

West Northamptonshire Joint Core Strategy SA Addendum: Final Report (December 2013)

Appendix 4

SA Matrices for the New Settlement Options

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New Settlements

SA51

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
<p>a) Reduce the need to travel and facilitate modal shift.</p> <p>b) Reduce/minimise the potential increase in congestion.</p> <p>c) Avoid sensitive development within areas of high noise levels or poor air quality.</p>	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	-?/0	<p>This site is within very close proximity of a railway line which runs parallel to the southern boundary, which could mean that new residents (particularly in the southern part of the site) may be adversely affected by noise from trains. A minor negative effect is therefore likely in relation to noise. As there is no railway station nearby, the proximity of the railway line would not have a positive effect in relation to sustainable transport. Effects on that part of the objective will depend instead on the provision of new sustainable transport links (e.g. footpaths, cycle routes and bus links) serving the new settlement site, which is uncertain at this stage. The location of this site, separate from surrounding built up areas such as the village of Blisworth to the south and Northampton to the north, could mean that there would be high levels of car use amongst new residents. As such, a further minor negative effect is identified in relation to sustainable transport, although this is uncertain depending on the incorporation of new sustainable transport links into the new development.</p> <p>This site is not within close proximity of an AQMA; therefore development here would have a negligible effect in relation to air quality.</p>
2. Archaeology and cultural heritage			
<p>a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas</p>	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of 	-?	<p>The majority of the site is within an area classified as having 'No Known Assets/Issues' and therefore development of a new settlement here would be unlikely to have an effect on cultural heritage. However there is a very small area within the site near its southern boundary which is classified as 'Medium Sensitivity', and development could therefore have a minor negative effect, although further investigation would be needed at the planning application stage.</p> <p>It is also noted that there are two listed buildings within 100m of the south eastern corner of this site, and approximately 420m to the south is Blisworth Conservation Area which contains a number of other listed buildings.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
(or their settings).	heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes?		
3. Biodiversity, flora and fauna			
a) Maintain and enhance the structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal. b) Increase the land area of UK Biodiversity Action Plan habitats within the area. c) Maintain and improve the conservation status of selected non-designated nature conservation sites.	• Avoidance of net loss, damage to, or fragmentation and positive enhancement of designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP? • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas?	--?/+?	There is a potential Local Wildlife Site located approximately 50m to the south of this site, although it is not yet designated, and approximately 950m to the west of the site is Gayton Disused Railway Line Local Wildlife Site. Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development. It is possible that the development of a new settlement at this site would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity; therefore the site could potentially have a minor positive effect on this element of the objective and an uncertain mixed effect is likely overall.
4. Crime and community safety			
a) To improve community safety, reduce crime and the fear of crime.	• Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the	0	The effects of new development at this site on safety, crime and fear of crime will depend on design proposals for the site and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	neighbourhood level including consideration of provision as part of large new residential developments.		instead be determined though the detailed proposals for the site. Therefore, the effects of this site option on this objective are negligible.
5. Education and training			
a) Improve educational attainment and promote lifelong learning. b) Promote sustainable modes of travel to access education.	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. • New education facilities well located in relation to walking, cycling and public transport routes. 	+?	<p>The effects of new development on this objective will depend on the availability of school and college places to serve the growing population. This site is proposed for primarily residential development, with the ability to accommodate related uses subject to detailed Master Plan and Urban Design Framework Plan. Therefore, it is possible that the development of the site could involve the provision of new school places to serve the new housing, although the number of new homes that could be accommodated here (around 250) is not considered likely to be high enough to support the development of an entirely new school. Effects on this objective will therefore depend largely on the capacity of nearby schools and the potential for new school places to be provided, both of which are currently uncertain.</p> <p>Blisworth Community Primary School is located approximately 600m to the south of this site, which is within reasonable walking distance (considered to be 800m). Therefore, a minor positive effect may occur because it could be possible to expand that existing facility to accommodate new residents as required, or for the school to absorb the additional demand if capacity already exists. However, there is uncertainty attached to this potential effect due to a lack of information about existing capacity at that school and the potential to expand it if required.</p>
6. Energy and climatic factors			
a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity.	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption levels in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of this new settlement site option on this SA objective is negligible.</p>
7. Health and well being			
a) To improve health	• Healthier lifestyles?	+?	The effects of a new settlement on this objective will depend on the

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
and reduce health inequalities.	<ul style="list-style-type: none"> • Improved access to healthcare? • Improve the quality of homes? 		<p>proximity of the development site to healthcare services and facilities and areas of open space and green infrastructure that could encourage higher levels of active outdoor activity. There are two existing public footpaths located within approximately 600m to the south of this site, and one approximately 700m to the west. However, there are no existing doctor's surgeries, hospitals or areas of amenity greenspace within reasonable walking distance (considered to be 800m).</p> <p>This site is proposed for primarily residential development, with the ability to accommodate related uses subject to detailed Master Plan and Urban Design Framework Plan. Therefore, it is possible that the development of the site could involve the provision of new healthcare facilities to serve the new housing, although the number of new homes that could be accommodated here (around 250) is relatively low and so may not be high enough to support the development of entirely new facilities such as doctor's surgeries etc. It is not currently known whether footpaths, cycle routes and open spaces will be incorporated into the new development.</p> <p>Therefore, an overall minor positive effect on this objective may occur although this is uncertain depending on what health-related services and facilities may be incorporated into the new settlement.</p>

8. Labour market and economy

a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> • An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. • Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. • An appropriate range of employment opportunities in rural areas. 	-/+?	<p>This site is currently partly occupied by employment generating uses, which it is presumed would be lost under the development of a new settlement although it is noted that there may be opportunities for employment generating uses within the new development, subject to detailed Master Plan and Urban Design Framework Plan. Overall, it is expected that a net loss of employment land would occur, which would have a minor negative effect on this objective in relation to the creation of employment opportunities.</p> <p>However, the fact that employment development could potentially be integrated with residential development means that there is potential for a minor positive effect in relation to minimising travel distances and enabling easier access to employment opportunities. This is uncertain however, as it is not currently known how much employment land may be integrated within the new settlement.</p> <p>Therefore, the likely overall effects of the development of a new settlement at this site are mixed and currently uncertain.</p>
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9. Landscape and townscape

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced.</p> <p>b) Enhance the form and design of the built environment.</p>	<ul style="list-style-type: none"> • Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? • Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? • Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? • Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	-?	<p>This site is within an area that is classed as being of medium landscape sensitivity; therefore the development of a new settlement here could have a minor negative effect on landscape character. However, this potential effect is uncertain as the exact impacts on the landscape will depend on factors relating to the specific design and layout of the new development which are not currently known.</p> <p>Development of this site is not expected to result in settlement coalescence.</p>
10. Material assets			
<p>a) To ensure that the housing stock meets the housing needs of the local people.</p>	<ul style="list-style-type: none"> • Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. • Achieve well-designed compact communities which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land. • Good access to facilities, particularly by public transport, walking and cycling. 	+/-?	<p>It is assumed that the housing to be provided at this site within the new settlement would involve a mix of types and tenures to meet local need and that new development would be built to high standards, also being in accordance with JCS policy H2: Affordable Housing. The relatively small size of the site means that it could accommodate only around 250 new homes, which would make the provision of a wide range of supporting infrastructure less viable than at a larger site. In particular, access to facilities via public transport and walking and cycle routes may be limited due to the relatively isolated nature of this fairly small site. Therefore, an overall mixed (minor positive and minor negative) effect on this objective is likely, although there is currently uncertainty attached.</p>
11. Population			
<p>a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.</p>	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	-?	<p>The provision of the new housing within this proposed new settlement is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is not currently known whether this site would incorporate other uses as well as new housing as part of the proposed new settlement, although it is understood that the site is proposed for primarily residential development, with the ability to accommodate related uses subject to detailed Master Plan and Urban Design Framework Plan. Therefore, the extent to which supporting infrastructure will be provided within the new settlement to support the growing population is currently unknown. However, it is recognised that the number of houses to be provided is relatively small (around 250) which may limit the viability of</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>providing a wide range of supporting infrastructure. Given the relatively isolated nature of the site (which is not attached to the village of Blisworth to the south or Northampton to the north), without provision being made as part of the new development, access to services from this site may be relatively poor. Therefore, a potential but uncertain minor negative effect on this SA objective is identified.</p>
12. Social deprivation			
<p>a) To reduce spatial inequalities in social opportunities.</p>	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	<p>-?</p>	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>This proposed new settlement site is entirely separate from any existing built up areas including the village of Blisworth to the south and Northampton to the north. Therefore, depending on the incorporation of walking and cycle routes into the new development site, and the potential for new services and facilities to be provided alongside the new housing, there may be a negative effect on providing sustainable access to services and facilities. The new development could end up being fairly isolated, with residents having relatively poor levels of access to most services and facilities. However, this is currently uncertain without more detail about the detailed development proposals.</p>
13. Soil, geology and land use			
<p>a) Reduce land contamination, and safeguard soil and geological quality and quantity.</p>	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	<p>+/-/0?</p>	<p>A third of the site to the south is a historic landfill site, although it is not known if there are any potential ground contamination issues; therefore an uncertain effect is identified in relation to this part of the SA objective.</p> <p>This site is classified as being Grade 3 agricultural land (some of which is ridge and furrow agricultural land); therefore development of the site would have a minor negative effect on preserving soil quality (some of the site is greenfield land). However, as the site is mainly brownfield land, there could also be a minor positive effect in relation to preserving undeveloped Grade 3 land in the wider area, which would result in a mixed effect overall.</p> <p>In relation to land instability, a negligible effect is likely as this site is classed as Category B land where slope instability problems are either not thought to occur or not likely to occur. Although there is a tiny area</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			<p>of Category C land (where slope instability problems may be present or anticipated) at the south of the site, this is almost entirely outside of the site boundary.</p> <p>This site does not include any Local Geological Sites.</p>
14. Waste			
<p>a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.</p>	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	+?	<p>This site is mainly on brownfield land, being currently in active use for industry, garden nursery/agriculture and car sales businesses which means that development of this site could potentially result in opportunities to re-use existing building materials. Therefore, a potential minor positive effect on this objective is identified although there is uncertainty attached as specific opportunities will not be known until detailed proposals for the new settlement are put forward.</p>
15. Water			
<p>a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters.</p> <p>b) Reduce risk of flooding.</p> <p>c) Improve efficiency of water use.</p> <p>d) Identify opportunities to implement strategic flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional flows? • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to 	--	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from this proposed new settlement, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. Approximately half of this site is within flood zones 2 and 3 (the western and central part of the site); therefore a significant negative effect on flooding is likely if a new settlement were to be developed here.</p> <p>It is assumed that all new development will be built to high standards of water efficiency and as such no effect is recorded in relation to safeguarding water resources.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)?		

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
1. Air quality and noise			
a) Reduce the need to travel and facilitate modal shift. b) Reduce/minimise the potential increase in congestion. c) Avoid sensitive development within areas of high noise levels or poor air quality.	<ul style="list-style-type: none"> • An increase in motor vehicle trips and increased dependence on car use? • Sensitive location of new development in areas of high noise levels or poor air quality. • Support for the objectives of local air quality action plans? • Improvements in existing local public transport infrastructure or access to public transport? • Exacerbating existing traffic congestion hotspots or improvements to the current situation? • The inclusion of policies to enhance air quality where new development may deliver a means of doing so? 	-?/0	<p>This site is currently occupied by a small hamlet and industrial land uses; therefore the development of a new settlement here could have a minor negative effect in relation to noise effects on those receptors. Effects on sustainable transport will depend on the provision of new sustainable transport links (e.g. footpaths, cycle routes and bus links) serving the new settlement, which is uncertain at this stage. However, the location of this site, separate from surrounding villages, could mean that there would be high levels of car use amongst new residents. As such, a potential minor negative effect is identified in relation to sustainable transport, although this is uncertain depending on the incorporation of sustainable transport links into the new development.</p> <p>This site is not within close proximity of an AQMA; therefore development here would have a negligible effect in relation to air quality.</p>
2. Archaeology and cultural heritage			
a) Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, registered Historic Parks and gardens, registered battlefields, listed buildings and conservation areas (or their settings).	<ul style="list-style-type: none"> • Development that affects listed buildings, conservation areas, scheduled ancient monuments, registered historic parks and gardens, and registered battlefields (or their settings)? • Development being steered to where it can be accommodated in less sensitive areas? • Distinctive development that is well related to the natural environment and characteristic scale, form materials and detailing of the settlement and contributes to a sense of place? • Promotes the enhancement of the archaeological resource and other aspects of heritage, such as, parks and open spaces, and areas with a particular historical or cultural association? • Will the plan proposals provide opportunities for the enhancement of historic assets, townscapes and landscapes? 	--?	<p>This site is located outside of the area covered by the cultural heritage sensitivity assessment that was produced as part of the Landscape Sensitivity and Green Infrastructure Study for Daventry. Therefore, it is not possible to draw a conclusion about the likely effects of the site on cultural heritage on the basis of that work. However, Old Sulby Medieval Settlement Scheduled Monument buffers the western side of this site; therefore, development of a new settlement at this site could have a significant negative effect, although further investigation would be needed at the planning application stage. It is also noted that another Scheduled Monument (Premonstratensian Abbey at Sulby Abbey Farm) is located approximately 550m to the south. Approximately 750m to the west is another Scheduled Monument (Causewayed Enclosure). There is a listed building within the north eastern part of the site (the Ice House in Sulby Covert) and a further six listed buildings within 100m of the north of the site. A registered battlefield (Battle of Naseby, 1645) is located approximately 750m to the east of the site.</p>
3. Biodiversity, flora and fauna			
a) Maintain and enhance the	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation and positive enhancement of 	--?/+	<p>There are three potential Local Wildlife Sites located within this proposed new settlement site, and another two buffering the eastern</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>structure and function of habitats and populations of species, including those specifically protected. Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal.</p> <p>b) Increase the land area of UK Biodiversity Action Plan habitats within the area.</p> <p>c) Maintain and improve the conservation status of selected non-designated nature conservation sites.</p>	<p>designated wildlife sites protected species and priority species / habitats within the Northamptonshire BAP?</p> <ul style="list-style-type: none"> • Opportunities for people to come into contact with robust wildlife places whilst encouraging respect for and raising awareness of the sensitivity of these sites? • Development which includes the integration of ecological conditions and contributes to improvement in ecological connectivity in rural and urban areas? 		<p>boundaries of the site. Sulby Gardens is adjacent to the southern boundary of the northern part of the site and Sulby Reservoir Local Wildlife Site is adjacent to the southern boundary of the southern part of the site. Just beyond that, but still within 1km, is Welford Reservoir Local Wildlife Site. There may be further designated biodiversity sites within close proximity of the site in Harborough District, but this is unknown. Therefore, development at this site has the potential to have a significant negative effect on biodiversity, although this is uncertain as the potential for effects will depend on the exact nature and design of the new development and it is recognised that opportunities may exist to enhance biodiversity through new development.</p> <p>It is possible that the development of a new settlement at this site would incorporate an element of green infrastructure provision, which may help to create new areas of BAP habitats and contribute to habitat connectivity. The proposals for the site include restoring the surrounding countryside/woodlands/lake of Sulby Estate; therefore the development of this site could also have a minor positive effect on this element of the objective and a mixed effect is likely overall.</p>
4. Crime and community safety			
<p>a) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> • Changes in crime levels and fear of crime through improvements to the environment, layouts of streets and public space, passive surveillance, lighting etc. • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments. 	0	<p>The effects of developing a new settlement at this site on safety, crime and fear of crime will depend on design proposals for the site and factors such as the inclusion of open spaces that are overlooked by buildings to improve safety and security and sufficient lighting. However, these issues will not be influenced by the location of development and will instead be determined through the detailed proposals for the site. Therefore, the effects of this site option on this objective are negligible.</p>
5. Education and training			
<p>a) Improve educational attainment and promote lifelong learning.</p> <p>b) Promote sustainable</p>	<ul style="list-style-type: none"> • Improvements in educational attainment, qualification levels and participation in education and training. • Adequate supporting educational infrastructure associated with new residential developments. 	-?	<p>The effects of new development on this objective will depend on the availability of school and college places to serve the growing population. It is not currently known whether the development of a new settlement at this site would involve the provision of new school places to serve the new housing. Effects on this objective will therefore depend largely on</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
modes of travel to access education.	<ul style="list-style-type: none"> • New education facilities well located in relation to walking, cycling and public transport routes. 		<p>the capacity of nearby schools and the potential for new school places to be provided, both of which are currently uncertain.</p> <p>There are no existing schools or colleges within reasonable walking distance (800m) of this site in Daventry District that could be used and potentially expanded if required, to accommodate increased demand from this new settlement. There may be schools or colleges within close proximity of the site in Harborough District, but this is unknown. Therefore, an overall potential minor negative effect on this SA objective is likely, although this is uncertain depending on the provision of new school places as part of the new settlement.</p>
6. Energy and climatic factors			
<ul style="list-style-type: none"> a) Continue to improve energy efficiency of dwellings. b) Continue to increase the provision of 'affordable warmth'. c) To decrease the dependency on oil for space heating. d) Increase the local renewable energy generating capacity. 	<ul style="list-style-type: none"> • An average increase in the SAP rating of dwellings? • A reduction of the average household fuel bill. • A decrease in oil consumption. • Major developments incorporating renewable energy measures into the design. • An increase in energy efficient measures and CHP in the design new developments. • An increase in the number of large scale renewable energy schemes. • A better consideration of climate change adaptation measures? 	0	<p>While all new development is likely to involve an increase in energy consumption over current consumption levels in West Northamptonshire, new development may offer good opportunities for incorporating renewable energy generation and it is assumed that new development will be built to high standards of energy efficiency. However, the effects of new development on efficient energy consumption will not be determined by the location of the development, instead it will be determined through the detailed proposals for each site. Therefore the effect of this development site option on this SA objective is negligible.</p>
7. Health and well being			
a) To improve health and reduce health inequalities.	<ul style="list-style-type: none"> • Healthier lifestyles? • Improved access to healthcare? • Improve the quality of homes? 	+?	<p>The effects of new development on this objective will depend on the proximity of the development site to healthcare services and facilities and areas of open space and green infrastructure that could encourage higher levels of active outdoor activity. An existing public footpath crosses the northern part of this site, and a bridleway crosses the southern part. However, there are no existing doctor's surgeries, hospitals or areas of amenity greenspace within reasonable walking distance (considered to be 800m) in Daventry District. There may be healthcare facilities within close proximity of the site in Harborough District, but this is currently unknown.</p> <p>It is not yet known whether the development of the site would involve the provision of new healthcare facilities to serve the new housing. It is also not currently known whether footpaths, cycle routes and open spaces will be incorporated into the new development.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
			Therefore, an overall minor positive effect on this objective may occur although this is uncertain depending on what health-related services and facilities may be incorporated into the new development site.
8. Labour market and economy			
a) To create high quality employment opportunities and develop a strong culture of enterprise and innovation.	<ul style="list-style-type: none"> An adequate supply of land, skills and infrastructure (such as ICT) to meet the requirements of growth sectors and fully exploit locational/ economic opportunities while not harming the environment. Minimise travel distances to work and commuting by modes other than the car. Ensuring access to employment by public transport, walking and cycling. An appropriate range of employment opportunities in rural areas. 	-/+?	<p>This site is currently partly occupied by employment generating uses, which it is presumed would be lost under new development although it is noted that there may be opportunities for employment generating uses within the new development subject to site Master Plan and Urban Design Framework Plan. Overall, it is expected that a net loss in employment land would occur, which would have a minor negative effect on this objective in relation to the creation of employment opportunities.</p> <p>However, the fact that employment development could potentially be integrated with residential development as part of the new settlement means that there is potential for a minor positive effect in relation to minimising travel distances and enabling easier access to employment opportunities. This is uncertain however, as it is not currently known how much employment land may be integrated with the new housing.</p> <p>Therefore, the likely overall effects of the development of this site are mixed and uncertain.</p>
9. Landscape and townscape			
a) Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced. b) Enhance the form and design of the built environment.	<ul style="list-style-type: none"> Provide the character areas and SLA's with the highest level of policy protection, make appropriate provision for their economic and social wellbeing and reflect Management Plan objectives? Encourage development which considers the existing character, form and pattern of the landscape, buildings and settlements? Encourage development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc.? Encourage development which incorporates sports infrastructure into the design e.g. public football pitches, mini pitches, swimming pools? 	?	<p>This site is outside of the area covered by the Daventry Green Infrastructure and Landscape Sensitivity Study; therefore it is not possible to assess how sensitive the landscape in that part of the District. Potential effects on this objective are therefore uncertain as the exact impacts on the landscape will depend largely on factors relating to the specific design and layout of the new development which are not currently known.</p> <p>Development of this site is not expected to result in settlement coalescence.</p>
10. Material assets			
a) To ensure that the housing stock meets the housing needs of the local people.	<ul style="list-style-type: none"> Sufficient affordable housing to meet identified needs, including the needs of the community and local economy. Achieve well-designed compact communities 	+/-?	It is assumed that the housing to be provided at this site within the proposed new settlement would involve a mix of types and tenures to meet local need and that new development would be built to high standards and would be in accordance with JCS policy H2: Affordable

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
	<p>which are developed at sufficient density to support viable local services and public transport provision and which achieve efficient use of land.</p> <ul style="list-style-type: none"> • Good access to facilities, particularly by public transport, walking and cycling. 		<p>Housing. This site is proposed for approximately 50 new homes, which is not considered likely to be enough to make the provision of a wide range of supporting infrastructure viable. In particular, access to services and facilities via public transport and walking and cycle routes may be limited due to the relatively rural nature of the site. Therefore, an overall mixed (minor positive and minor negative) effect on this objective is likely, although there is currently uncertainty attached.</p>
11. Population			
<p>a) To develop and maintain a balanced and sustainable population structure with good access to services and facilities.</p>	<ul style="list-style-type: none"> • Development which delivers an appropriate mix of housing including affordable housing and appropriate housing for older people in locations close to local services/facilities. • Appropriate community, social and transport infrastructure. 	-?	<p>The provision of new housing within this new settlement site option is addressed separately under SA objective 10 above and so is not considered again as part of this SA objective.</p> <p>It is not currently known whether this site would incorporate other uses as well as new housing within the proposed new settlement. Although the detailed proposals for this site include restoring the infrastructure of the Sulby Estate, it is not clear what this could involve. Therefore, the extent to which supporting infrastructure will be provided in the new development to support the growing population is currently unknown. It is also not known how many new homes may be provided and therefore whether the provision of a wide range of supporting infrastructure would be viable. Given the relatively isolated nature of the site, without provision being made as part of the new settlement, access to services may be relatively poor. Therefore, a potential but uncertain minor negative effect on this SA objective is identified.</p>
12. Social deprivation			
<p>a) To reduce spatial inequalities in social opportunities.</p>	<ul style="list-style-type: none"> • Improved provision of key services in deprived communities. • Reduced spatial inequalities in access to services including healthcare and education and local/community services. • Provision of local facilities which are accessible by walking and cycling and public transport. 	-?	<p>The provision of new services and facilities is addressed under SA objective 11 and so is not assessed again as part of this objective. Proximity to healthcare and educational facilities and local/community services are also already addressed under SA objectives 5, 7 and 11, so are not considered as part of this objective.</p> <p>This proposed new settlement site is entirely separate from any significantly sized existing settlements. Therefore, depending on the incorporation of walking and cycle routes into the new development site, and the potential for new services and facilities to be provided alongside the new housing as part of the new settlement, there may be a negative effect on providing sustainable access to services and facilities. The new development may end up fairly isolated, with residents having relatively poor levels of access to most services and facilities. However, this is currently uncertain without more detail about the detailed development proposals.</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
13. Soil, geology and land use			
a) Reduce land contamination, and safeguard soil and geological quality and quantity.	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Levels of development on brownfield sites that are above the national target of 60%? • Development that protects soil processes and functions? • Development that protects sites valued for their geological characteristics? 	-?/0	<p>It is not known if there are any potential ground contamination issues at this site; therefore an uncertain effect is identified in relation to this part of the SA objective.</p> <p>This site is classified as being Grade 3 agricultural land; therefore development of the site would have a minor negative effect on preserving soil quality. Most of the site is greenfield land, which would contribute further to this already potential negative effect.</p> <p>In relation to land instability, a negligible effect is likely as this site is classed as Category B land where slope instability problems are either not thought to occur or not likely to occur.</p> <p>This site does not include any Local Geological Sites.</p>
14. Waste			
a) To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste.	<ul style="list-style-type: none"> • Explicitly set out to reduce the amount of waste generated by development and land use change? • Explicitly encourage development to use re-cycled materials and make provision for recycling / composting in all new development? • Make positive provision for appropriate sites for waste management facilities including waste to energy generation, with landfill being the least favoured option? • Encourage the reduction in the production and movement of hazardous waste? 	0	<p>This site is mainly on greenfield land; therefore there are not likely to be the same opportunities that may exist on an entirely or mainly brownfield site to re-use existing building materials. Potential effects will be influenced by the design and use of the new settlement and the incorporation of sustainable waste management measures, rather than by the location of the development; therefore development here will have a negligible effect on this objective.</p>
15. Water			
a) Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters. b) Reduce risk of flooding. c) Improve efficiency of water use. d) Identify opportunities to implement strategic	<ul style="list-style-type: none"> • Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Water efficient design and reduction in water consumption (e.g. rainwater recycling/grey water reuse and BREEAM/EcoHomes Excellent Standard)? • Development which supports and corresponds with PPS 25 and the flood risk management policies of the EA? • Development likely to affect the ecological status of groundwater and surface water and the ability of receiving water to accept additional 	-	<p>Effects on water quality will depend on the capacity of existing sewage treatment works to accommodate additional demand from new development, something that cannot be determined at this stage on the basis of the location of individual development sites.</p> <p>It is recognised that new development in any location may offer good opportunities to incorporate SuDS; however development on sites that are within high risk flood zones could have negative effects. A tiny area in the west of the southern part of this site is within flood zones 2 and 3 although the majority of the site is outside of those flood zones. Therefore, a minor negative effect on flooding is likely.</p> <p>It is assumed that all new development will be built to high standards of</p>

SA Objective	Appraisal questions. Will the plan/option lead to...?	SA Score	Justification
<p>flood risk management options/measures to reflect the objectives in the River Nene and Great Ouse CFMPs.</p>	<p>flows?</p> <ul style="list-style-type: none"> • Development that results in increased spills from combined sewer outlets? • The incorporation of the flood risk management policies set out in the River Nene CFMP and the Great Ouse CFMP? • Safeguarding of flood storage areas identified in the Nene and Great Ouse CFMPs? • Development which incorporates SUDS (including their long-term maintenance), to ensure there is no increase in flood risk (and where possible lead to a reduction in flood risk)? 		<p>water efficiency and as such no effect is recorded in relation to safeguarding water resources.</p>

Summary of SA Conclusions for New Settlement Planning Matrices

Site Code	Reasons for ruling out or including this alternative site
SA51	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site would represent an isolated residential development in the open countryside and would not be physically related to Northampton or the nearby villages of Blisworth or Milton Malsor. • The location of the site limits the ability for residents to make best use of existing services and facilities in any of the towns in West Northamptonshire and nearby villages. • Growth would not be joined to the main urban area and would not therefore deliver a sustainable community that can be well linked by good social and integrated transport facilities and infrastructure. • The development of the site would not support the regeneration of Northampton. • The remote location of the site would not support the delivery of sustainable transport options. • The loss of the employment site is not consistent with the Joint Core Strategy which seeks to facilitate access to jobs and strengthen rural enterprise. • The site is too small to be considered as a strategic allocation within the Joint Core Strategy.
SA38	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site would represent an isolated residential development in the open countryside and would not be physically related to any existing urban areas or the nearby villages of Sibbertoft or Welford. • The location of the site limits the ability for residents to make best use of existing services and facilities in nearby towns and villages. • Growth would not be joined to any main urban area in West Northamptonshire or neighbouring authorities and would not therefore deliver a sustainable community that can be well linked by good social and integrated transport facilities and infrastructure. • The remote location of the site would not support the delivery of sustainable transport options. • The proposed development is too small to be considered as a strategic allocation in the Joint Core Strategy.