounded to the north by dwellings with back garden fenced boundaries, and roadway with occasional trees; Site boundary to the south and west consists of hedgerows and trees. 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	Site is largely brownfield, however part of the site contains the Parkwood Leisure facilities and associated hardstanding playing courts.			
Is the site used for minerals extraction?	No			
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	Since 2014, the site has been subject to an outline planning application for residential development. Access was considered as part of this application. The application area has also included an additional area of land to the west and north-west of the proposed allocation site towards St. Giles Church. The application has been refused. Application for 304 houses rejected, and now has gone to appeal. No date given for appeal;			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability	
Is the site within the existing built up area of the settlement?	No
How would development of this site relate to the surrounding uses? Would it be compatible?	Site would be largely compatible with residential uses to the north and leisure and open space and leisure facilities to the east of the site; however the site is in close proximity and may have potential impact to the Talby Nature reserve and River Ise.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access is adequate for eastern, northern and middle section of the site. There is also potential to open access to the north-western section of the site. Proposed access to the western edge of the site from the Rothwell Road (B576) is outside the built environment and close to a bridge over the River Ise.
Is the site accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Site is directly accessible from Sycamore Drive, Broadlands, and Lower Steeping; Site is 870m from the B576 and 2.65km from the A6.

Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	No	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance ¹ (see appendix 2)	>800m	
Is the site within a SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	Part of site on the edge of a SSSI Impact Zone	
Distance to sites designated as being of local importance ² (Consult local planning authority)	<400m	Site is abutting the Talby Meadow Local Nature Reserve (LNR).
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Yes	It is recognised that there are ecology and landscape sensitivities associated with this site. Impact on ecology would require mitigation.
Landscape Landscape designation and capacity of landscape to accommodate development?	High sensitivity to development (Development would significantly detract from the landscape and important features unlikely to be retained and mitigation not possible)	Site is in close proximity to a river, flood plain and local nature reserve. The subject site is located within the Ise Valley, with the western edge of the site abutting the Damns – this area has been considered as local green space referred to locally as Historically and visually Important spaces (HVI).
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land;	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or within the setting of a listed building	
Archaeological features on the Historic Environment Record (see appendix 2)	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of archaeological significance	N/A
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of derelict buildings);	Development on the eastern parcel where a leisure centre has recently been demolished and playing courts are redundant has the potential to enhance this section of the site.

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus Stop
School(s)	>800m	
Open Space / recreation facilities	<400m	Talby Meadow Nature Reserve which is in use for walking / dog walking.
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	>800m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	Part of site shares a boundary with flood zone 2 as site is in close proximity to the River Ise which floods irregularly.
---	--------	---

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

Disclaimer- This pro-forma is intended to be filled out by third parties (Neighbourhood groups, Parish Councils or other parties working on their behalf) and is provided to third parties by AECOM in good faith. As such, views, opinions and information expressed in completed proformas may not necessarily reflect the views of AECOM.

Are there any Tree Preservation Orders on the site?	Unknown		There are trees present on the boundary of the site, which may have TPOs due to proximity to LNR and river but this is unlikely. This was not confirmed by steering group.
Would development be compatible with surroundings	Yes		Site would be largely compatible with residential uses to the north and leisure and open space facilities to the east of the site; however the site is in close proximity and may have potential impact on the ecological value of the Talby Nature reserve and River Ise.
Impact on existing sporting or recreation facilities	Development would result in the loss of open space, sport or recreation facilities which could not be mitigated.		
Liveability Impact of noise or odour	Development would not be effected by noise or odour;		
<i>Is the site affected by any of the following?</i>	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Full ground investigation for arsenic contamination must be carried out at planning application stage due to underlying geology present throughout Northamptonshire. Land south of the central section of the site is thought to be contaminated from former sewage works.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An Anglian Water pumping station is located adjacent to the central section of the subject site to the south, with concrete tanks located on the subject site, and dedicated roadway bisecting the site.
Utility services unavailable	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Eastern parcel of land gently slopes from north to south; Middle parcel of land slopes from east to west and north to south. Western edge of site is largely flat.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Development at the western end of the site would impact on views from the Lower Steeping.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No

Coalescence	Gap between settlement site adjoins and nearest settlement 1-2km;
-------------	---

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	304
Estimated development timeframe:	

Explanation / justification for decision to accept or discount site.	<p>The western portion of the site has landscape sensitivities, while the overall sites proximity to the Ise Valley may give rise to ecological impacts for the immediate area. Development on the subject site would result in the loss of local open space. The parcel of land to the east formerly used as a leisure centre parcel is largely suitable as a site for residential development. Development in this location would require sensitive design and mitigation of development impacts due to its location close to the river valley and local nature reserve.</p>
---	--

Further information

Infrastructure requirements?
 You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

1. Background information

Site location and use

Site Reference / name	DE/211
Site Address	Land off Federation Ave
Current use	Agricultural land
Parish Name	Desborough
Gross area (Ha) Total area of the site in hectares	6.2
SHLAA site reference (if applicable)	N/A



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> Northern edge of the site shares a boundary with a wooded area of open space; Residential dwellings and a small parcel of vacant open space surround the site to the south; Agricultural land and farm buildings are located to the north west and west of the site. 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> Site is surrounded by a light hedgerow, trees and a pathway. 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>

If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield	
Is the site used for minerals extraction?	No
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability	
Is the site within the existing built up area of the settlement?	No
How would development of this site relate to the surrounding uses? Would it be compatible?	Site would be largely compatible with residential uses to the south, but may have an impact on the wooded open space to the north.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access is potentially adequate from Federation Avenue, with another access point available at the end of Federation Avenue adjacent to the farm entrance.
Is the site accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Site is directly accessible from Federation Avenue; However, site is not directly accessible from Royal Gardens, which accesses a separate site adjacent to the subject site. Site is 220m from the B576 and 2.4km from the A6.

Environmental Considerations		
		Observations and comments
Is the site located within the Greenbelt?	No	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance¹ (see appendix 2)	>800m	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites
AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

Is the site within a SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	No	
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Yes	There are no trees within the site, however there could be potential for badger sets near hedgerows on the site boundary.
Landscape Landscape designation and capacity of landscape to accommodate development?	Landscape has medium sensitivity to development; Landscape has no impact on landscape character (e.g. in built up area);	
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land;	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or within the setting of a listed building	
Archaeological features on the Historic Environment Record (see appendix 2)	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of archaeological significance	N/A
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally	

² Local Nature Reserves, Sites of Nature Conservation Importance

	listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development likely to have neutral impact;	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400m-800m	Bus Stop
School(s)	>800m	
Open Space / recreation facilities	<400m	
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	>800m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
Are there any Tree Preservation Orders on the site?	Unknown	There are no trees present on the site, however there are trees located on the northern boundary of the site.
Would development be compatible with surroundings	Yes	Site would be largely compatible with residential uses to the south, and may have an impact on the wooded open space to the north.
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities;	
Liveability Impact of noise or odour	Development would not be effected by noise or odour;	
Is the site affected by any of the following?	Yes	No
		Comments

Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Full ground investigation for arsenic contamination must be carried out at planning application stage due to underlying geology present throughout Northamptonshire.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site slopes gently from west to east, with a greater incline downhill at the eastern end of the site.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	The site can be viewed from a residential area north of the site, and dwellings abutting the site.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	The church spire can be viewed from the eastern half of the site.
Coalescence	Gap between settlement site adjoins and nearest settlement 1-2km;

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-	<input type="checkbox"/>	<input type="checkbox"/>	

15 years.			
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:	DE/211		
Please tick a box			
The site is appropriate for development	<input checked="" type="checkbox"/>		
This site has minor constraints	<input checked="" type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is unsuitable for development	<input type="checkbox"/>		
Potential housing development capacity (estimated as a development of 30 homes per Ha):	180 (TBC)		
Estimated development timeframe:			
Explanation / justification for decision to accept or discount site.	Site is appropriate for development however there may be highways transport issues. The site can only be accessed directly from Federation Avenue which has cars parked on both sides and may not be suitable to accommodate additional traffic.		

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

1. Background information

Site location and use

Site Reference / name	DE/212
Site Address	Eyam Close
Current use	Agricultural
Parish Name	Desborough
Gross area (Ha) Total area of the site in hectares	3.1
SHLAA site reference (if applicable)	



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> Residential to the north; Agricultural land to the east, west and south 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> Site is completely surrounded by hedgerow and trees, with a gap in the hedgerow to the north for road access. 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				

Is the site used for minerals extraction?	No
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations	This site is sandwiched between a site that has planning permission for housing (DE/073), and another site that is being considered for a housing allocation (DE/188).

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No
How would development of this site relate to the surrounding uses? Would it be compatible?	Yes
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes
Is the site accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Vehicular and pedestrian access may be provided off the existing highway at Eyam Close and /or Elton Close. Site is 330m from Braybrooke Road, 1.25km from the B576 and 1km from the A6.

Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	No	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance ¹ (see appendix 2)	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites
 AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

(see appendix 2)		
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Yes/No	Site is an agricultural field, however there are trees on the site boundary that could have potential for bat roosts. The boundary hedgerow could also have potential for badger sets.
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);	
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land;	

<i>Heritage considerations</i>		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or within the setting of a listed building	
Archaeological features on the Historic Environment Record (see appendix 2)	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of archaeological significance	N/A
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential	Development likely to have neutral impact;	

² Local Nature Reserves, Sites of Nature Conservation Importance

development affect the existing built character of the settlement?		
--	--	--

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	>800m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus Stop
School(s)	>800m	
Open Space / recreation facilities	<400m	
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	>800m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1		
Are there any Tree Preservation Orders on the site?	None		There are no trees present on the site. The boundary of the site contains trees which are likely not to have tree preservation orders due to their location outside the urban edge.
Would development be compatible with surroundings	Yes		Adjacent to residential area and land allocated for residential development
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities;		
Liveability Impact of noise or odour	Development would not be effected by noise or odour;		
Is the site affected by any of the following?	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Full ground investigation for arsenic contamination must be carried out at planning application stage due to underlying geology

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

Disclaimer- This pro-forma is intended to be filled out by third parties (Neighbourhood groups, Parish Councils or other parties working on their behalf) and is provided to third parties by AECOM in good faith. As such, views, opinions and information expressed in completed proformas may not necessarily reflect the views of AECOM.

			present throughout Northamptonshire.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km;

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	

Any other comments?	
----------------------------	--

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:

Please tick a box

The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	90
Estimated development timeframe:	
Explanation / justification for decision to accept or discount site.	Site is appropriate for development particularly due to the opportunity to integrate with the sites with planning permission on either side.

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

1. Background information

Site location and use

Site Reference / name	DE/213
Site Address	Harborough Road (also known as the land beyond Bellway)
Current use	Agricultural
Parish Name	Desborough
Gross area (Ha) Total area of the site in hectares	11.4
SHLAA site reference (if applicable)	N/A



Context

Surrounding land uses (see examples- Appendix 1)	<ul style="list-style-type: none"> Weavers Mead new residential development (Bellway Homes) adjacent to southwest boundary; Industrial plant directly across Harborough Road (B576) to the north east; Agricultural land to the west, north and northwest. A train line runs in close proximity to western boundary of the site buffered by narrow strip of agricultural land; Employment area of Eckland Lodge Business Park further to the northwest. 			
Site boundaries (see examples- Appendix 1)	<ul style="list-style-type: none"> Site is completely surrounded by hedgerow with occasional trees, with an access point to the B576 existing in the south-eastern corner of the site; The Straight Furlong cycle and walking track separates the subject site with the neighbouring residential Bellway site to the south. 			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

Disclaimer- This pro-forma is intended to be filled out by third parties (Neighbourhood groups, Parish Councils or other parties working on their behalf) and is provided to third parties by AECOM in good faith. As such, views, opinions and information expressed in completed proformas may not necessarily reflect the views of AECOM.

curtilage of the developed land and any associated fixed surface infrastructure.				
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Is the site used for minerals extraction?	No			
Site planning history Have there been any previous applications for development on this land? What was the outcome? Policy considerations				

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No		
How would development of this site relate to the surrounding uses? Would it be compatible?	Development would be compatible with the surrounding land uses of the industrial estate, new residential builds adjacent to the site, and employment area seen from the site to the northwest.		
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access is potentially inadequate as is in close proximity to a roundabout. There is potential for access to be provided further down the site to the B576.		
Is the site accessible from the highway network? Provide details of site's connectivity i.e. distance to nearest motorway, A road or B road	Site is directly accessible from the B576 and is 2.1km from the A6.		

Environmental Considerations

		Observations and comments
Is the site located within the Greenbelt?	No	
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	

Distance to sites designated as being of European Importance¹ (see appendix 2)	>800m	
Is the site within a SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan? (see appendix 2)	On the edge of a SSSI Impact Zone	
Distance to sites designated as being of local importance² (Consult local planning authority)	>800m	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc? (see appendix 2)	Yes/No	Site is an agricultural field; however there are trees on the site boundary that could have potential for bat roosts. The boundary hedgerow could potentially have badger sets.
Landscape Landscape designation and capacity of landscape to accommodate development?	Landscape has medium sensitivity to development;	
Agricultural Land	Development would not result in the loss of the best and most versatile agricultural land;	

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area (see appendix 2)	Site is not within or adjacent to a conservation area	
Scheduled monument (see appendix 2)	Site is not on or adjacent to a SAM	
Registered Parks and Gardens (see appendix 2)	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields (see appendix 2)	Site is not within or adjacent to a Registered Battlefield	
Listed buildings (see appendix 2)	Site does not contain or within the setting of a listed building	
Archaeological features on the Historic Environment Record (see appendix 2)	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of	N/A

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

	archaeologically significance	
Locally listed building (see appendix 2)	Site does not contain or adjoin a locally listed building	
Built Environment Would residential development affect the existing built character of the settlement?	Development likely to have neutral impact	

Community facilities and services

What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Access to Employment	<400m	
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Bus Stop
School(s)	>800m	
Open Space / recreation facilities	>800m	
Indoor sports / Leisure	>800m	
Health Centre facility	>800m	
Cycle route	<400m	

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 1	
Are there any Tree Preservation Orders on the site?	None	There are no trees present on the site. The boundary of the site contains trees which are not likely to have tree preservation orders due to their location outside the urban edge.
Would development be compatible with surroundings	Yes	Adjacent to residential area and residential friendly industrial area.
Impact on existing sporting or recreation facilities	Development would not result in the loss of open space, sport or recreational facilities;	
Liveability Impact of noise or odour	Development would not be effected by noise or odour;	Although close to roadway and industrial area,

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

Disclaimer- This pro-forma is intended to be filled out by third parties (Neighbourhood groups, Parish Councils or other parties working on their behalf) and is provided to third parties by AECOM in good faith. As such, views, opinions and information expressed in completed proformas may not necessarily reflect the views of AECOM.

			traffic was not overly busy to cause noise impacts.
Is the site affected by any of the following?	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Full ground investigation for arsenic contamination must be carried out at planning application stage due to underlying geology present throughout Northamptonshire.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site was undulating with gentle slope from southeast to northwest.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Site can be seen from employment site in neighbouring parish to the Northwest. Site can be seen from houses immediately adjacent to the southeast of the site.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	No
Coalescence	Gap between settlement site adjoins and nearest settlement over 2km;

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips,	<input type="checkbox"/>	<input type="checkbox"/>	

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

Disclaimer- This pro-forma is intended to be filled out by third parties (Neighbourhood groups, Parish Councils or other parties working on their behalf) and is provided to third parties by AECOM in good faith. As such, views, opinions and information expressed in completed proformas may not necessarily reflect the views of AECOM.

tenancies, or operational requirements of landowners?			
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	It was not immediately clear if site is being promoted up to the rail line to the southwest, members of steering group could not confirm this (as in they thought it was, but mapped site boundary does not continue to rail line).		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Site name/number:	DE/213		
Please tick a box			
The site is appropriate for development	<input checked="" type="checkbox"/>		
This site has minor constraints	<input checked="" type="checkbox"/>		
The site has significant constraints	<input type="checkbox"/>		
The site is unsuitable for development	<input type="checkbox"/>		
Potential housing development capacity (estimated as a development of 30 homes per Ha):	230		
Estimated development timeframe:			
Explanation / justification for decision to accept or discount site.	Site is appropriate for development however availability would need to be confirmed.		

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

APPENDIX 2: GLOSSARY

Term	Definition
Archaeological events, features or finds	Archaeological events, features or finds are incorporated into a local Historic Environment Record (in places these are called Sites & Monuments Records). In England most Historic Environment Records are available online either in their own right, or through the Heritage Gateway: http://heritagehelp.org.uk/planning/archaeological-sites . Local planning authorities maintain a Historic Environment Record (often available online) with details of all designated heritage assets and other known archaeological sites, historic buildings, landscapes and sites of local value. Archaeological objects found by members of the public are recorded voluntarily on the website of the Portable Antiquities Scheme: http://finds.org.uk/
Archaeological Priority Areas	Archaeological Priority Areas are specified by Local Planning Authorities to help protect archaeological remains that might be affected by development.
Achievability	A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and sell the housing over a certain period (Department for Communities and Local Government Guidance 2008).
Allocation/Site allocation	Area of land identified in the local planning authority's development plan. The allocation will also indicate the local planning authority's preferred use for the land. Neighbourhood groups are able to identify and allocate sites for new development including housing, employment, business use, leisure and other forms of development which the local planning authority considers appropriate. They can also protect and safeguard land for future uses (for example open spaces) and define development boundaries or settlement limits for those places where some further growth may take place.
Area of Outstanding Natural Beauty (AONB)	Areas of national importance for their landscape character and appearance, within which the conservation and enhancement of their natural beauty is a priority.
Availability	A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a developer who has expressed an intention to develop, or a landowner has expressed an intention to sell or develop.
Conservation area	An area designated as an area of special architectural or historical interest, the character or appearance of which is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
Contamination	The Environment Agency provide information on local issues and environmental data at a local level: http://www.environment-agency.gov.uk/homeandleisure/37793.aspx
Brownfield	It is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development
Ecological value	Interactive maps about nature, including the location of designated sites and environmental information are available at MAGIC. This website provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain http://magic.defra.gov.uk/

Flood risk zone	<p>Environmental Agency classification of areas at risk of flooding. These areas are notified to the local planning authority by the Environment Agency. More information: Technical Guidance to National Planning Policy Framework https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf</p> <p>Flood Map for Planning available at: http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=en&topic=floodmap</p>
Greenbelt	An area of open land where strict controls on development are applied in order to check the unrestricted sprawl of large built up areas, safeguard the countryside from encroachment, prevent neighbouring towns from merging with one another, preserve the special character of historic towns and assist in urban regeneration.
Greenfield	Term used to describe land that has not been previously developed.
Important green space (Designation for green areas)	The UK's approach to conservation employs a range of different types of site and extensive area designations for landscape and nature conservation purposes. A list of main designations is available at http://www.naturalengland.org.uk/ourwork/conservation/designations/default.aspx
Listed buildings	The National Heritage List for England is the only official and up to date database of all nationally designated heritage assets including: Listed Buildings, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites. Further information: http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/
Locally listed buildings	A locally listed building is a building which, while not listed by the Secretary of State is deemed by the Local Planning Authority to form an important part of the area's heritage due to its architectural, archaeological, historic or communal interest.
Natural Nature Reserves (NNRs)	Areas managed for either (or both) the preservation of flora, fauna, geological and physiological features of special interest or to provide opportunities to study fauna, flora and their physical conditions.
Ramsar sites	Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. Wetlands are defined as areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres. Ramsar sites may also incorporate riparian (banks of a stream, river, pond or watercourse) and coastal zones adjacent to the wetlands, and islands or bodies of marine water deeper than six metres at low tide lying within the wetlands. Ramsar sites in England: http://jncc.defra.gov.uk/page-1390
Registered Battlefields	The English Heritage Register of Historic Battlefields identifies 43 important English battlefields. Its purpose is to offer them protection and to promote a better understanding of their significance. The register can be searched at http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/
Registered Parks and Gardens	The English Heritage 'Register of Historic Parks and Gardens of special historic interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of national importance. The main purpose of the register is to celebrate designed landscapes of note, and encourage appropriate protection. The register can be searched at http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/
Scheduled ancient monument (SAM)	'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. English Heritage takes the lead in identifying sites in England which should be placed on the schedule by the Secretary of State for Culture, Media and Sport. Further information: https://www.english-heritage.org.uk/content/imported-docs/p-t/guideforownersofsams.pdf
Site assessment	All potential development sites within the neighbourhood plan area should be assessed

	<p>against a wide ranging and detailed list of criteria to ensure that all relevant issues are addressed and the most appropriate and sustainable sites are selected. Inevitably, not all the shortlisted sites will be chosen and other sites may be considered. But in taking this approach neighbourhood groups should be able to identify the most appropriate sites which can then be taken forward to the next, formal stage, of the process following consultation with the community and other stakeholders.</p>
Site of special scientific interests (SSSI)	<p>A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure). These areas are designated by Natural England and have statutory protection.</p>
Special Area of Conservation (SAC)	<p>Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. Strictly protected sites for rare and threatened species and habitats on land or sea as designated under the EC Habitats Directive.</p>
Special Protection Area (SPA)	<p>Areas which have been identified by the European Commission as being of international importance for certain breeding, feeding, wintering or migration of rare and vulnerable species of bird populations found within the EU countries. They have statutory protection under the EC Directive for the Conservation of Wild Birds 79/409.</p>
Strategic Environmental Assessment (SEA)	<p>An assessment of the significant environmental effects of the neighbourhood plan. It is a process to ensure the environmental implications of decisions are taken into account before the decisions are made. The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC – known as the SEA Directive.</p>
Strategic Housing Land Availability Assessment (SHLAA)	<p>An assessment of the land capacity to determine potential housing development. The result is a list produced by the Local Authority of sites that have the potential for housing development. This is also used to estimate the housing supply in the area.</p>
Suitability	<p>A site is considered suitable for (housing) development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. For sites not allocated for housing in development plans or having the benefit of planning permission for housing, policy restrictions, physical problems or limitations, potential impacts and environmental conditions should be considered.</p>
Sustainability Appraisal (SA)	<p>The process of assessing the economic, social and environmental effects of a proposed plan. This process implements the requirements of the SEA Directive.</p>
Tree Preservation Order (TPO)	<p>A legally enforceable order made by the local planning authority to protect trees and woodland in the interests of public amenity.</p>
Viability	<p>A site is considered viable if the proposal for development is financially able to proceed. Viability therefore varies from site to site, and development to development, and over time (i.e. if the cost of development; including the price of the land and necessary borrowing) is less than the value of the development (sales, the value of rental streams and any available grant or other funds) then the development is viable and likely to go ahead.</p>

APPENDIX 3: CHECK-LIST FOR A ROBUST SITE SELECTION PROCESS IN NEIGHBOURHOOD PLANNING

TO BE USED TOGETHER WITH AECOM SITE SELECTION PRO-FORMA

Check!		Tips
1	Have a reasonable number of people been involved in site assessments and have they declared any relevant interests from outset?	Look for 3 people minimum with at least one person involved in whole process (i.e. every site)
2	Have the same people been involved with all the site assessments?	Look for consistency of expertise/experience. If not consistent, look for inconsistency in scoring (see 6)
3	Was the Local Planning Authority site assessment criteria used as a basis for the NDP's criteria or was the NDP criteria developed separately and/or without knowledge of former?	If using URS criteria share with Local Planning Authority (LPA). If using LPA assessment criteria check you are using the most up to date version– see their Strategic Housing Land Availability Assessment
4	If adding your own local criteria, are they fair?	Avoid criteria that will only discriminate against one site. Check local criteria with LPA. See also AECOM criteria
5	Has the same criteria and scoring method been used for each site?	If any doubt do a spot check (depending on resources) for a consistency check, particularly focusing on those sections not subject to Yes/No answers in score sheet
6	Have you clearly documented every assessment meeting and in particular short-listing meeting(s) and preferred sites meeting(s)?	Identify how this was done from minutes etc. Check they have clearly summarised the journey and clearly stated why sites have been rejected, shortlisted or become preferred sites
7	Have you integrated a Strategic Environmental Assessment (SEA) into your site selection process?	NB if allocating sites you will need to carry out an SEA and consider any reasonable alternatives to short-listed sites. Check your SEA work is procedurally correct. URS can advise on this – see also URS's harmonised site selection pro-forma
8	Are you intending to develop site briefs?	If yes consider a simple document that identifies characteristics of a site, details relevant planning policy considerations and advises on appropriate land uses, materials, vernacular and access
9	Is there a capacity study (study to establish how much housing / commercial/ open space can be accommodated) or crude estimate for each site?	Check. If not find out the site size and multiply by the local plan's habitable room per hectare
10	How has the site selection activity and its conclusions been communicated to local people, site owners, promoters and other stakeholders?	Check relevant parties have been consulted. Check if engagement methods reasonable (see also AECOM engagement checklist). An SEA report will help with this
11	Have the reasons for the preferred sites been properly and effectively explained?	Check clarity of website, exhibition & newsletter material. Check whether conclusions have been clearly and fairly presented in terms of pros and cons and the finding of SEA/SA clearly presented at same time

AECOM Neighbourhood Planning Site Assessment Pro-forma November 2016

Disclaimer- This pro-forma is intended to be filled out by third parties (Neighbourhood groups, Parish Councils or other parties working on their behalf) and is provided to third parties by AECOM in good faith. As such, views, opinions and information expressed in completed proformas may not necessarily reflect the views of AECOM.

