

Site Assessment Framework

1. Introduction

- 1.1 The East Northamptonshire Local Plan Part 2 (ENLPP2) was submitted for Examination in March 2021 and public hearings were held during April and May 2022. On 31 July 2023, the Report of the Examination concluded that the Plan provides an appropriate basis for the planning of the East Northamptonshire area of North Northamptonshire Council, provided that modifications are made to it.
- 1.2 Although the rural housing requirement is already delivered for the period 2011 to 2031, the emerging ENLPP2 includes indicative rural housing need figures to inform the preparation of neighbourhood plans. For Great Addington the Local Plan says that 11-20 dwellings would constitute an appropriate level of development.
- 1.3 Although we do not need to plan for this level of housing growth, we are mindful that we want to plan beyond 2031 and the opportunities for young people to live in the village are limited and unaffordable. Further some more homes are needed to improve the viability of the village especially as the Censuses show that the resident population of Great Addington parish has declined from 327 in 2011 to 299 in 2021. Our 2023 Questionnaire Survey showed that most residents felt that the Neighbourhood Plan should make some provision for more housing.
- 1.4 If the Neighbourhood Plan is to identify site(s) for housing, national planning practice advises that neighbourhood plan groups should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. This Site Assessment Framework sets out how sites will be assessed for the allocation of land for housing development through the Great Addington Neighbourhood Plan.

Housing Site Options

Map 1

Great Addington

Author:

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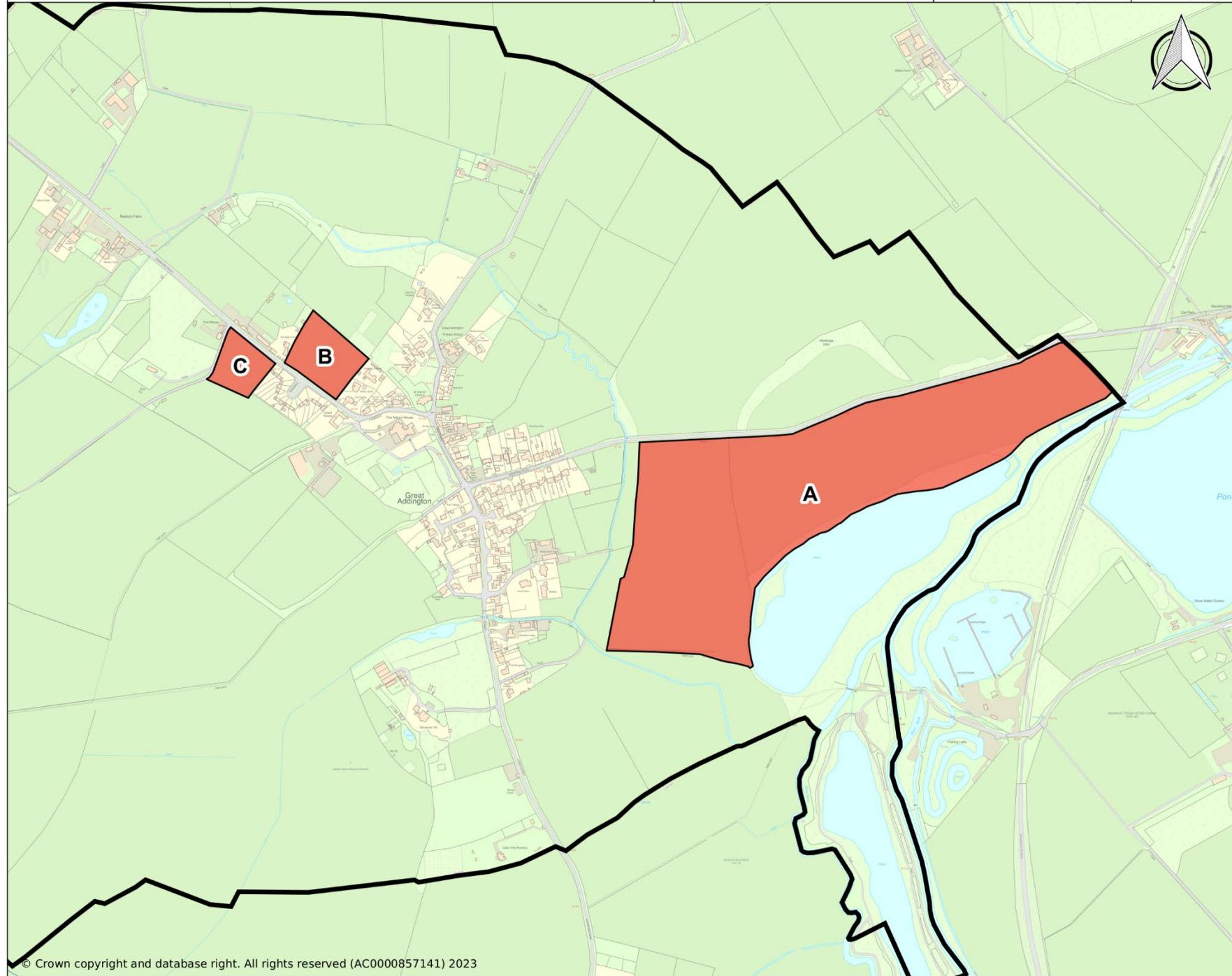
0 50 100 150 200m
Scale: 1:10000



Housing Site Option



Neighbourhood Area



2. Where did the site suggestions come from?

- 2.1 The starting point for the identification of potential housing sites was the North Northamptonshire Council's assessment of land availability. As part of developing a new Housing and Employment Land Availability Assessment (HELAA), a Call for Sites consultation took place between 12 January and 25 April 2022 (although sites could be submitted until the end of May 2022). This allowed interested parties to submit potential sites for consideration. One site was put forward in Great Addington- site A (Map 1).
- 2.2 A local 'call for sites' was also undertaken by Great Addington Parish Council between 1 August and 30 September 2023 and two additional sites were identified- sites B and C (Map 1).
- 2.3 All three sites are shown on Map 1.

3. Site Assessment Criteria

- 3.1 In November 2006, the then East Northamptonshire District Council commissioned Roger Tym & Partners to undertake a detailed assessment of potential sites for future housing and employment allocations in the district. The Site Assessment Matrix that was used linked assessment criteria with relevant Sustainability Appraisal objectives and provided a largely objective process for identifying the potential constraints and benefits associated with each site option.
- 3.2 This Site Assessment Matrix has formed the basis of the Site Assessment Criteria to be used in the allocation of housing site(s) for the Great Addington Neighbourhood Plan. Some of the criteria have been deleted or adapted to reflect local circumstances. In particular, Great Addington has poor access to services and facilities, so there is little to differentiate sites in terms of accessibility to shops, health services, secondary schooling, jobs, public transport, sporting facilities and town centres. In addition, given the location of the sites and distance from nearby settlements, and that all are within Great Addington, there is nothing to differentiate the sites in terms of settlement hierarchy and the coalescence with other settlements. Additional assessment criteria have been added for some topics, allowing for more detailed analysis.
- 3.3 In total there are 26 Site Assessment Criteria to be applied to the three housing site options. No weighting is applied to the criteria. Each criteria is broadly scored as follows:

DG	Significantly positive impact
LG	Some positive impact
Y	Neutral
A	Some negative impact
R	Significant negative impact

3.4 The preferred site(s) will have the fewest significant negative impact and then the most significantly positive impacts.

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
Accessibility							
1	Access to Services	DO NOT USE	Within 200m the Primary School and less than 800m of Playing Field or Within 200m of Playing Field and less than 800m of Primary School	Any other combination where the Primary School or Playing Field are within 800m	More than 800m from both the Primary School and Playing Field	DO NOT USE	Measured from centre of site to school/playing field entrance. Walking distance using highway/footway or public right of way.
Health							
2	Impact on existing sporting or □□ recreation facilities	Development would not result in the loss of open space, sport or recreational facilities.	DO NOT USE	Development would result in the loss of open space, sport or recreation facilities but loss could be mitigated.	Development would result in the loss of open space, sport or recreation facilities which could not be mitigated.	DO NOT USE	Local knowledge.
Skills							
3	Would the site have an impact	Sufficient capacity.	DO NOT USE	Insufficient capacity but	Insufficient capacity and	DO NOT USE	Consultation with Local Education

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
	on school provisions?			constraint could be overcome.	constraints cannot be overcome.		<p>Authority or school.</p> <p>Estimating pupil yield from housing development.</p> <p>A section 106 (S106) agreement is a legally binding agreement or “planning obligation” between a local planning authority and a property owner. The purpose of a S106 agreement is to mitigate the impact of the development on the local community and infrastructure. All new developments that are 10 homes or less are exempt from making any developer contributions or affordable homes.</p>
Community							
4	What benefits would development of the site have to	Significant benefits to the local community	Some benefits to the local community	Likely to be no benefits to the local community	DO NOT USE	DO NOT USE	Local knowledge. A section 106 (S106) agreement is a legally binding agreement or

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
	the local community? e.g. could the site improve walking or cycling connections, contribute to the creation of Green Infrastructure, make use of a unsightly, derelict site, or provide off-street drop-off/pick-up facilities at the primary school.						“planning obligation” between a local planning authority and a property owner. The purpose of a S106 agreement is to mitigate the impact of the development on the local community and infrastructure. All new developments that are 10 homes or less are exempt from making any developer contributions or affordable homes.
Liveability							
5	Impact of noise or odour (trunk road, railway)	Development would not be affected by noise or odour	DO NOT USE	Development is likely to be affected by noise or odour but this could be mitigated.	Development is likely to be significantly affected by noise or odour and impact could not be mitigated.	DO NOT USE	Local knowledge. ParishOnline.

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
6	Would development be compatible with neighbouring uses?	Development would be compatible.	DO NOT USE	Development would be compatible with mitigation.	Development would be incompatible	DO NOT USE	Site visit to establish neighbouring uses.
Biodiversity							
7	Impact on a national, regional or local site of biodiversity or geological value or affect legally protected species.	Site would not impact on a national, regional or local site of biodiversity or geological value or affect legally protected species.	DO NOT USE	Site would impact on a national, regional or local site of biodiversity or geological value or affect legally protected species but could be satisfactorily mitigated.	DO NOT USE	Site would impact on a national, regional or local site of biodiversity or geological value or affect legally protected species but could not be satisfactorily mitigated.	ParishOnline. Northamptonshire Biodiversity Records Centre data.
8	Other ecological features (including BAP, priority habitats and species, trees, woodland) etc	Development of the site is likely to enable the retention and enhancement of existing features.	DO NOT USE	Development of the site would impact on the ecological quality of the site but impact could	DO NOT USE	Development of the site would have an unacceptable impact on the ecological quality of the site and impact could not	Local knowledge. Northamptonshire Biodiversity Records Centre

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
				be mitigated or compensated.			be mitigated or compensated.
Landscape							
9	Landscape designation and capacity of landscape to accommodate development	Landscape has low sensitivity to development (not visible, existing landscape is poor quality, existing features could be retained)	Landscape has medium sensitivity to development.	Landscape has no impact on landscape character.	Site has medium to high sensitivity to development (Development is likely to detract from landscape, existing features unlikely to be retained)	High sensitivity to development (Development would significantly detract from the landscape and important features unlikely to be retained and mitigation not possible)	Local knowledge
Cultural Heritage							
10	Heritage and Archaeology (Listed Buildings, Conservation Area, SAMs, Historic Parks and Gardens)	Development has the potential to enhance the historic or cultural environment	Site unlikely to impact on the historic or cultural environment	Development is likely to have a negative impact on the historic environment or cultural but this could be mitigated.	DO NOT USE	Development is likely to have a significant negative impact on the historic or cultural environment	ParishOnline

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
Built Environment							
11	Would residential development affect the existing built character of the settlement?	Development would result in significant enhancement (e.g. removal of unsightly, derelict buildings)	DO NOT USE	Development likely to have neutral impact.	Development is likely to detract from the existing build character and important features but this impact could be mitigated.	Development likely to detract from the existing built character and important features unlikely to be retained.	Site Visit and local knowledge. National policy seeks the creation of well-designed quality places and new development should function well and add to the overall quality of the area.
12	Relationship to existing settlement area	Within existing settlement area	Adjacent to existing settlement area	DO NOT USE	Detached from existing settlement area	DO NOT USE	National Policy strictly controls development in the open countryside. The defined Settlement Boundary to be used to define the 'existing settlement area'
Water Conservation and Management							
13	Flood Risk Zone	DO NOT USE	25%-0% of the site is in Flood Zone 2 or 3	50%-26% of the site is in Flood Zone 2 or 3	75%-51% of the site is in Flood Zone 2 or 3	100%-76% of the site is in Flood Zone 2 or 3	Parish Online used to identify locations of Flood Zone 2 and 3.
Soil and Land							
14	Agricultural Land	DO NOT USE	Development would not	Partial loss of grade 1 or 2	Development would result	DO NOT USE	ParishOnline – to identify where site is

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
			result in the loss of the best and most versatile agricultural land	agricultural land or loss of grade 3 agricultural land.	in the loss of the best and most versatile agricultural land (graded 1 and 2)		located within Grade 1, 2 or 3 classification.
15	Is the site previously developed land?	Wholly previously developed/Mixed>75% pdl	Mixed 50-75%pdl/Mixed 25-49%pdl	Mixed <25% pdl	Wholly greenfield	DO NOT USE	Site visit and GIS. National guidance promotes the redevelopment of previously developed land on preference to greenfield sites. Use NPPF definition of Previously Developed Land (PDL).
16	Unstable land/Land contamination (land contamination over and above the naturally occurring contamination found throughout the Borough)	Site is not unstable or contaminated land.	DO NOT USE	Site is unstable or contaminated land but could be mitigated.	DO NOT USE	Site is wholly unstable or contaminated land which could not be mitigated.	Local Knowledge. ParishOnline landfill sites.

Minerals

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
17	Is the site located within an area identified for mineral extraction or mineral safeguarding area	Site is not located in an area identified as an existing/permitted minerals/waste site or allocation in the MWDF.	DO NOT USE	DO NOT USE	DO NOT USE	Site is located in an area identified as an existing/permitted minerals/waste site or allocation in the MWDF.	NCC (Minerals & Waste Local Plan) Interactive Mapping.
Infrastructure							
18	Access to highway network	Satisfactory access can be gained to the site	DO NOT USE	DO NOT USE	Potential for satisfactory access if appropriate mitigation can be provided.	Satisfactory access cannot be gained to the site	Consultation undertaken with NCC – Highways Development.
19	Capacity of the highway network	Sufficient capacity no constraints	DO NOT USE	Capacity limited or insufficient capacity but constraints can be overcome	DO NOT USE	Insufficient capacity and constraints cannot be overcome.	Consultation undertaken with NCC – Highways Development.
20	Capacity of existing infrastructure and services (water, sewage, electricity, gas).	Sufficient capacity	DO NOT USE	Capacity limited or insufficient but constraints	DO NOT USE	Insufficient capacity and constraints cannot be overcome.	Consultation with Anglian Water

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
				can be overcome			
21	Drainage infrastructure	Extensive new drainage infrastructure would not be required.	DO NOT USE	Drainage infrastructure maybe required.	DO NOT USE	Extensive new drainage would be required.	Consultation with Anglian Water
Availability							
22	Is the site subject to any ownership constraints and is it likely attractive to the market?	Interest in developing the site and willing land owners.	Willing landowners	DO NOT USE	DO NOT USE	No interest in developing site or ownership constraints.	Land Registry records. Local knowledge.
23	Are there any insurmountable physical, environmental or legal constraints that may prejudice development of the site?	DO NOT USE	DO NOT USE	No	DO NOT USE	Yes	Issues looked at include the presence of overhead lines and land levels.
Deliverability							
24	What is the time scale for delivery of the site?	Developable within 5 years.	Developable in 6-10 years	Developable in 11-15 years	Developable beyond 15 years.	DO NOT USE	
Local Needs Housing							

Ref.	Assessment Topic	Assessment Criteria					Rationale, assumptions and limitations
25	Capacity of site relative to housing requirement.	Capacity for up to ten smaller dwellings	Capacity for 11-20 smaller dwellings	DO NOT USE	Capacity for 21-30 smaller dwellings	Capacity for more than 30 smaller dwellings	ENLPP2 indicates that 11-20 dwellings would constitute an appropriate level of development for Great Addington.
26	Contribution to affordable housing	100% affordable housing scheme	Private sector development of more than 10 dwellings (or 0.5 hectares or more of land) and exemptions do not apply.	DO NOT USE	No provision for affordable housing	DO NOT USE	NPPF requires that on private sector developments of 10 or more dwellings (or 0.5 hectares or more of land), (40)% of total dwellings should be affordable. Exemptions- a) provides solely for Build to Rent homes; b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); c) is proposed to be developed by people who wish to build or

Ref.	Assessment Topic	Assessment Criteria				Rationale, assumptions and limitations
						commission their own homes; or d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.