

Staverton Neighbourhood Plan

Site Assessment
Draft Report

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Quality information

Prepared by	Checked by	Approved by
Shane Scollard Planner	Una McGaughrin Associate Planner	Una McGaughrin Associate Planner

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Prepared for:

Staverton Parish Council

Prepared by:

Shane Scollard

Planner

T: +44(0)20 7798 5145

E: shane.scollard@aecom.com

AECOM Limited

Aldgate Tower

2 Leman Street

London E1 8FA

United Kingdom

aecom.com

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1. Executive Summary

1.1 Background

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 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 Staverton Neighbourhood Plan, which will cover the whole of Staverton Parish, is being prepared in the context of the West Northants Joint Core Strategy (WNJCS)¹ together with the remaining saved policies from the Daventry District Local Plan. It is the intention of Staverton Parish Council to allocate sites for development in the Neighbourhood Plan to meet a housing need of 15 houses for the parish.

Staverton Parish Council have produced a Site Assessment Statement (25/09/17) which sets out the process the Parish Council followed from site identification to site selection of two sites to meet the identified housing need. As part of the technical support to the Parish Council, AECOM has carried out a review of the Site Assessment Statement to ensure that the proposed site allocation will be robust and defensible.

AECOM also carried out an independent assessment of the 6 sites identified as potential candidates for allocation in the Neighbourhood Plan to establish which of the potential sites are most suitable to meet the Neighbourhood Plan requirements and objectives.

1.2 Site Appraisal Summary

This site assessment has found that there two of the sites are appropriate for allocation for housing in the Neighbourhood Plan and there are a further two sites that could be suitable if the identified constraints could be resolved. Two of the sites are not considered suitable for allocation in the Neighbourhood Plan.

This site assessment supports the Parish Council Site Assessment Statement that the most suitable sites for allocation to meet the neighbourhood housing need would be Site 2 (Next to school) and Site 20 (End of Braunston Lane).

¹ West Northamptonshire Joint Core Strategy (WNJCS) (December 2014)
<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=5130832>

3. Introduction

3.1 Background

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

The Neighbourhood Plan is being prepared in the context of the West Northamptonshire Joint Core Strategy Local Plan², the saved policies from the Daventry District Local Plan³, and the emerging Daventry District Council Local Plan part 2a⁴. Daventry District Council (DDC) is in the early stages of preparing Part 2 of their Local Plan, which will play an important role in shaping the future development of Daventry District. This Local Plan will eventually supplement the policies and proposals in the West Northamptonshire Joint Core Strategy (WNJCS) and will also cover the period up to 2029.

The WNJCS sets out the long-term vision and objectives for the whole of the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils for the plan period up to 2029, including strategic policies for steering and shaping development. It identifies specific locations for strategic new housing and employment and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It also helps to ensure the co-ordination and delivery of other services and related strategies.

The saved policies of the Daventry District Local Plan are also important in setting the framework for the development of neighbourhood plans. Neighbourhood plans are required to be in conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Staverton, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Figure 1 provides a map of the Staverton Neighbourhood Plan area, which covers the parish of Staverton. It is the intention of the Neighbourhood Plan Steering Group that the Plan will include allocations for housing.

Staverton Parish Council have made good progress in producing a draft neighbourhood plan and is looking to ensure that key aspects of its proposals will be robust and defensible when allocating sites in their plan. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites identified by the Parish Council and through the Neighbourhood Plan Call for Sites process.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the West Northamptonshire and DDC's adopted and emerging Local Plans; and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

² West Northamptonshire Joint Core Strategy Local Plan (Part 1)
<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737424>

³ Daventry District Council Saved Policies from the Daventry District Local Plan (June 1997), saved 28th September 2007, revised post adoption of West Northamptonshire Joint Core Strategy Local Plan (December 2015)
<https://www.daventrydc.gov.uk/living/local-plan/>

⁴ Settlements and Countryside Local Plan (Part 2a) Issues and Options consultation document (January 2016)
<https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/>

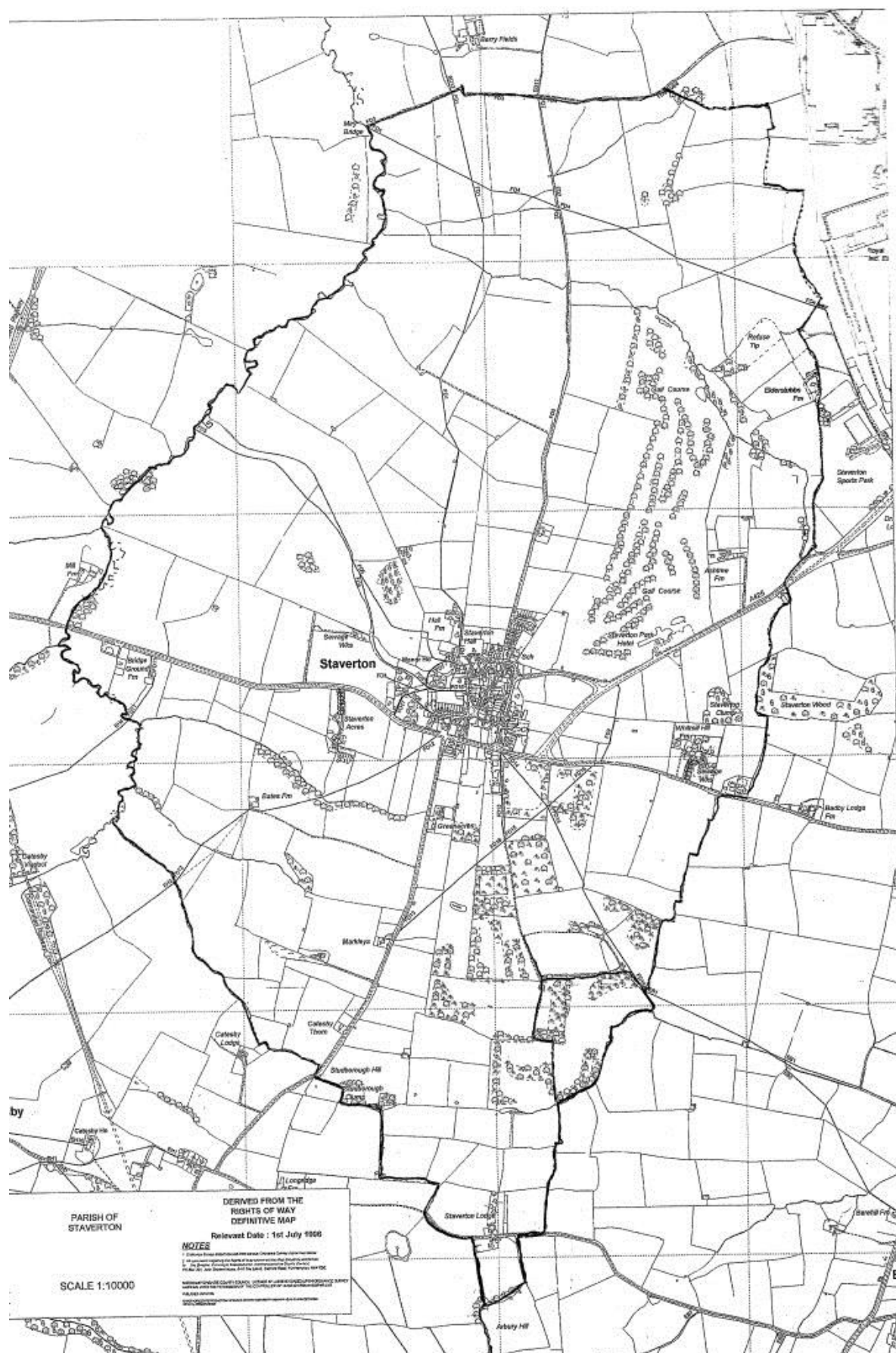


Figure 1 Staverton Neighbourhood Plan Boundary (Source: Staverton Parish Council)

3.2 Planning Policy

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Local Plan, both emerging and adopted. The Local Plan evidence base also provides a significant amount of information about potential developments in Staverton.

The key documents for the West Northamptonshire and DDC planning framework include:

- West Northamptonshire Joint Core Strategy Local Plan (Part 1);
- Daventry District Council Saved Policies from the Daventry District Local Plan (June 1997, saved 2007 and revised 2015);
- Local Plan Policies Map; and
- Settlements and Countryside Local Plan (Part 2a) Issues and Options (2016)

3.2.1 West Northamptonshire Joint Core Strategy Local Plan (Part 1)

The 2014 Core Strategy sets out a range of policies governing development in Daventry District. Those of relevance to development to Staverton include:

Policy S3: Scale and Distribution of Housing Development: Where within the Daventry district area spatial distribution of 12,730 homes, Daventry rural area is required to meet a housing distribution of 2,360 homes during the plan period 2011 to 2029. *Policy R1 - Spatial Strategy for the Rural Areas* requires that Part 2 Local Plans set a further spatial distribution of the rural housing requirement according to the local need of each village and their role within the hierarchy.

Policy H1 – Housing Density and Mix and Type of Dwellings: Where housing developments will be expected to make the most efficient use of land having regard to the following considerations:

- a) the location and setting of the site;
- b) the existing character and density of the local area;
- c) accessibility to services and facilities;
- d) proximity to public transport routes;
- e) the implications of density for affordability and viability;
- f) the living conditions provided for future residents; and
- g) the impact on the amenities of occupiers of neighbouring properties.

Policy BN5 - The Historic Environment and Landscape: Where designated “heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to west Northamptonshire’s local distinctiveness and sense of place.” The policy further requires that development in areas of landscape sensitivity and in the setting of heritage assets minimise harm to these assets and be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place.

3.2.2 Daventry District Council Saved Policies from the Daventry District Local Plan (June 1997, saved 2007 and revised 2015)

Policy GN2 – supports planning proposals that do not adversely affect a special landscape area, conservation area, listed buildings and sites of geological or archaeological importance or their collective settings.

Policy EN1 – supports planning proposals that do not adversely affect the character of a special landscape area.

Policy EN2 – supports planning proposals that preserves or enhances the character of conservation areas. While special consideration will be given to the environmental implications of the development of vacant sites and the redevelopment of existing buildings, proposals for development should not intrude into the setting of important buildings.

Policy HS22 – supports planning proposals in Staverton as a ‘restricted infill village’ for residential development in the restricted infill villages provided that:

- a) it is on a small scale , and
- b) it is within the existing confines of the village, and
- c) it does not affect open land which is of particular significance to the form and character of the village

Policy HS24 – supports planning proposals in open countryside of replacement of existing dwellings that remain the same size, massing and bulk as the original dwelling. Development will also be allowed in principal for re-use or conversion of existing buildings, essential for the purposes of agriculture or forestry.

These policies are further supported by the Staverton inset Proposals Map in **Figure 2**:

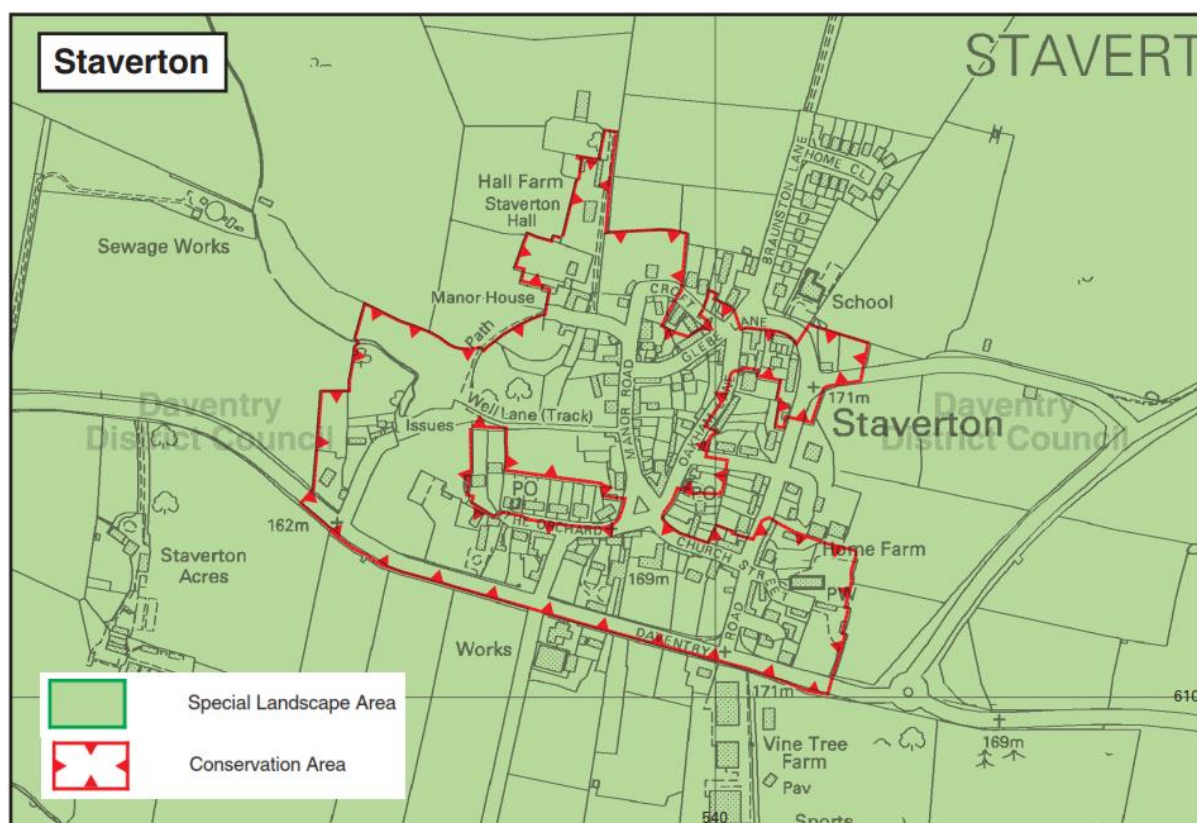


Figure 2 Daventry District Council inset proposals map for Staverton (Source: Daventry District Council)

3.2.3 Daventry District Council, Settlements and Countyside Local Plan (Part 2a) Issues and Option Consultation 2016

The Part 2a Settlements and Countryside Local Plan for Daventry District follows on from the adoption of the West Northamptonshire Joint Core Strategy in December 2014. Building on the Joint Core Strategy, it is being prepared to help further guide planning decisions in the area and once adopted, will form part of the Development Plan for the District, along with the Part 2b Gypsies, Travellers and Travelling Showpeople Local Plan and the West Northamptonshire Joint Core Strategy.

On adoption, it is intended that the plan will replace the remaining saved policies of the 1997 Daventry District Local Plan.

4. Site Assessment Method

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.

4.1 Task 1: Identify Sites to be included in Assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- All SHLAA sites that were assessed as being suitable, available and achievable for development.
- All Sites identified through Neighbourhood Plan Call for Sites and Parish Council survey.

There were a number of sites identified through Neighbourhood Plan Steering Group Call for Sites that had already been assessed through the SHLAA and considered suitable, available and achievable for development. New sites which had not already been assessed through the SHLAA and were put forward by landowners were considered as part of the assessment.

The Parish Council narrowed down an initial list of 25 sites to 6 on the basis of site availability.

All sites included in the assessment are shown on **Figure 3**.

4.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

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

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield etc.);
 - 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

4.3 Task 3: Complete Site Pro-formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment 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 a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be

done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood plan area.

4.4 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 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 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 achievable**.

The conclusions of the SHLAA were revisited to consider whether the conclusions would change as a result of the local criteria. It was decided that the local criteria, while useful for shortlisting sites for eventual selection, would not rule a site out as a potential allocation.

4.5 Indicative Housing Capacity

Where sites were previously included in the SHLAA indicative housing capacity shown in this document has been used.

If landowners/developers have put forward a housing figure, this has been used if appropriate.

Site capacities have also been calculated at 30 dwellings per hectares, in line with capacities calculated in the 2012 update of the SHLAA. These capacity calculations show 'the most efficient use of land', but in accordance with *Policy H1 – Housing Density and Mix and Type of Dwellings* of the Local Plan the estimation of housing density must have regard for the following considerations:

- a) the location and setting of the site;*
- b) the existing character and density of the local area;*
- c) accessibility to services and facilities;*
- d) proximity to public transport routes;*
- e) the implications of density for affordability and viability;*
- f) the living conditions provided for future residents; and*
- g) the impact on the amenities of occupiers of neighbouring properties.*

These factors may justify a lower density for development within Staverton.

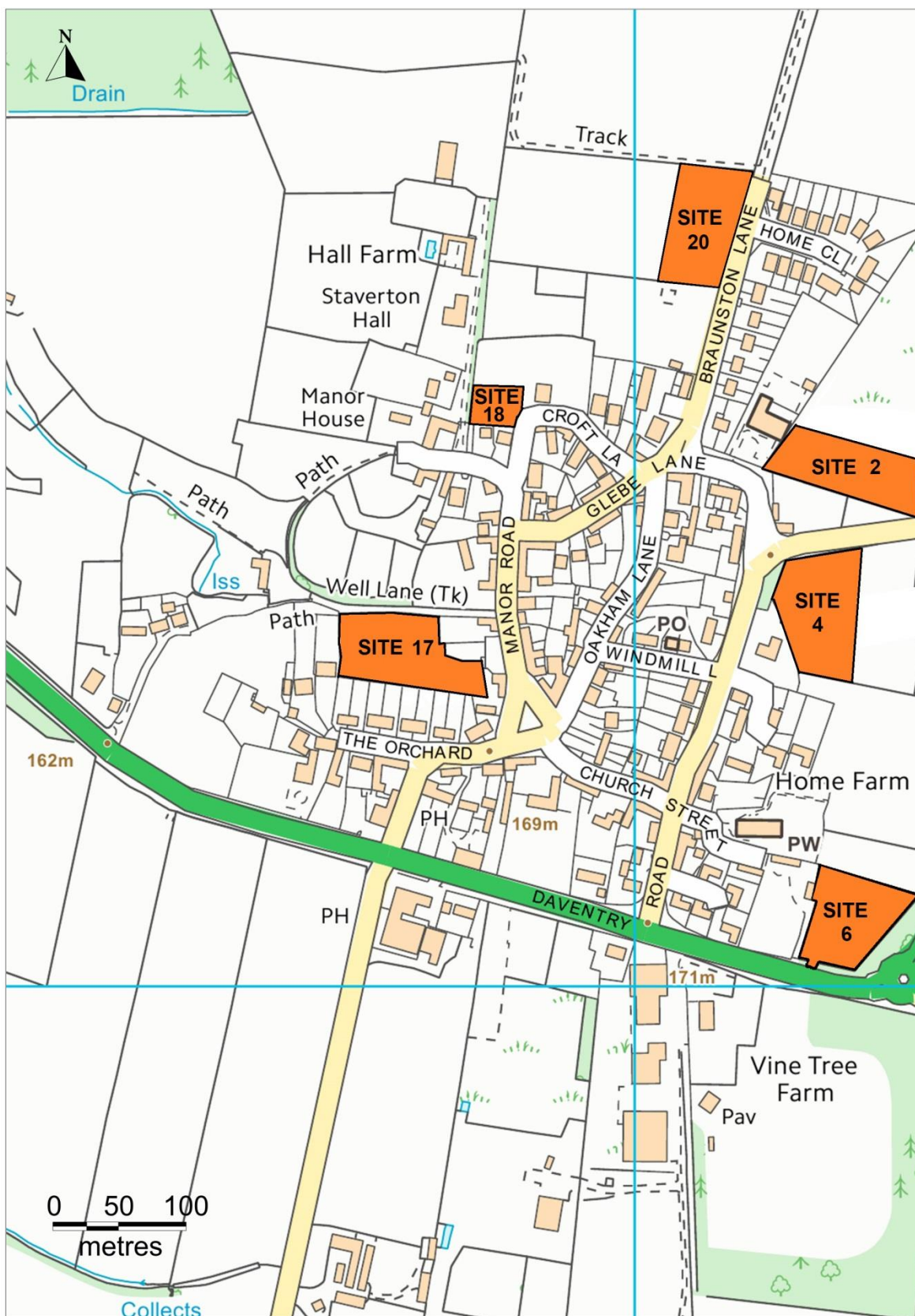


Figure 3 Map of Sites included in Assessment

5. Site Assessment

5.1 Identified Sites in the West Northamptonshire SHLAA

The 2012 West Northamptonshire Strategic Housing Land Availability Assessment considered sites in Staverton that could be suitable for housing. These sites in **Table 1** and **Figure 4** also came forward for development in the Staverton Call for Sites.

Table 1 Sites Identified in the West Northamptonshire SHLAA

Site Ref.	SPC Site Ref.	Site Address	Gross Area (Ha)	Housing Yield of Developable Area (2009 residential capacity at 35 dph)
DDC 440	2	Next to School, Daventry Road	15.14	15
DDC 106	6	Behind Church, Daventry Road	0.7	25

Sites DDC 440 and 824 were put forward again through the Neighbourhood Plan Call for Sites.

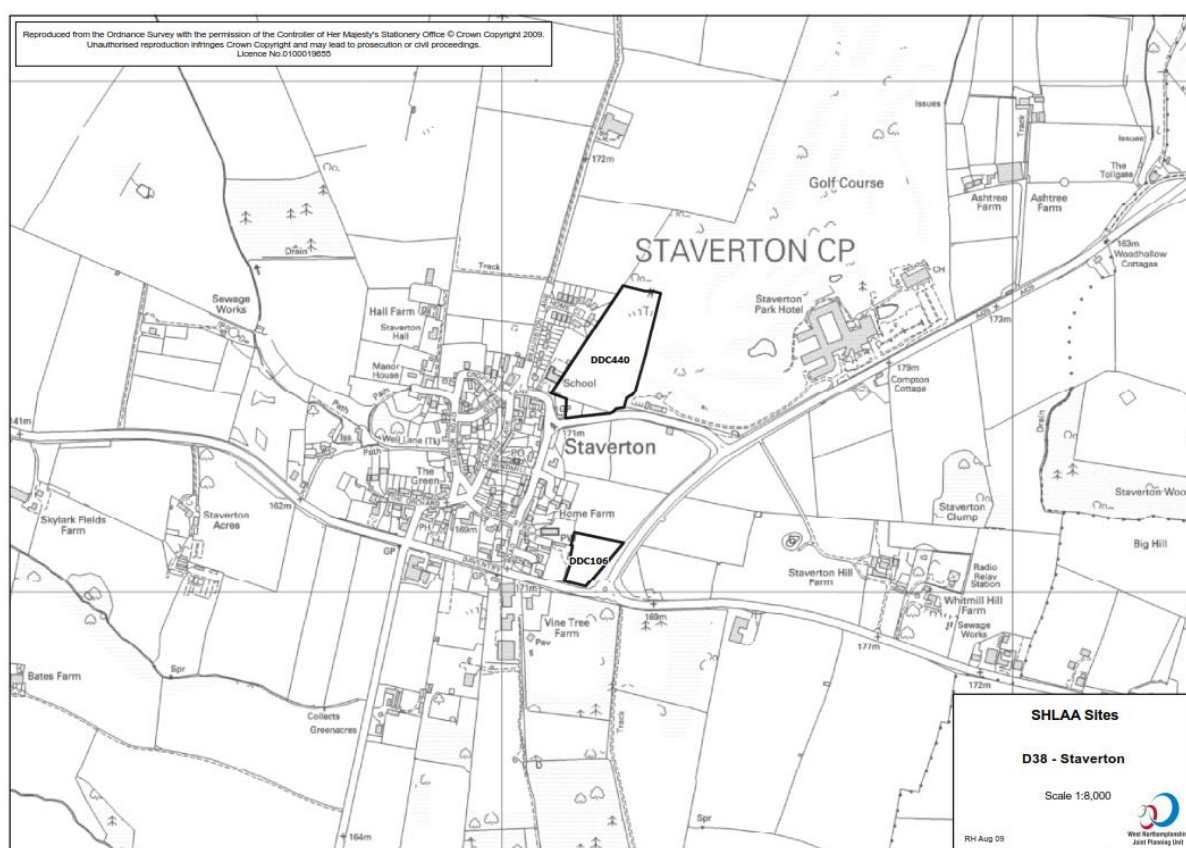


Figure 4 Staverton inset map, West Northamptonshire SHLAA 2012

5.2 Sites Considered through the Site Appraisal

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

- SHLAA sites in Staverton that currently have potential for development, i.e. they are suitable, available and viable and do not already have planning permission.
- Sites submitted through the Neighbourhood Plan Call for Sites.

Table 3.3 sets out all sites included in the appraisal from the above two sources.

Table 5.2: Sites Considered through the Site Appraisal

Site Ref.	Site Source	LAA Ref.	Site Address	Land Type	Developable Area (ha)	Yield (at 30 dph)
2	SHLAA; and Neighbourhood Plan Call for Sites	DDC 440	Site next to the school, Daventry Road, Staverton	Greenfield	0.5	15
4	Neighbourhood Plan Call for Sites		Land at the rear of Silver Birch, Daventry Road, Staverton	Greenfield	0.4	12
6	SHLAA; and Neighbourhood Plan Call for Sites	DDC 106	Land north of Daventry Rd / Badby Lane, Staverton	Greenfield	0.4	12
17	Neighbourhood Plan Call for Sites		Land at the rear of The Beeches, The Green, Staverton	Greenfield	0.12	3-4
18	Neighbourhood Plan Call for Sites		Land adjacent to the Croft, Croft Lane, Staverton	Mixture	0.08	2
20	Neighbourhood Plan Call for Sites		End of Braunston Lane, Staverton	Greenfield	0.2	6

Figure 3 shows all sites included in the assessment on a map.

6. Summary of Site Appraisals

A number of sites were assessed to consider whether they would be appropriate for allocation in the Staverton Neighbourhood Plan. These include sites that were submitted through the West Northamptonshire SHLAA and found to be suitable, available and viable for development; and through the Neighbourhood Plan Steering Group's 'Call for Sites'. This includes sites that subsequent to the 2012 were found to be available through the Staverton Neighbourhood Plan Call for Sites.

Table 3 sets out a summary of the site assessments. This includes the SHLAA conclusion regarding each SHLAA sites' 'developability' and the conclusions of the Neighbourhood Plan site assessment.

The final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

All sites are considered to be available for development, as they were submitted through the Call for Sites process or assessed as available in the SHLAA, or have become available since the SHLAA was last updated.

The summary table shows that Site 2 and Site 20 are considered to be appropriate for allocation through the Neighbourhood Plan, with Site 4 and Site 6 having significant constraints to be mitigated in order to satisfy the principal of development. Site 17 and Site 18 were not considered to be suitable for allocation in the Neighbourhood Plan due to significant constraints that include adverse impacts on the Staverton Conservation Area, the setting of listed buildings, and important open space. The principal of development on Site 17 and Site 18 conflicts largely with Local Plan policy.

Table 3 should be read alongside the completed pro-formas presented in **Appendix A**.

Table 3 Site Assessment Summary Table

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Developable Site Area (Ha)	Capacity (no. dwellings) ⁵	SHLAA Conclusion	Neighbourhood Plan Site Assessment
2	Site next to the school, Daventry Road, Staverton	Greenfield	SHLAA; and Neighbourhood Plan Call for Sites	0.5	15	<p>This site at Staverton is more than two-thirds greenfield with less than a third previously developed land. There do not appear to be any environmental constraints to development other than the northern part of the site being within a Regionally Important Geological area. However this area could be kept free from development. It was previously promoted but has not been actively promoted within the SHLAA. Therefore whilst it may be suitable for development it may not be available.</p> <p>In relation to Staverton, the site as currently presented would result in unsustainable and disproportionate number of dwellings (52 no.) for village to absorb conflicting with sustainability objectives in PPS1 (para 23 vii), PPS3 (para 30, 38), PPS7 (para 1 and 3) and RSS Policy 3 and Policy 11. However smaller site size could be developed sustainably.</p> <p>Developable area likely to be impacted by physical and environmental constraints including RIGS site and wooded topography, although these could likely be accommodated in the developable area.</p> <p>Site not considered achievable within the 15 year period due to lack of promotion at present. Lack of demand is unlikely to lead to the site being considered for allocation.</p>	<p>Site 2 is the developable area (and subset) of SHLAA Site DDC 440. Since the 2012 SHLAA Update, Site 2 has come forward as available for development. In accordance with the SHLAA suitability assessment, it is therefore found that Site 2 is appropriate site to be allocated for housing in the Neighbourhood Plan.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Group, and accepted by Daventry District Council, a settlement boundary review would have to be undertaken to include the site within the village boundary to allow the principal of development in accordance with Policy HS24.</p>
4	Land at the rear of Silver Birch, Daventry Road, Staverton	Greenfield	Neighbourhood Plan Call for Sites	0.4	12	N/A	<p>This site has been assessed as suitable and available for development. However, the site contains minor constraints which planning proposals would have to consider in order for the principal of development to be deemed acceptable.</p> <p>The site was found suitable with respect to the following policy and material considerations:</p> <ul style="list-style-type: none"> • Site is on the urban edge of the village in close proximity to a residential area, play areas, primary school;

⁵ Density is calculated at 30 dwellings per hectares, which was applied by Daventry District Council in the 2012 SHLAA Update of Staverton Sites.

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Developable Site Area (Ha)	Capacity (no. dwellings) ⁵	SHLAA Conclusion	Neighbourhood Plan Site Assessment
							<ul style="list-style-type: none"> • Site is adjacent to Staverton Conservation Area and within a Special Landscape Area (Policy EN1) which would require sensitive design of housing and landscaping to mitigate impact of views in and out of the site; • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy HS24. A settlement boundary review would have to be undertaken to allocate Site 4 within the Neighbourhood Plan; • Development would have to minimise impact on setting of the Conservation Area and listed buildings in area of Church of St Mary (Policy GN2), of which vernacular village rooftops and church spire can be clearly viewed from the site; • Site access onto Daventry Road is near a bend which may give rise to highway issues. This is a significant issue that would have to be consulted upon by Northamptonshire County Council. <p>Site 4 therefore has a number of constraints that would need to be resolved or mitigated. If this site is selected for proposed allocation by the Neighbourhood Plan Group, and accepted by Daventry District Council, a settlement boundary review would have to be undertaken to include the site within the village confines so as the principal of development is permitted in accordance with Policy HS24.</p>
6	Land north of Daventry Rd / Badby Lane, Staverton	Greenfield	SHLAA; and Neighbourhood Plan Call for Sites	0.4	12	<p>A greenfield site on edge of Staverton. Adjacent to conservation area and listed buildings but no other environmental designations. Site is actively promoted. Development is considered achievable. The site is considered suitable, available and achievable.</p> <p>Highways have no objection. No identified constraints to delivery.</p> <p>Site as submitted likely to be deliverable and developable within the plan period.</p>	<p>This site has been assessed as suitable and available for development. The site has minor constraints which planning proposals would have to consider in order for the principal of development to be deemed acceptable. A recent appeal (DA/2013/0646) for outline application for Site 6 was dismissed due to the proposal for residential development including public open space conflicting with LP Policies EN24, GN1, GN2, HS22 and HS24. Additionally, the development was found to fail to preserve or enhance the character or appearance of the Conservation Area and due to the harm to the setting of a grade I listed building.</p> <p>If these constraints can be mitigated through sensitive design the site is considered to be potentially suitable for allocation in the Neighbourhood Plan.</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Developable Site Area (Ha)	Capacity (no. dwellings) ⁵	SHLAA Conclusion	Neighbourhood Plan Site Assessment
							<p>If this site is selected for proposed allocation by the Neighbourhood Plan Group, and supported by Daventry District Council, a settlement boundary review would have to be undertaken to include the site within the village confines so as the principal of development is permitted in accordance with Policy HS24.</p>
17	Land at the rear of The Beeches, The Green, Staverton	Greenfield	Neighbourhood Plan Call for Sites	0.12	3-4	N/A	<p>The site is not considered suitable for allocation.</p> <p>The site is located on a paddock at the rear of a Grade II listed building 'The Beeches' and is designated as an important open space (Policy RC2). The site is also located within the Staverton Conservation Area. Development of the site is likely to have an adverse impact on these assets.</p> <p>Previous plans to develop the site with proposed access from Manor Road were dismissed at appeal due to proposed works impacting on the Grade II listed building known as The Beeches and its setting. At appeal the site was identified as making a strong positive contribution to the conservation area through bringing the countryside into the heart of the historic core of the village. Development of the site directly affects the setting and curtilage of a listed building.</p> <p>Proposals to develop the site would conflict with Policy EN2 that designs enhance their surroundings, Policy HS36 that the character of open spaces be recognised, and the requirement of Policy HS22 that residential development in restricted infill villages does not affect open land of particular significance to the form and character of the village.</p> <p>The site is outside the settlement boundary, whereby a settlement boundary review would have to be undertaken to include the site within the village confines so as the principal of development can be considered in accordance with Policy HS24.</p>
18	Land adjacent to the Croft, Croft Lane, Staverton	Greenfield	Neighbourhood Plan Call for Sites	0.08	2	N/A	<p>The site is not considered suitable for allocation.</p> <p>The site is located in the former garden to the Grade II listed building 'The Croft'. Development proposals were dismissed at appeal as proposed development had the potential to have an unacceptable impact upon the setting of 'The Croft', and the character and appearance of the Staverton Village Conservation Area by virtue of the encroachment into and loss of an Important Open</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Developable Site Area (Ha)	Capacity (no. dwellings) ⁵	SHLAA Conclusion	Neighbourhood Plan Site Assessment
							<p>Space which adds to the character of the village and the setting of the Grade II Listed Building.</p> <p>As a former garden to 'The Croft', development would not therefore serve to preserve the setting of the listed building or preserve or enhance the character and appearance of the village conservation area.</p> <p>Development would be contrary to Policies S10 (i), BN5 and R1 (B) and (C) and would not result in the environmental improvement of the site under R1(i) within the adopted West Northamptonshire Joint Core Strategy and would also be contrary to saved Policies GN1 (B), GN2 (E), EN2 (A) and (B), EN42 (A), HS22 (C), and HS36 (C) in the Daventry District Local Plan</p> <p>The site has access constraints as is down a narrow grassed laneway, with potential access to an adjacent residential roadway constrained by tree preservation orders.</p> <p>The site is outside the settlement boundary, whereby a settlement boundary review would have to be undertaken to include the site within the village confines so as the principal of development can be considered in accordance with Policy HS24.</p>
20	End of Braunston Lane, Staverton	Greenfield	Neighbourhood Plan Call for Sites	0.2	6	N/A	<p>This site has been assessed as suitable and available for development. The site contains minor constraints which planning proposals would have to consider in order for the principal of development to be deemed acceptable</p> <p>The site was found suitable with respect to the following policy and material considerations:</p> <ul style="list-style-type: none"> • Site has potential for new access upgrade; • Site is on the urban edge of the village in close proximity to a residential area, play areas, primary school and village centre; • Site is within a Special Landscape Area (Policy EN1) which would require sensitive design of housing and landscaping to mitigate impact on landscape from growth of the village; <p>While the site is removed from the Staverton Conservation Area, it is potentially visible from the Special Landscape Area of the Staverton Hills Landscape Character Area from the north of Staverton and so would require a sensitive design approach to</p>

Site Ref.	Site Address	Site Type (Greenfield/Brownfield)	Site Source	Developable Site Area (Ha)	Capacity (no. dwellings) ⁵	SHLAA Conclusion	Neighbourhood Plan Site Assessment
							<p>integrate within the current visible urban envelope of the village. It is considered that a design sensitive to the landscape and historic assets is achievable.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Group, and accepted by Daventry District Council, a settlement boundary review would have to be undertaken to include the site within the village confines so as the principal of development is permitted in accordance with Policy HS24.</p>

7. Conclusions

7.1 Site Assessment Conclusions

Six sites were assessed to consider whether they would be appropriate for allocation in the Staverton Neighbourhood Plan. These include sites that were submitted and assessed through West Northamptonshire SHLAA and sites that were submitted through the Neighbourhood Plan's Call for Sites process.

The selection of sites for development should take into account the context of Staverton's Conservation Area, built heritage, important open spaces and Special Landscape Area designations and the existing settlement boundary. The majority of land within the settlement is now developed and, therefore, to meet housing need of 15 homes for the parish of Staverton additional land needs to be allocated that is presently outside the settlement boundary.

Table 3 sets out a summary of the site assessment and includes both the SHLAA conclusion (where applicable) and the conclusions of the Neighbourhood Plan site assessment.

Further to the assessment conclusions of the SHLAA, Site 2 (SHLAA site DDC 440) is considered to be appropriate for allocation in the Neighbourhood Plan, while Site 6 (SHLAA site DDC 106) is considered to be potentially appropriate for allocation if the built heritage constraints can be mitigated. A recent appeal (DA/2013/0646) for outline application for Site 6 was dismissed due to the proposal for residential development including public open space conflicting with LP Policies EN24, GN1, GN2, HS22 and HS24. Additionally, the development was found to fail to preserve or enhance the character or appearance of the Conservation Area and due to the harm to the setting of a grade I listed building.

Four additional sites submitted through the Neighbourhood Plan's call for sites were assessed. The assessment found that one of these sites was considered suitable for allocation, namely Site 20, while Site 4 was found potentially appropriate for allocation subject to the resolution of significant constraints. These constraints were largely due to the proximity of the site to the Conservation Area and associated listed buildings and access issues, constraints that do not affect Site 2 and Site 20. The presence of these designations in close proximity to Site 4 and Site 6 are significant; however they do not rule development out as the issues could be resolved through sensitive design and the use of appropriate mitigation measures.

Two of the sites, 17 and 18, were found to not be suitable for allocation due to access issues and impact on surrounding built heritage assets. In both circumstances the loss of important open space was considered to conflict with the requirements of Policy HS22 that residential development in restricted infill villages does not affect open land of particular significance to the form and character of the village.

The site assessment therefore shows that there are four sites in total that are potentially suitable to be put forward as proposals for housing allocations as part of the Staverton Neighbourhood Plan, with Site 2 and Site 20 proving to be the most favourable sites when assessed against all criteria. These four sites are a 'pool' of potential development locations which in total could accommodate a higher number than the identified housing need; however only one of two of these would need to be selected to meet the identified housing need of 15 homes.

7.2 Review of Staverton Parish Council Site Assessment Statement (September 2017)

As part of the technical support, AECOM has reviewed the site assessment document produced by the Parish Council to establish whether the document provides a sound justification for the selection of sites for allocation in the Neighbourhood Plan.

The review has concluded that the document is broadly sound and provides clear justification for the site selection process. However, a number of suggestions have been made to strengthen or clarify the statements made.

Notably, a weakness of the report at present is the absence of a plan clearly showing the site boundaries in relation to the village.

7.3 Viability

The Parish Council should be able to demonstrate the sites are viable for development, i.e they are financially profitable for the developer. It is recommended that the parish Council discusses site viability with Daventry District Council. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Completed Site Appraisal Pro-Forms

Site Assessment Proforma - Site 4 Behind Silverbirch

General information

Site Reference / name	Site 4 - Behind Silverbirch
Site Address (or brief description of broad location)	Land at the rear of Silver Birch, Daventry Road, Staverton.
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.4
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Committee Identification and Call for Sites. The developers have come forward as part of a call for sites exercise to highlight the land is available for development.

Context

Is the site: Greenfield: land (farmland, or open space) 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 infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	DDC advised a recent appeal in the proximity DA/2013/0646 raised concerns, where an outline application for Site 6 for residential development including public open space was dismissed on appeal as the proposal conflicted with LP Policies EN24, GN1, GN2, HS22 and HS24. Additionally, the scheme at Site 6 was found to fail to preserve or enhance the character or appearance of the Conservation Area and it was found to likely harm the setting of a grade I listed building. This Appeal dismissal raises similar concerns for the principal of development at Site 4.			

1. Suitability

Site characteristics

Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N)	Yes – Site has access onto Daventry Road that is near a bend but inside the village 30 mph speed limit. There			

(provide details of any constraints)	is potential to upgrade the access to maximise safety. There may however be highway issues with entry to the site being near the bend, this is a significant issue that would have to be consulted upon by Northamptonshire County Council.
Is the site accessible? Provide details of site's connectivity	Site is on the Daventry Road that connects the village to the A425. Site is 400m from the A425. Site is a short walk to bus stop.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Site lies within Impact Risk Zone of a SSSI	The site lies within the far outer impact risk zone of Badby Wood SSSI, which is considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	There could be potential for protected species; ecological survey would be required ahead of any planning application.
Landscape and Visual Impact Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Medium sensitivity to development	Within Landscape Character Area of the 'Staverton Hills'. Site is within a Special Landscape Area (Policy EN1). The presence of this policy helps to recognise the attractiveness of large parts of the District, which is currently recognised through the saved local plan policy EN1 - Special Landscape Area. The environmental qualities of the Special Landscape Areas (designated in Policy EN1) are such as to need protection from unsuitable developments, particularly those involving substantial built facilities. Site is heavily screened by trees on three sides and site is

		flat but on lower ground than Daventry Road. As such you cannot see into the site from the roadway, however there is a framed view of Grade I listed St Mary The Virgin Church from the site entrance, the only visible break in the site boundary. This view of the listed church continues within all areas of the site. The site can be viewed from the residential properties to the southwest. Planning proposals would require sympathetic design with respect to the built heritage setting and special landscape area designation.
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	<p>Site shares a boundary with the Staverton Conservation Area. Paragraph E of Policy GN2 requires that proposals do not adversely affect conservation areas, listed buildings or their settings.</p> <p>Development would have to minimise impact on setting of the Conservation Area and listed buildings in area of Church of St Mary, of which vernacular village rooftops and church spire can be clearly viewed from the site.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	<p>Site is in walking distance to all areas of the village.</p> <p>As such there is no parade of shops within Staverton, the closest town centre facilities being over 4km away in Daventry.</p>
Bus Stop	<400m	Site near limited hourly bus route to Daventry
Primary School	<400m	Staverton CEVA Primary School
Secondary School	>3900m	Local Secondary School is William Parker in

		Daventry
Open Space / recreation facilities	<400m	Playing fields and play ground
GP / Hospital / Pharmacy	>800m	
Cycle route	>800m	
Footpath	<400m	Across Daventry Road adjacent to the site.
Key employment site	>800m	Daventry

Other key considerations

Are there any known Tree Preservation Orders on the site?	No		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		Site is a grassland/meadow/agricultural field with hedgerow on all edges. A detailed ecological assessment should be carried out before the submission of any planning application.
Public Right of Way	None		
Existing social or community value (provide details)	None		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is in agricultural use.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site is flat and on lower ground and steps down from Daventry Road where the site is accessed. The site has been subject to some flooding in recent years and may need assessment/additional drainage.
Coalescence Development would result in neighbouring settlements	No

merging into one another.	
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Site is directly adjacent to a bungalow to the southwest that falls outside the conservation area, agricultural land and Staverton Golf Course. Site is outside the Settlement Boundary and so would conflict with Policy HS24 with regard to permitting residential development in open countryside.

3.0. Availability

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 checked="" type="checkbox"/>	None known
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5
Any other comments?	Sketch of a site plan for 11 residential units was made available from the Parish Council (Drawing No. 17/IAN01-01).		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<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 (expressed as dwellings per hectare)	Identified by landowner as a development site for 11 units. However at 30 dph, this site could accommodate approximately 12 units.
Key evidence (3-4 bullet points) to explain why	<ul style="list-style-type: none"> Site is on the urban edge of the village in close

<p>site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<p>proximity to a residential area, play areas, primary school;</p> <ul style="list-style-type: none"> • Site is adjacent to Staverton Conservation Area and within a Special Landscape Area (Policy EN1) which would require sensitive design of housing and landscaping to mitigate impact of views in and out of the site; • Development would have to minimise impact on setting of the Conservation Area and listed buildings in area of Church of St Mary (Policy GN2), of which vernacular village rooftops and church spire can be clearly viewed from the site; • Site access onto Daventry Road is near a bend which may give rise to highway issues, this is a significant issue that would have to be consulted upon by Northamptonshire County Council. • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy HS24. A settlement boundary review would have to be undertaken to allocate Site 4 within the Neighbourhood Plan.
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Site Assessment Proforma - Site 17 The Beeches

General information

Site Reference / name	Site 17 – The Beeches
Site Address (or brief description of broad location)	The Beeches, The Green, Staverton.
Current use	Private rear paddock / redundant paddock and controlled woodland
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.12
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Committee Identification and Call for Sites

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>DA/2015/0430 Listed Building Consent for alterations and additions to front wall to create wider vehicular access; alteration and of oil tank against south gable wall of the Beeches. Refused 26th Oct/2015, Appeal dismissed 18th April/2016</p> <p>DA/2015/0429 Demolition of one stable and construction of one dwelling. Refused 15th Oct/2015, Appeal dismissed 18th April/2016</p> <p>Appeal decisions found that the proposed development would have an unacceptable impact upon the character and appearance of the Staverton Village Conservation Area by virtue of the encroachment into and loss of an Important Open Space which adds to the character of the village by providing a “window” for revealing attractive views from both inside and outside the conservation area. The development location a sizeable would be visible from elsewhere within the Conservation Area.</p> <p>The proposed development would not therefore serve to preserve or enhance the character and appearance of the village conservation area and would be contrary to Policies S10 (i), BN5 and R1 (B) and (C) and would not result in the environmental improvement of the site under R1(i) within the adopted West</p>			

Northamptonshire Joint Core Strategy; and would also be contrary to saved Policies GN1 (B), GN2 (E), EN2 (A) and (B), EN42 (A), HS22 (C), and HS36 (C) in the Daventry District Local Plan.

2. Suitability

Site characteristics

Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N)</p> <p>(provide details of any constraints)</p>	<p>Site does not have suitable access, however sketches of site layout received from the Parish Council show potential access to the south of 'The Beeches' cottage (through the Beeches curtilage) from Manor Road.</p> <p>Site is located adjacent to Well Lane, a track road leading down a steep incline to residential properties; however the opening of access onto the site from Well Lane would be potentially difficult due to the site being located up a steep embankment. The track road would also have to be upgraded to accommodate an increase in car trips which may not be possible for two way traffic.</p>			
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>Site is on the Village Green and 260m from the A425. Site is a short walk to bus stop.</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Site lies within Impact Risk Zone of a SSSI</p>	<p>The site lies within the far outer impact risk zone of Badby Wood SSSI, which is considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning</p>

		application.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium to high sensitivity to development</p>	<p>Site is within the Landscape Character Area of the 'Staverton Hills'.</p> <p>Site is within an existing area of open space (Policy RC2 Community Needs) and in a Special Landscape Area (Policy EN1). The presence of this policy helps to recognise the attractiveness of large parts of the District, which is currently recognised through the saved local plan policy EN1 - Special Landscape Area.</p> <p>The environmental qualities of the Special Landscape Areas (designated in Policy EN1) are such as to need protection from unsuitable developments, particularly those involving substantial built facilities.</p> <p>Development of the site would have to mitigate impacts on the village and village green setting, the conservation area, and the setting of a Grade II listed building. Access through the curtilage of 'The Beeches' and development of the site would impact on the distinctiveness of the townscape of the Village Green area.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area Scheduled monument Registered Park and Garden Registered Battlefield Listed building Known archaeology 	<p>Directly impact and/or mitigation not possible</p>	<p>Site is within the Staverton Conservation Area and designated as an important open space. Site is adjacent to the Listed Building 'The Beeches'.</p> <p>Policy EN2 of the Local Plan requires that development within conservation areas preserve or enhances its character, while paragraph E of Policy GN2 requires that proposals do not adversely affect conservation areas, listed buildings or</p>

<ul style="list-style-type: none"> Locally listed building 		their settings. Development of the site directly affects the curtilage of a listed building.
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Site is located in centre of Staverton. As such there is no parade of shops within Staverton, the closest town centre facilities being over 4km away in Daventry.
Bus Stop	<400m	Site near limited hourly bus route to Daventry
Primary School	<400m	Staverton CEVA Primary School
Secondary School	>3900m	Local Secondary School is William Parker in Daventry
Open Space / recreation facilities	<400m	Playing fields and play ground
GP / Hospital / Pharmacy	>800m	
Cycle route	>800m	
Footpath	<400m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Few	There is a TPO Area within and along the Northern Boundary of the site	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Site is a grassland/meadow/open space with trees and hedgerow on all boundaries. A detailed ecological assessment should be carried out before the submission of any planning application.	
Public Right of Way	None		
Existing social or community value (provide details)	Yes	Site is within an existing area of open space (Policy RC2 Community Needs)	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land a

			paddock.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat, however there is a falling embankment along the Northern boundary of the site.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	<p>Site is directly adjacent to semi-detached two storey housing to the south on 'The Orchard'. These houses fall outside the Conservation Area.</p> <p>Site is outside the Settlement Boundary and so would conflict with Policy HS24 with regard to permitting residential development in open countryside.</p>

3.0. Availability

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 checked="" type="checkbox"/>	None known
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5
Any other comments?	Sketch of a site layout masterplan for 4 bungalows was made available from the Parish Council (Drawing No. 2213/5E).		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<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 checked="" type="checkbox"/>
Potential housing development capacity (expressed as dwellings per hectare)	<p>Identified as a small development site for 3 - 4 units.</p> <p>This is confirmed that at 30 dph and a developable area of 0.12 hectares, the site could accommodate approximately 3-4 units.</p>
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Site is designated as important open space (Policy RC2) for community needs, is within the Staverton Conservation Area and adjacent to a Grade II listed building; • There is currently no direct access onto the site to accommodate residential development; • Previous plans to develop the site with proposed access from Manor Road were dismissed at appeal due to proposed works impacting on the Grade II listed building known as The Beeches and its setting. At appeal the site was identified as making a strong positive contribution to the conservation area through bringing the countryside into the heart of the historic core of the village; • Proposals to develop the site would conflict with Policy EN2 that designs enhance their surroundings, Policy HS36 that the character of open spaces be recognised, and the requirement of Policy HS22 that residential development in restricted infill villages does not affect open land of particular significance to the form and character of the village; • Access proposals that affect the setting of the Grade II Listed 'The Beaches' would not be allowed under a number of saved policies such as Policy EN21; • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy HS24. A settlement boundary review would have to be undertaken to allocate Site 4 within the Neighbourhood Plan.

Site Assessment Proforma - Site 18 Land at the Croft

General information

Site Reference / name	Site 18 – Land at the Croft
Site Address (or brief description of broad location)	Land adjacent to the Croft, Croft Lane, Staverton
Current use	Former Garden to the Croft (now in private ownership). Private garden.
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.08
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Committee Identification and Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space) 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 infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input checked="" type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	DA/2015/0917 Demolition of garage and outbuilding and construction of dwelling and garage. Refused 23 rd December 2015. Appeal dismissed 11 th October 2016. DA/2017/0240 Listed Building Consent for demolition of part of shed and garage. Appeal dismissed Sept 2016. DA/2015/1148 Listed Building Consent for demolition of garage and outbuilding and removal of part of wall. Land At The Croft, Croft Lane, Staverton, Northamptonshire. Appeal dismissed July 2016.			

3. Suitability

Site characteristics

Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
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Does the site have suitable access or could a suitable access be provided? (provide details of any constraints)	Site does not currently have suitable access, as garden is accessed through a narrow unpaved laneway. The site is adjacent to a residential roadway where access could potentially be opened, this however would result in the potential loss of trees protected under a tree preservation orders.
Is the site accessible? (Provide details of site's connectivity)	Site is located down a series of residential laneways and is located approximately 425m to the A425, and less than 500m to the village bus stop.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Site lies within Impact Risk Zone of a SSSI	The site lies within the far outer impact risk zone of Badby Wood SSSI, which is considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Unknown	There could be potential for protected species; ecological survey would be required ahead of any planning application.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area); High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	medium sensitivity to development	Site is within the Landscape Character Area of the 'Staverton Hills'. Site is within a Special Landscape Area (Policy EN1). The presence of this policy helps to recognise the attractiveness of large parts of the District, which is currently recognised through the saved local plan policy EN1 - Special Landscape Area. The environmental qualities of the Special Landscape Areas (designated in Policy EN1) are such as to need protection from unsuitable developments, particularly those involving substantial built facilities.

Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	
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Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	<p>Site is within the Staverton Conservation Area and was a former garden to the Grade II listed building 'The Croft'</p> <p>Policy EN2 of the Local Plan requires that development within conservation areas preserve or enhances its character, while paragraph E of Policy GN2 requires that proposals do not adversely affect conservation areas, listed buildings or their settings.</p> <p>Development of the site would have to mitigate these constraints through sympathetic design.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Site is located in close proximity to centre of Staverton. As such there is no parade of shops within Staverton, the closest town centre facilities being over 4km away in Daventry.
Bus Stop	400-800m	Limited hourly bus route to Daventry
Primary School	<400m	Staverton CEVA Primary School
Secondary School	>3900m	Local Secondary School is William Parker in Daventry
Open Space / recreation facilities	<400m	Playing fields and play ground
GP / Hospital / Pharmacy	>800m	
Cycle route	>800m	
Footpath	<400m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Few	The western boundary of the site and access point is a TPO area.
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Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Site is a garden with trees and hedgerow largely on all boundaries. A detailed ecological assessment should be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a garden.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Site surrounded by residential properties. Site is outside the Settlement Boundary and so would conflict with Policy HS24 with regard to permitting residential development in open countryside.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

or development (if known)? Please provide supporting evidence.			
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"/>	
Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6-10
Any other comments?	The landowners have advised the site is viable for development.		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<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 / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity (expressed as dwellings per hectare)	<p>Identified as a small development site for 2 units.</p> <p>This is confirmed that at 30 dph that the site could accommodate approximately 2 units.</p>
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> The site has access constraints as is down a narrow grassed laneway, with potential access to an adjacent residential roadway constrained by tree preservation orders. Development proposals were dismissed at appeal as proposed development had the potential to have an unacceptable impact upon the setting of a Grade II Listed Building (The Croft), and the character and appearance of the Staverton Village Conservation Area by virtue of the encroachment into and loss of an Important Open Space which adds to the character of the village and the setting of the Grade II Listed Building; As a former garden to 'The Croft', development would not therefore serve to preserve the setting of the listed building or preserve or enhance the character and appearance of the village conservation area. Development would be contrary to Policies S10 (i), BN5 and R1 (B) and (C) and would not result in the environmental

	<p>improvement of the site under R1(i) within the adopted West Northamptonshire Joint Core Strategy and would also be contrary to saved Policies GN1 (B), GN2 (E), EN2 (A) and (B), EN42 (A), HS22 (C), and HS36 (C) in the Daventry District Local Plan;</p> <ul style="list-style-type: none"> • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy HS24. A settlement boundary review would have to be undertaken to allocate Site 18 within the Neighbourhood Plan
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Site Assessment Proforma - Site 20 End of Braunston Lane

General information

Site Reference / name	Site 20 - End of Braunston Lane
Site Address (or brief description of broad location)	End of Braunston Lane
Current use	Agricultural / equestrian paddock
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Committee identification and Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes

Context

Is the site: Greenfield: land (farmland, or open space) 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 infrastructure.	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Unknown			

4. Suitability

Site characteristics

Is the site: <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
Does the site have suitable access or could a				

suitable access be provided? (provide details of any constraints)	Site has potential to upgrade current access or open new access onto Braunston Lane
Is the site accessible? (Provide details of site's connectivity)	Site is located in a residential area on Braunston Lane, and is approximately 600m to the A425 and 430m to the village bus stop.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Site lies within Impact Risk Zone of a SSSI	<p>The site lies within the far outer impact risk zone of Badby Wood SSSI, which is considered distant enough for this to be only a minor constraint; Natural England should nevertheless be consulted with respect to any planning applications.</p>
Landscape Is the site low, medium or high sensitivity in terms of landscape? <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Medium sensitivity to development	<p>Site is within the Landscape Character Area of the 'Staverton Hills'.</p> <p>Site is within a Special Landscape Area (Policy EN1). The presence of this policy helps to recognise the attractiveness of large parts of the District, which is currently recognised through the saved local plan policy EN1 - Special Landscape Area.</p> <p>The environmental qualities of the Special Landscape Areas (designated in Policy EN1) are such as to need protection from unsuitable developments, particularly those involving substantial built facilities.</p> <p>There are views west and north across the site to agricultural buildings, a mature tree line and rural landscape further north. There are no significant views into the site.</p>
Agricultural Land <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No	Site is outside the Staverton Conservation Area, with no significant views from the site into the Conservation Area. Likewise there are no significant views into the site from the Conservation Area.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Site is within very central location
Bus Stop	<400m	Limited hourly bus route to Daventry
Primary School	<400m	Staverton CEVA Primary School
Secondary School	>3900m	Local Secondary School is William Parker in Daventry
Open Space / recreation facilities	<400m	Playing fields and play ground
GP / Hospital / Pharmacy	>800m	
Cycle route	>800m	
Footpath	<400m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	No	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Site is largely a grassland agricultural field bordered on two sides by hedgerows. A detailed ecological assessment should be carried out before the submission of any planning application.
Public Right of Way	No	

Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is in agricultural use.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Surrounding land uses include village settlement / playing field / residential Site is outside the Settlement Boundary and so would conflict with Policy HS24 with regard to permitting residential development in open countryside.

3.0. Availability

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 checked="" type="checkbox"/>	

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5
Any other comments?	<p>Sketch of a masterplan site plan for 5 houses (Drawing No. 1707-SK-6E) (September 2017) was received from the Parish Council.</p> <p>There is a covenant on the site, however the developer has advised this is removable.</p>		

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<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 (expressed as dwellings per hectare)	<p>Identified as a small development site for 5 units at 25 dwellings per hectare.</p> <p>However at 30 dph, this site could accommodate approximately 6 units.</p>
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Site has potential for new access upgrade; • Site is on the urban edge of the village in close proximity to a residential area, play areas, primary school and village centre; • Site is within a Special Landscape Area (Policy EN1) which would require sensitive design of housing and landscaping to mitigate impact on landscape from growth of the village; • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy HS24. A settlement boundary review would have to be undertaken to allocate Site 18 within the Neighbourhood Plan.

