Abstract

This statement documents the process undertaken in completing the Daventry District Council Toolkit as part of the method for allocating sites for development by way of an appraisal against clearly identified criteria.

Staverton Neighbourhood development plan

Daventry District Council Neighbourhood Development Plan

Site Assessment Toolkit

[**1** **INTRODUCTION** 3](#_Toc498351690)

[**2** **SITE ASSESSMENT** 4](#_Toc498351691)

[**3.** **DAVENTRY DISTRICT COUNCIL TOOLKIT** 4](#_Toc498351692)

[SITE (2) - NEXT TO SCHOOL 4](#_Toc498351693)

[SITE (4) - BEHIND SILVER BIRCH 8](#_Toc498351694)

[SITE (6) - BEHIND CHURCH 12](#_Toc498351695)

[SITE (17) - BEECHES PADDOCK 17](#_Toc498351696)

[SITE (18) - LAND AT THE THE CROFT 21](#_Toc498351697)

[SITE (20) - END OF BRAUNSTON LANE 26](#_Toc498351698)

# **1 INTRODUCTION**

* 1. Daventry District Councils Neighbourhood Development Plan Site Assessment Form was used to help assess the six sites being evaluated as part of the site assessment statement.
  2. A separate form was used for each site.
  3. A copy of the individual site indicative boundaries can be found in the site assessment document.
  4. When completing the form, the Staverton Neighbourhood Development Plan committee and the Parish Council assessed the sites being open minded and objective.
  5. By completing a form for each site, there was a consistent approach to establishing whether the sites were appropriate for development/discount.
  6. To focus the assessment, for the purpose of this exercise relevant land is:
* Directly adjacent to the settlement
* Within the village, or
* Those site which have been put forward by landowners/developers
  1. All other land beyond the edge of the village situated in the Parish that hasn’t been promoted is not considered to be relevant for this process and hasn’t been assessed unless there was a clear justification.



# **2 SITE ASSESSMENT**

2.1 An explanation of how the form and its criteria has been established can be found in the Site Assessment statement.

2.3 This statement contains the completed forms for all sites that have been evaluated:

|  |  |  |
| --- | --- | --- |
| **Ref** | **Site** | **Preferred site** |
| 2 | Next to School | √ |
| 4 | Behind Silver Birch | X |
| 6 | Behind Church | X |
| 17 | Beeches paddock | X |
| 18 | Land at the Croft | X |
| 20 | End of Braunston Lane | √ |

# **3. DAVENTRY DISTRICT COUNCIL TOOLKIT**

## SITE (2) - NEXT TO SCHOOL

|  |  |
| --- | --- |
| Name of Parish | STAVERTON |
| Completed by | STAVERTON NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE |
| Date | SEPTEMBER 2017 |
| **1a. General Location and use** | |
| Site Reference | (2) |
| Site Name & address | SITE NEXT TO THE SCHOOL |
| Site Size | 0.6 HECTARE |
| Site Description | AGRICULTURAL LAND |
| Category of site | GREENFIELD |
| Existing use | REDUNDANT AGRICULTURAL LAND |
| Is land currently vacant, what was the last known use? | PART AGRICULTURAL  PART REDUNDANT VILLAGE QUARRY |
| Previous planning applications history | DA/2015/0537 – OUTLINE APPLICATION FOR UP TO 47 DWELLINGS INCLUDING DESIGNATED AREA FOR THE COMMUNITY – WITHDRAWN SEPT 2015 |
| Surrounding land uses? | VILLAGE SETTLEMENT/STAVERTON GOLF COURSE/AGRICULTURAL LAND |
| **1b. Infrastructure – is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided** | |
| Highways? | YES - AN ADOPTED HIGHWAY IS ADJACENT TO THE SITE |
| Water supply? | YES - A MAIN WATER SUPPLY IS ADJACENT TO THE SITE |
| Sewerage? | YES - A MAIN SEWARGE IS ADJACENT TO THE SITE |
| Is there sufficient capacity at local schools or would additional places be required? | YES -  THE PRIMARY SCHOOL IS MOSTLY ACCOMMODATED WITH PUPILS FROM OUT OF AREA OF THE STAVERTON, HELLIDON AND CATESBY CATCHMENT AREA THEREFORE THERE IS ADEQUATE PRIORITY CAPACITY TO ACCOMMODATE ANY ADDITIONAL LOCAL PUPILS.  THE LOCAL SECONDARY SCHOOL IS NOT AT FULL CAPACITY AND HAS VACANCIES |
| Are there any other factors that could affect development? | NO |
| **2a. Suitability – Planning Policy** | |
| Site Location | On the edge of settlement  ON THE NORTH EASTERN EDGE OF THE VILLAGE ADJACENT TO THE VILLAGE CONFINES AND CONSERVATION AREA |
| Is the site an existing open space? | NO |
| Is the site within the Special Landscape Area? | YES |
| Is the site within close proximity to the Conservation Area? | YES |
| Is the site adjacent to or in close proximity to a listed building? | NO |
| Are there any mature trees subject to Tree Preservation Orders? | NO |
| Is the site on Ridge & Furrow? | NO |
| Are there any other Local Plan designations affecting the site or close by? | NO |
| **2b. Suitability - Sustainability** | |
| Is the site within walking distance (less than 400m) of a primary school? | YES |
| Is the site within walking distance (less than 400m) from a bus stop? | YES |
| Is the site within walking distance (less than 1km) of employment opportunities? | YES |
| Is the site reasonably accessible to other services and facilities in the settlement by walking or cycling i.e. 1km or less? | YES |
| Are there any designated heritage assets in close proximity to the site? | NO |
| Does the site have any known or potential ecological value? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Would the development of the site have a significant impact on the quality and character of the existing landscape? | NO |
| Does the site sit well with the built-up form of the existing village/town? | YES |
| Is the site of a size which provides sufficient capacity to meet local needs? | YES |
| Is there any known land contamination on the site? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Is the site within flood zone 2 or 3? | NO |
| **2c. Suitability – other site constraints – is the site affected by** | |
| Topography – is there steep/unstable ground that may affect how the site could be developed? | NO |
| Are there any power lines, pipelines or other infrastructure crossing or affecting the site? | NO |
| Could the development result in conflict with surrounding uses? | NO |
| Any other known constraints? | **HS24 -** 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. |
| **Suitability conclusion** **– In light of the above assessment (2a,2b and 2c) is the site considered suitable for residential development?** | |
| Suitable for development? | YES |
| **Availability – In light of the above assessment (2a,2b and 2c) is the site considered available for residential development?** | |
| Is the landowner willing for their site to come forward for development? | YES |
| If yes, what evidence is there to support this | THE DEVELOPERS HAVE:     * COME FORWARD AS PART OF A CALL FOR SITES EXERCISE TO HIGHLIGHT THE LAND IS AVAILABLE FOR DEVELOPMENT * SUBMITTED A SCHEME FOR INCLUSION IN THE STAVERTON NEIGHBOURHOOD PLAN AS A POTENTIAL DEVELOPMENT SITE * THE DEVELOPERS HAVE ALREADY SUBMITTED A PLANNING APPLICATION TO DDC BUT THIS WAS WITHDRAWN |
| Are there any factors which might prevent or delay development e.g. tenancies | NONE KNOWN |
| Any further comments on availability |  |
| **Achievability** |  |
| Estimation of the developable area of the site | 0.6 HECTARES |
| Estimate of how many houses could be accommodated on the developable area of the site | 10 DWELLINGS |
| Is the site viable for development? | THE LANDOWNERS HAVE ADVISED THE SITE IS VIABLE FOR DEVELOPMENT TO BUILD DWELLINGS AS PER THE HOUSING NEED |
| Potential timescale for development of site | 0 – 5 YEARS |
| **Final Summary – Is the site** | |
| SUITABLE? | YES |
| AVAILABLE? | YES |
| ACHIEVABLE? | YES |
| **DELIVERABLE (IF YES TO ALL OF THE ABOVE)** | **YES** |

## SITE (4) - BEHIND SILVER BIRCH

|  |  |
| --- | --- |
| Name of Parish: | STAVERTON |
| Completed by: | STAVERTON NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE |
| Date: | SEPTEMBER 2017 |
| **1a. General Location and use** | |
| Site Reference | (4) |
| Site Name & address | BEHIND SILVER BIRCH |
| Site Size | 0.4 HECTARE |
| Site Description | AGRICULTURAL LAND |
| Category of site | GREENFIELD |
| Existing use | AGRICULTURAL LAND |
| If the land is currently vacant, what was the last known use? | AGRICULTURAL USE |
| Previous planning applications history | NONE |
| Surrounding land uses? | VILLAGE SETTLEMENT/STAVERTON GOLF COURSE/AGRICULTURAL LAND |
| **1b. Infrastructure – Is there capacity within existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?** | |
| Highways? | YES - AN ADOPTED HIGHWAY IS ADJACENT TO THE SITE |
| Water supply? | YES - A MAIN WATER SUPPLY IS ADJACENT TO THE SITE |
| Sewerage? | YES - A MAIN SEWARGE IS ADJACENT TO THE SITE |
| Is there sufficient capacity at local schools or would additional places be required? | YES -  THE PRIMARY SCHOOL IS MOSTLY ACCOMMODATED WITH PUPILS FROM OUT OF AREA OF THE STAVERTON, HELLIDON AND CATESBY CATCHMENT AREA THEREFORE THERE IS ADEQUATE PRIORITY CAPACITY TO ACCOMMODATE ANY ADDITIONAL LOCAL PUPILS.  THE LOCAL SECONDARY SCHOOL IS NOT AT FULL CAPACITY AND HAS VACANCIES |
| Are there any other factors that could affect development? | YES –  THE SITE HAS BEEN SUBJECT TO SOME FLOODING IN RECENT YEARS AND MAY NEED ASSESSMENT/ADDITIONAL DRAINAGE |
| **2a. Suitability – Planning Policy** | |
| Site Location | On the edge of settlement  ON THE EASTERN EDGE OF THE VILLAGE ADJACENT TO THE VILLAGE CONFINES AND CONSERVATION AREA |
| Is the site an existing area of open space? | NO |
| Is the site within the Special Landscape Area? | YES |
| Is the site within close proximity to the Conservation Area? | YES |
| Is the site adjacent to or in close proximity to a listed building? | NO |
| Are there any mature trees subject to Tree Preservation Orders? | NO |
| Is the site on Ridge & Furrow? | NO |
| Are there any other Local Plan designations affecting the site or close by? | YES  THE SITE HAS AN IMPORTANT VIEW  The proposed SNDP policy for Open Spaces/Important views has this site listed |
| **2b. Suitability - Sustainability** | |
| Is the site within walking distance (less than 400m) of a primary school? | YES |
| Is the site within walking distance (less than 400m) from a bus stop? | YES |
| Is the site within walking distance (less than 1km) of employment opportunities? | YES |
| Is the site reasonably accessible to other services and facilities in the settlement by walking or cycling i.e. 1km or less? | YES |
| Are there any designated heritage assets in close proximity to the site? | YES  ST MARY THE VIRGIN CHURCH |
| Does the site have any known or potential ecological value? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Would the development of the site have a significant impact on the quality and character of the existing landscape? | NO |
| Does the site sit well with the built up form of the existing village/town? | YES |
| Is the site of a size which provides sufficient capacity to meet local needs? | YES |
| Is there any known land contamination on the site? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Is the site within flood zone 2 or 3? | NO |
| **2c. Suitability – other site constraints – is the site affected by** | |
| Topography – is there steep/unstable ground that may affect how the site could be developed? | NO |
| Are there any power lines, pipelines or other infrastructure crossing or affecting the site? | NO |
| Could the development result in conflict with surrounding uses? | NO |
| Any other known constraints? | DDC ADVISED A RECENT APPEAL IN THE PROXIMITY DA/2013/0646 RAISED CONCERNS AS TO WHETHER THE SITE WOULD OBTAIN PLANNING PERMISSION  The Council considers that the residential development would lead to a visual intrusion into the open countryside which will be harmful to the existing character and appearance of the village including designated heritage assets, (St Mary’s Church, Grade I Listed). The public benefit of the development does not outweigh the harm caused. The proposal is therefore considered to be contrary to Saved Local Plan Policy GN1 (F), GN2 (A&E) and EN42. The Council has had regard to Paragraphs 14, 58, 61, 126, 128 and 134 of the Framework which supports the development plan position.  Therefore in order for it to be considered as a site this significant constraint would need to be overcome.  **HS24 -** 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. |
| **Suitability conclusion – In light of the above assessment (2a,2b and 2c) is the site considered suitable for residential development?** | |
| Suitable for development? | Only if significant constraints were overcome |
| **Availability – In light of the above assessment (2a,2b and 2c) is the site considered available for residential development?** | |
| Is the landowner willing for their site to come forward for development? | YES |
| If yes, what evidence is there to support this | THE DEVELOPERS HAVE:     * COME FORWARD AS PART OF A CALL FOR SITES EXERCISE TO HIGHLIGHT THE LAND IS AVAILABLE FOR DEVELOPMENT * SUBMITTED A SCHEME FOR INCLUSION IN THE STAVERTON NEIGHBOURHOOD PLAN AS A POTENTIAL DEVELOPMENT SITE |
| Are there any factors which might prevent or delay development e. tenancies | NONE KNOWN |
| Any further comments on availability |  |
| **Achievability** |  |
| Estimation of the developable area of the site | 0.4 HECTARES |
| Estimate of how many houses could be accommodated on the developable area of the site | 10 DWELLINGS |
| Is the site viable for development? | THE LANDOWNERS HAVE ADVISED THE SITE IS VIABLE FOR DEVELOPMENT TO BUILD DWELLINGS AS PER THE HOUSING NEED |
| Potential timescale for development of site | 0 – 10 YEARS |
| **Final Summary – Is the site** | |
| SUITABLE? | YES IF SIGNIFICANT CONSTRAINTS ARE OVERCOME |
| AVAILABLE? | YES |
| ACHIEVABLE? | YES |
| **DELIVERABLE (IF YES TO ALL OF THE ABOVE)** | **YES IF SIGNIFICANT CONSTRAINTS ARE OVERCOME** |

## SITE (6) - BEHIND CHURCH

|  |  |
| --- | --- |
| Name of Parish | STAVERTON |
| Completed by | STAVERTON NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE |
| Date | SEPTEMBER 2017 |
| **1a. General Location and use** | |
| Site Reference | (6) |
| Site Name & address | BEHIND CHURCH |
| Site Size | 0.16 HECTARE |
| Site Description | AGRICULTURAL LAND |
| Category of site | UNKNOWN |
| Existing use | IMPROVED GRASSLAND |
| Is land currently vacant, what was the last known use? | PASTURE LAND |
| Previous planning applications history | DA/2013/0646 - Outline application for residential development including public open space (revised scheme) – REFUSED – APPEAL DISMISSED FEB 2014 |
| Surrounding land uses? | VILLAGE SETTLEMENT |
| **1b. Infrastructure – is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?** | |
| Highways? | YES - AN ADOPTED HIGHWAY IS ADJACENT TO THE SITE |
| Water supply? | YES - A MAIN WATER SUPPLY IS ADJACENT TO THE SITE |
| Sewerage? | YES - A MAIN SEWARGE IS ADJACENT TO THE SITE |
| Is there sufficient capacity at local schools or would additional places be required? | YES -  THE PRIMARY SCHOOL IS MOSTLY ACCOMMODATED WITH PUPILS FROM OUT OF AREA OF THE STAVERTON, HELLIDON AND CATESBY CATCHMENT AREA THEREFORE THERE IS ADEQUATE PRIORITY CAPACITY TO ACCOMMODATE ANY ADDITIONAL LOCAL PUPILS.  THE LOCAL SECONDARY SCHOOL IS NOT AT FULL CAPACITY AND HAS VACANCIES |
| Are there any other factors that could affect development? | YES There is no pedestrian access to the village |
| **2a. Suitability – Planning Policy** | |
| Site Location | On the edge of settlement  ON THE EASTERN ABUTMENT TO THE VILLAGE ADJACENT TO THE VILLAGE CONFINES |
| Is the site an existing open space? | NO |
| Is the site within the Special Landscape Area? | YES |
| Is the site within close proximity to the Conservation Area? | YES |
| Is the site adjacent to or in close proximity to a listed building? | ADJACENT TO MARY THE VIRGIN CHURCH AND CHURCH HOUSE GRADE II LISTED BUILDING |
| Are there any mature trees subject to Tree Preservation Orders? | NO |
| Is the site on Ridge & Furrow? | YES |
| Are there any other Local Plan designations affecting the site or close by? | A scheme would conflict with LP Policies EN24, GN1, GN2, HS22 and HS24. Additionally, the development would fail to preserve or enhance the character or appearance of the CA and it would harm the setting of a grade I listed building. |
| **2b. Suitability - Sustainability** | |
| Is the site within walking distance (less than 400m) of a primary school? | NO |
| Is the site within walking distance (less than 400m) from a bus stop? | YES |
| Is the site within walking distance (less than 1km) of employment opportunities? | YES |
| Is the site reasonably accessible to other services and facilities in the settlement by walking or cycling i.e. 1km or less? | YES |
| Are there any designated heritage assets in close proximity to the site? | YES  ST MARY THE VIRGIN CHURCH  CHURCHYARD TOMBS  CHURCH HOUSE GRADE II LISTED BUILDING |
| Does the site have any known or potential ecological value? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Would the development of the site have a significant impact on the quality and character of the existing landscape? | YES PLANNING DECISION  Saved Local Plan Policy HS22 normally permits residential development in Restricted Infill Villages subject to prescribed criteria being complied with, including the need to be within the existing confines of the village. The application site is located outside the existing confines for Staverton and, therefore, development in this location would not normally be permitted by Policy HS22. Outside the confines of villages, saved Local Plan Policy HS24 applies. This Policy (criterion A) states that planning permission will not be granted for residential development other than that which is essential for the purposes of agriculture or forestry and therefore the proposed development is contrary to that Policy. The Council has also taken into account Paragraph 14 of the Framework which supports the Development Plan Position.  The Council considers that the residential development would lead to a visual intrusion into the open countryside which will be harmful to the existing character and appearance of the village including designated heritage assets, (St Mary’s Church, Grade I Listed). The public benefit of the development does not outweigh the harm caused. The proposal is therefore considered to be contrary to Saved Local Plan Policy GN1 (F), GN2 (A&E) and EN42. The Council has had regard to Paragraphs 14, 58, 61, 126, 128 and 134 of the Framework which supports the development plan position. |
| Does the site sit well with the built up form of the existing village/town? | YES |
| Is the site of a size which provides sufficient capacity to meet local needs? | YES |
| Is there any known land contamination on the site? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Is the site within flood zone 2 or 3? | NO |
| **2c. Suitability – other site constraints – is the site affected by** | |
| Topography – is there steep/unstable ground that may affect how the site could be developed? | NO |
| Are there any power lines, pipelines or other infrastructure crossing or affecting the site? | NO |
| Could the development result in conflict with surrounding uses? | NO |
| Any other known constraints | **HS24 -** 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. |
| **Suitability conclusion** **– In light of the above assessment (2a,2b and 2c) is the site considered suitable for residential development?** | |
| Suitable for development? | NO |
| **Availability – In light of the above assessment (2a,2b and 2c) is the site considered available for residential development?** | |
| Is the landowner willing for their site to come forward for development? | YES |
| If yes, what evidence is there to support this | THE DEVELOPERS HAVE:   * COME FORWARD AS PART OF A CALL FOR SITES EXERCISE TO HIGHLIGHT THE LAND IS AVAILABLE FOR DEVELOPMENT * THE DEVELOPERS HAVE ALREADY SUBMITTED A PLANNING APPLICATION TO DDC BUT THIS WAS REFUSSED PERMISSION |
| Are there any factors which might prevent or delay development e.g. tenancies | NONE KNOWN |
| Any further comments on availability |  |
| **Achievability** |  |
| Estimation of the developable area of the site | 0.16 HECTARES |
| Estimate of how many houses could be accommodated on the developable area of the site | 4 EXECUTIVE DWELLINGS |
| Is the site viable for development? | THE LANDOWNERS HAVE ADVISED THE SITE IS NOT VIABLE FOR DEVELOPMENT TO BUILD DWELLINGS AS PER THE HOUSING NEED |
| Potential timescale for development of site | 0 – 5 YEARS |
| **Final Summary – Is the site** | |
| SUITABLE? | NO |
| AVAILABLE? | YES |
| ACHIEVABLE? | NO |
| **DELIVERABLE (IF YES TO ALL OF THE ABOVE)** | **NO** |

## SITE (17) - BEECHES PADDOCK

|  |  |
| --- | --- |
| Name of Parish | STAVERTON |
| Completed by | STAVERTON NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE |
| Date | SEPTEMBER 2017 |
| **1a. General Location and use** | |
| Site Reference | (17) |
| Site Name & address | THE BEECHES  THE GREEN  STAVERTON |
| Site Size | 0.12 HECTARE |
| Site Description | REDUNDANT PADDOCK  LAND AT REAR OF THE BEECHES |
| Category of site | UNKNOWN |
| Existing use | REDUNDANT PRIVATE REAR PADDOCK |
| Is land currently vacant, what was the last known use? | AS ABOVE AND CONTAINS CONTROLLED WOODLAND ON EDGE OF PADDOCK |
| Previous planning applications history | DA/2015/0430Listed Building Consent for alterations and additions to frontage wall to create garage; installation of oil tank against south gable wall of The Beeches – REFUSED – APPEAL DISMISSED 18TH APR 2016  DA/2015/0429Demolition of existing stables. Construction of one dwelling and garage – REFUSED – APPEAL DISMISSED 18TH APR 2016 |
| Surrounding land uses? | VILLAGE SETTLEMENT |
| **1b. Infrastructure – is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?** | |
| Highways? | YES - AN ADOPTED HIGHWAY IS ADJACENT TO THE SITE |
| Water supply? | YES - A MAIN WATER SUPPLY IS ADJACENT TO THE SITE |
| Sewerage? | YES - A MAIN SEWARGE IS ADJACENT TO THE SITE |
| Is there sufficient capacity at local schools or would additional places be required? | YES -  THE PRIMARY SCHOOL IS MOSTLY ACCOMMODATED WITH PUPILS FROM OUT OF AREA OF THE STAVERTON, HELLIDON AND CATESBY CATCHMENT AREA THEREFORE THERE IS ADEQUATE PRIORITY CAPACITY TO ACCOMMODATE ANY ADDITIONAL LOCAL PUPILS.  THE LOCAL SECONDARY SCHOOL IS NOT AT FULL CAPACITY AND HAS VACANCIES |
| Are there any other factors that could affect development? | NO |
| **2a. Suitability – Planning Policy** | |
| Site Location | On the edge of settlement  OPEN LAND WEST OF CENTRAL TO THE VILLAGE, ADJACENT TO THE VILLAGE CONFINES AND WITHIN THE CONSERVATION AREA |
| Is the site an existing open space? | YES |
| Is the site within the Special Landscape Area? | YES |
| Is the site within close proximity to the Conservation Area? | YES |
| Is the site adjacent to or in close proximity to a listed building? | ADJACENT TO THE CURTILAGE OF THE BEECHES A GRADE I LISTED BUILDING |
| Are there any mature trees subject to Tree Preservation Orders? | A TPO AREA WITHIN AND ALONG THE NORTHERN BOUNDARY OF THE SITE |
| Is the site on Ridge & Furrow? | NO |
| Are there any other Local Plan designations affecting the site or close by? | APPEAL DECISION  Paragraphs 186 and 187 of the National Planning Policy Framework.  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.  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 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 |
| **2b. Suitability - Sustainability** | |
| Is the site within walking distance (less than 400m) of a primary school? | YES |
| Is the site within walking distance (less than 400m) from a bus stop? | YES |
| Is the site within walking distance (less than 1km) of employment opportunities? | YES |
| Is the site reasonably accessible to other services and facilities in the settlement by walking or cycling i.e. 1km or less? | YES |
| Are there any designated heritage assets in close proximity to the site? | YES - THE BEECHES GRADE II LISTED BUILDING |
| Does the site have any known or potential ecological value? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Would the development of the site have a significant impact on the quality and character of the existing landscape? | YES - BECAUSE OF THE TOPOGRAPHY OF THE LAND |
| Does the site sit well with the built up form of the existing village/town? | YES |
| Is the site of a size which provides sufficient capacity to meet local needs? | YES |
| Is there any known land contamination on the site? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Is the site within flood zone 2 or 3? | NO |
| **2c. Suitability – other site constraints – is the site affected by** | |
| Topography – is there steep/unstable ground that may affect how the site could be developed? | THERE IS A FELLING EMBANKMENT ALONG THE NORTHERN BOUNDARY OF THE SITE. |
| Are there any power lines, pipelines or other infrastructure crossing or affecting the site? | NO |
| Could the development result in conflict with surrounding uses? | NO |
| Any other known constraints | **HS24 -** 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. |
| **Suitability conclusion – In light of the above assessment (2a,2b and 2c) is the site considered suitable for residential development?** | |
| Suitable for development? | NO |
| **Availability – In light of the above assessment (2a,2b and 2c) is the site considered available for residential development?** | |
| Is the landowner willing for their site to come forward for development? | YES |
| If yes, what evidence is there to support this | THE DEVELOPERS HAVE:   * COME FORWARD AS PART OF A CALL FOR SITES EXERCISE TO HIGHLIGHT THE LAND IS AVAILABLE FOR DEVELOPMENT * SUBMITTED A SCHEME FOR INCLUSION IN THE STAVERTON NEIGHBOURHOOD PLAN AS A POTENTIAL DEVELOPMENT SITE * SUBMITTED A SCHEME FOR INCLUSION IN THE STAVERTON NEIGHBOURHOOD PLAN AS A POTENTIAL DEVELOPMENT SITE |
| Are there any factors which might prevent or delay development e. tenancies | NONE KNOWN |
| Any further comments on availability |  |
| **Achievability** |  |
| Estimation of the developable area of the site | 0.12 HECTARES |
| Estimate of how many houses could be accommodated on the developable area of the site | 3 BUNGALOWS |
| Is the site viable for development? | THE LANDOWNERS HAVE ADVISED THE SITE IS VIABLE FOR DEVELOPMENT TO BUILD DWELLINGS AS PER THE HOUSING NEED |
| Potential timescale for development of site | 0 – 5 YEARS |
| **Final Summary – Is the site** | |
| SUITABLE? | NO |
| AVAILABLE? | YES |
| ACHIEVABLE? | YES |
| **DELIVERABLE (IF YES TO ALL OF THE ABOVE)** | **NO** |

## SITE (18) - LAND AT THE CROFT

|  |  |
| --- | --- |
| Name of Parish | STAVERTON |
| Completed by | STAVERTON NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE |
| Date | SEPTEMBER 2017 |
| **1a. General Location and use** | |
| Site Reference | (18) |
| Site Name & address | LAND AT THE CROFT  CROFT LANE  STAVERTON |
| Site Size | 0.04 HECTARE |
| Site Description | FORMER GARDEN TO THE CROFT |
| Category of site | GARDEN |
| Existing use | VACANT LAND |
| Is land currently vacant, what was the last known use? | PRIVATE GARDEN |
| Previous planning applications history | DA/2015/0917 Demolition of garage and outbuilding and construction of dwelling and garage –REFUSED APPEAL DISMISSED OCT 2016  DA/2015/1148 Listed Building Consent for demolition of garage and outbuilding and removal of part of wall - REFUSED JUL 2016  DA/2017/0240 Listed Building Consent for demolition of part of shed and garage REFUSED APPEAL DISMISSED SEPT 2016 |
| Surrounding land uses? | VILLAGE SETTLEMENT |
| **1b. Infrastructure – is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?** | |
| Highways? | YES - AN ADOPTED HIGHWAY IS ADJACENT TO THE SITE |
| Water supply? | YES - A MAIN WATER SUPPLY IS ADJACENT TO THE SITE |
| Sewerage? | YES - A MAIN SEWARGE IS ADJACENT TO THE SITE |
| Is there sufficient capacity at local schools or would additional places be required? | YES -  THE PRIMARY SCHOOL IS MOSTLY ACCOMMODATED WITH PUPILS FROM OUT OF AREA OF THE STAVERTON, HELLIDON AND CATESBY CATCHMENT AREA THEREFORE THERE IS ADEQUATE PRIORITY CAPACITY TO ACCOMMODATE ANY ADDITIONAL LOCAL PUPILS.  THE LOCAL SECONDARY SCHOOL IS NOT AT FULL CAPACITY AND HAS VACANCIES |
| Are there any other factors that could affect development? | NO |
| **2a. Suitability – Planning Policy** | |
| Site Location | On the edge of settlement  NORTHERN EDGE OF THE VILLAGE, ADJACENT TO THE VILLAGE CONFINES AND WITHIN THE CONSERVATION AREA |
| Is the site an existing open space? | NO |
| Is the site within the Special Landscape Area? | YES |
| Is the site within close proximity to the Conservation Area? | YES |
| Is the site adjacent to or in close proximity to a listed building? | ADJACENT TO THE CROFT A GRADE I LISTED BUILDING |
| Are there any mature trees subject to Tree Preservation Orders? | A TPO AREA ADJACENT TO THE WESTERN BOUNDARY OF THE SITE |
| Is the site on Ridge & Furrow? | NO |
| Are there any other Local Plan designations affecting the site or close by? | APPEAL DECISION  Policies S10, BN5 and R1 of the ‘West Northamptonshire Joint Core Strategy Local Plan’ all identify the need to protect the historic heritage (among other things), as do “saved” Policies in the ‘Daventry District Local Plan’ (notably Policies GN2 |
| **2b. Suitability** | |
| Is the site within walking distance (less than 400m) of a primary school? | YES |
| Is the site within walking distance (less than 400m) from a bus stop? | YES |
| Is the site within walking distance (less than 1km) of employment opportunities? | YES |
| Is the site reasonably accessible to other services and facilities in the settlement by walking or cycling i.e. 1km or less? | YES |
| Are there any designated heritage assets in close proximity to the site? | THE CROFT GRADE I LISTED BUILDING |
| Does the site have any known or potential ecological value? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Would the development of the site have a significant impact on the quality and character of the existing landscape? | **PLANNING REFUSAL - The proposed development would not therefore serve to preserve the setting of the Listed Building or preserve or enhances 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 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 and having regard to paragraphs 132 and 134 of the Framework.**  APPEAL DECISION  The fact that a useful new residential unit would be created weighs in favour of the appeal but, nevertheless, I am convinced that the harm that would be done to the Conservation Area and the historic setting is of particular importance in this case and that this harm outweighs the benefits of the project. Hence, I have concluded that the scheme before me would conflict with the aim of protecting the historic environment which is established in primary legislation and set out in Section 12 of the ‘National Planning Policy Framework’ and reinforced by policies in the Development Plan. |
| Does the site sit well with the built up form of the existing village/town? | YES |
| Is the site of a size which provides sufficient capacity to meet local needs? | YES |
| Is there any known land contamination on the site? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Is the site within floodzone 2 or 3? | NO |
| **2c. Suitability – other site constraints – is the site affected by** | |
| Topography – is there steep/unstable ground that may affect how the site could be developed? | NO |
| Are there any power lines, pipelines or other infrastructure crossing or affecting the site? | NO |
| Could the development result in conflict with surrounding uses? | NO |
| Any other known constraints | **HS24 -** 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. |
| **Suitability conclusion – In light of the above assessment (2a,2b and 2c) is the site considered suitable for residential development?** | |
| Suitable for development? | NO |
| **Availability – In light of the above assessment (2a,2b and 2c) is the site considered available for residential development?** | |
| Is the landowner willing for their site to come forward for development? | YES |
| If yes, what evidence is there to support this | THE DEVELOPERS HAVE:   * COME FORWARD AS PART OF A CALL FOR SITES EXERCISE TO HIGHLIGHT THE LAND IS AVAILABLE FOR DEVELOPMENT * THE DEVELOPERS HAVE ALREADY SUBMITTED A PLANNING APPLICATION TO DDC BUT THIS WAS REFUSED |
| Are there any factors which might prevent or delay development e. tenancies | NONE KNOWN |
| Any further comments on availability |  |
| **Achievability** | |
| Estimation of the developable area of the site | 0.08 HECTARES |
| Estimate of how many houses could be accommodated on the developable area of the site | 2 ASSISTED DWELLINGS |
| Is the site viable for development? | THE LANDOWNERS HAVE ADVISED THE SITE IS VIABLE FOR DEVELOPMENT TO BUILD DWELLINGS AS PER THE HOUSING NEED |
| Potential timescale for development of site | 0 – 5 YEARS |
| **Final Summary** | |
| SUITABLE? | NO |
| AVAILABLE? | YES |
| ACHIEVABLE? | YES |
| **DELIVERABLE (IF YES TO ALL OF THE ABOVE)** | **NO** |

## SITE (20) - END OF BRAUNSTON LANE

|  |  |
| --- | --- |
| Name of Parish | STAVERTON |
| Completed by | STAVERTON NEIGHBOURHOOD DEVELOPMENT PLAN COMMITTEE |
| Date | SEPTEMBER 2017 |
| **1a. General Location and use** | |
| Site Reference | (20) |
| Site Name & address | END OF BRAUNSTON LANE |
| Site Size | 0.2 HECTARE |
| Site Description | AGRICULTURAL LAND |
| Category of site | GREENFIELD |
| Existing use | AGRICULTURAL LAND |
| Is land currently vacant, what was the last known use? | NO  CURRENT USE PADDOCK |
| Previous planning applications history | NONE |
| Surrounding land uses? | VILLAGE SETTLEMENT/PLAYING FIELD/RESIDENTIAL |
| **1b. Infrastructure – is there capacity within the existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?** | |
| Highways? | YES - AN ADOPTED HIGHWAY IS ADJACENT TO THE SITE |
| Water supply? | YES - A MAIN WATER SUPPLY IS ADJACENT TO THE SITE |
| Sewerage? | YES - A MAIN SEWER IS ADJACENT TO THE SITE |
| Is there sufficient capacity at local schools or would additional places be required? | YES -  THE PRIMARY SCHOOL IS MOSTLY ACCOMMODATED WITH PUPILS FROM OUT OF AREA OF THE STAVERTON, HELLIDON AND CATESBY CATCHMENT AREA THEREFORE THERE IS ADEQUATE PRIORITY CAPACITY TO ACCOMMODATE ANY ADDITIONAL LOCAL PUPILS.  THE LOCAL SECONDARY SCHOOL IS NOT AT FULL CAPACITY AND HAS VACANCIES |
| Are there any other factors that could affect development? | NO |
| **2a. Suitability – Planning Policy** | |
| Site Location | On the edge of settlement  NORTHERN EDGE OF THE VILLAGE, ADJACENT TO THE VILLAGE CONFINES |
| Is the site an existing open space? | NO |
| Is the site within the Special Landscape Area? | YES |
| Is the site within close proximity to the Conservation Area? | YES |
| Is the site adjacent to or in close proximity to a listed building? | NO |
| Are there any mature trees subject to Tree Preservation Orders? | NO |
| Is the site on Ridge & Furrow? | NO |
| Are there any other Local Plan designations affecting the site or close by? | YES  HS22 |
| **2b. Suitability - Sustainability** | |
| Is the site within walking distance (less than 400m) of a primary school? | YES |
| Is the site within walking distance (less than 400m) from a bus stop? | YES |
| Is the site within walking distance (less than 1km) of employment opportunities? | YES |
| Is the site reasonably accessible to other services and facilities in the settlement by walking or cycling i.e. 1km or less | YES |
| Are there any designated heritage assets in close proximity to the site? | NO |
| Does the site have any known or potential ecological value? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Would the development of the site have a significant impact on the quality and character of the existing landscape? | NO |
| Does the site sit well with the built up form of the existing village/town? | YES |
| Is the site of a size which provides sufficient capacity to meet local needs? | YES |
| Is there any known land contamination on the site? | NOT KNOWN AN ASSESSMENT WOULD NEED TO BE UNDERTAKEN |
| Is the site within flood zone 2 or 3? | NO |
| **2c. Suitability – other site constraints – is the site affected by** | |
| Topography – is there steep/unstable ground that may affect how the site could be developed? | NO |
| Are there any power lines, pipelines or other infrastructure crossing or affecting the site? | NO |
| Could the development result in conflict with surrounding uses? | NO |
| Any other known constraints | **HS24 -** 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. |
| **Suitability conclusion – In light of the above assessment (2a,2b and 2c) is the site considered suitable for residential development?** | |
| Suitable for development? | YES |
| **Availability – In light of the above assessment (2a,2b and 2c) is the site considered available for residential development?** | |
| Is the landowner willing for their site to come forward for development? | YES |
| If yes, what evidence is there to support this | THE DEVELOPERS HAVE:     * COME FORWARD AS PART OF A CALL FOR SITES EXERCISE TO HIGHLIGHT THE LAND IS AVAILABLE FOR DEVELOPMENT * SUBMITTED A SCHEME FOR INCLUSION IN THE STAVERTON NEIGHBOURHOOD PLAN AS A POTENTIAL DEVELOPMENT SITE |
| Are there any factors which might prevent or delay development e. tenancies | There is a covenant on the site, however the developer has advised this is removable. |
| Any further comments on availability |  |
| **Achievability** | |
| Estimation of the developable area of the site | 0.2 HECTARES |
| Estimate of how many houses could be accommodated on the developable area of the site | 5 DWELLINGS |
| Is the site viable for development? | THE LANDOWNERS HAVE ADVISED THE SITE IS VIABLE FOR DEVELOPMENT TO BUILD DWELLINGS AS PER THE HOUSING NEED |
| Potential timescale for development of site | 0 – 5 YEARS |
| **Final Summary – Is the site** | |
| SUITABLE? | YES |
| AVAILABLE? | YES |
| ACHIEVABLE? | YES |
| **DELIVERABLE (IF YES TO ALL OF THE ABOVE)** | **YES** |