

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

Appendix 10

Summary of JPU Planning Matrices

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Table 1: Summary of JPU reasons for selecting or discounting SUE sites around Brackley

Brackley	
Site Code	Reasons for ruling out or including this alternative site
BJO 01	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is separated from the existing urban area and Brackley Town Centre, by the A422 and open land limiting the ability for potential residents to make best use of existing services and facilities in Brackley. • The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. • There are other sites which are sequentially preferable to the development of this site. • Potential negative environmental effects require further assessment and may affect development potential. • The site is not promoted by a single developer or agent and as such there is no evidence that it is available.
BJO 02	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site adjoins but it is separated by the A422 and A43 junction from the town centre and existing urban area, limiting the ability for potential residents to make best use of existing services and facilities in Brackley. • The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. • There are other sites which are sequentially preferable to the development of this site. • Potential negative environmental effects require further assessment and may affect development potential. • The site is not promoted by a single developer or agent and as such there is no evidence that it is available.
BJO 04	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Brackley helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • This site can deliver employment growth as part of a mixed use scheme to help diversify the local economy and reduce out-commuting thereby supporting Brackley's role as a rural service centre • Assessment indicates that identified environmental constraints are capable of mitigation. • The SHLAA concludes that the site is suitable, available and achievable. • Necessary infrastructure can be provided to enable the development of the site within the plan period. • The Stage Two Assessment has not identified any absolute or significant delivery constraints.
BJO 05	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Brackley helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure.

Brackley	
Site Code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • Could support existing and new communities through the provision of a range of community facilities. • Provides the potential to sustainable transport measures and on site facilities which would reduce the need to travel. • The development has the potential to support the regeneration of Brackley town centre. • Assessment indicates that identified environmental constraints are capable of mitigation and outweighed by other social and economic benefits. • The SHLAA concludes that the site is suitable, available and achievable. • The majority of the site has planning permission with the remainder having the benefit of a resolution to grant planning permission.
BJO 06	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is detached from the existing urban area and Brackley Town Centre, by the A43 limiting the ability for potential residents to make best use of existing services and facilities in Brackley. • The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. • There are other sites which would be sequentially preferable to the development of this site. • Potential negative environmental effects require further assessment and may affect development potential. The site would adversely affect an unregistered park and garden which form the setting of Evenley Hall, a Grade 2 listed building that is to the south of the site. The site and the Hall form an integral historic and cultural asset. • The mature parkland trees, hedgerows and meadowland provide the area with a distinctive visual character that would be adversely affected by development. • The site is not promoted by a single developer or agent and as such there is no evidence that it is available.
BJO 07	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is detached from the existing urban area and Brackley Town Centre by the A43 limiting the ability for potential residents to make best use of existing services and facilities in Brackley. • The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. • There are others sites which would be sequentially preferable the development of this site. • Potential negative environmental effects require further assessment and may affect development potential. • Development would affect the setting of Evenley village though encroachment between the two settlements. • The site is not promoted by a single developer or agent and as such there is no evidence that it is available.
SA10	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Brackley helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • The site can support existing and new communities through the provision of a range of community facilities. • The site provides the potential for sustainable transport measures and on site facilities which would reduce the need

Brackley	
Site Code	Reasons for ruling out or including this alternative site
	<p>to travel.</p> <ul style="list-style-type: none"> • The development has the potential to support the regeneration of Brackley town centre. • Assessment indicates that identified environmental constraints are capable of mitigation. • The SHLAA concludes that the site is suitable, available and achievable. • Necessary infrastructure can be provided to enable the development of the site within the plan period. • The Stage Two Assessment has not identified any absolute or significant delivery constraints.
SA 24	<p>The site is not included for the following reasons:</p> <ul style="list-style-type: none"> • The work undertaken in respect of the objective assessment of housing needs indicates that no further allocations are required to meet housing needs in Brackley. • The development of this site is not considered to be sequentially preferable to the development of the site BJO_05 (Brackley North SUE) for the following reasons: <ul style="list-style-type: none"> ○ The site is detached from the existing urban area and Brackley Town Centre, limiting the ability for potential residents to make best use of existing services and facilities in Brackley. ○ The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. ○ The development of this site is dependent on the development of land to the south (Brackley North SUE) in order to provide connectivity to the existing urban area.
SA 41	<p>The site is not included for the following reasons:</p> <ul style="list-style-type: none"> • The work undertaken in respect of the objective assessment of housing needs indicates that no further allocations are required to meet housing needs in Brackley. • The development of this site is not considered to be sequentially preferable to the development of the Brackley North SUE (Site BJO_05) and the Brackley East SUE (Site BJO_04). • The Stage Two Assessment has identified constraints which could affect the delivery of the site within the plan period in respect of the following issues: <ul style="list-style-type: none"> ○ Capacity of the sewerage network and the Wastewater Treatment Works. ○ The feasibility of providing a vehicular access onto the A422, which would be required to provide a continuous link through the site from Halse Road.
SNC 052	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is detached from the existing urban area and Brackley Town Centre, limiting the ability for potential residents to make best use of existing services and facilities in Brackley • The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. • The development of this site is dependent on the development of land to the east (Site SA41) in order to provide connectivity to the existing urban area.

Brackley	
Site Code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • Other sites are sequentially preferable to the development of site SNC052. • There is no clear evidence to indicate that the site is available or achievable within a 15 year period. • Potential negative environmental effects require further assessment and may affect development potential.
SNC 634	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is detached from the existing urban area and Brackley Town Centre, limiting the ability for potential residents to make best use of existing services and facilities in Brackley. • The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. • The development of this site is dependent on the development of land to the south (Brackley North SUE) in order to provide connectivity to the existing urban area. • Other sites are sequentially preferable the development of site SNC634. • There is no clear evidence to indicate that the site is available or achievable within a 15 year period.

Table 2: Summary of JPU reasons for selecting or discounting SUE sites around Daventry

Daventry	
Site Code	Reasons for ruling out or including this alternative site
DDC 068	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site would form ribbon-like development on the A45 and would not integrate with the existing urban area of Daventry. • The majority of the site is not currently promoted by an agent or developer. • Development in this location is unlikely to enhance or facilitate the regeneration of the town centre. • The sensitivity of the landscape and ground instability makes development of the site difficult.
DDC 148	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not adjacent to the built up area of Daventry. • The site would form ribbon like development on the A45 and would not integrate with the existing urban area of Daventry or promote social cohesion. • The site is not currently promoted by an agent or developer. • The site is remote from the town centre and is unlikely to enhance or facilitate the regeneration of Daventry town centre. • Development is dependent on the delivery of other sites. • The sensitivity of the landscape and ground instability makes development of the site difficult.
DJO 01	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by a single agent or developer. • A significant section of the site has unstable geology where development should be avoided. This may also affect the viability of the site. • The site is not directly contiguous with the existing urban area due to the position of the A45. The position of the site, and the significant barrier to connectivity of the A45, would encourage travel by car. • Development in this location is unlikely to enhance or facilitate the regeneration of the town centre. • The sensitivity of the landscape makes development of the site difficult.
DJO 02	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by a single agent or developer. • A significant section of the site has unstable geology where development should be avoided. This may also affect the viability of the site. • Disconnection from the existing urban area and the town centre due to the A45 would make it difficult to successfully integrate any residential development. The position of the site would make sustainable transport connectivity difficult and would therefore promote the use of travel by car. • Development in this location is unlikely to enhance or facilitate the regeneration of the town centre. • The sensitivity of the landscape makes development of the site difficult.

Daventry	
Site Code	Reasons for ruling out or including this alternative site
DJO 03	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by an agent or developer. • The sensitivity of the landscape makes development of the site difficult. • The location of heritage assets is a significant restriction on development of the site and also on the development of connections to Daventry. • Part of the site has unstable geology where development should be avoided and a significant section is highlighted as requiring further investigation. This may affect the viability of the site. • Development is dependent on the delivery of other sites to provide connectivity to the urban area. • Development would extend significantly into the open countryside to the east of Daventry and negatively impact the village of Norton.
DJO 04	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by an agent or developer. • The sensitivity of the landscape makes development of the site difficult. • A significant section of the site is located within the flood zone. • The canal is a significant barrier to urban cohesion. • Development is dependent on the continued delivery of another site to provide connectivity to the urban area and would not support the regeneration of the town centre. • Development would extend significantly into the open countryside north of Daventry and compromise the physical separation between Welton and Daventry.
DJO 05	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by an agent or developer. • The sensitivity of the landscape makes development of the site difficult. • In order to connect to the existing urban area of Daventry, development is dependent on the deliverability of another site. • Site would not promote regeneration of the town centre due to its remote location. • Development would extend significantly into the open countryside north of Daventry and compromise the physical separation between Welton and Daventry.
DJO 06	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by an agent or developer. • The sensitivity of the landscape makes development of the site difficult. • The site is remote from the town centre and is unlikely to enhance or facilitate the regeneration of Daventry town centre. • The site is bisected by the Grand Union Canal and its associated conservation area, which are significant barriers to development of the site as a whole.
DJO 07	<p>This site is ruled out for the following reasons:</p>

Daventry	
Site Code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • The site is not promoted by an agent or developer. • The sensitivity of the landscape makes development of the site difficult. • The site is remote from the town centre and is unlikely to enhance or facilitate the regeneration of Daventry town centre. • The site is poorly related to the existing urban area due to the position of the employment area immediately to the east. Successful social cohesion would not be possible.
DJO 08	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by an agent or developer. • The sensitivity of the landscape and site topography makes development of the site very difficult. • A significant section of the site has unstable geology where development should be avoided. This may also affect the viability of the site. • The site is remote from the town centre and is unlikely to enhance or facilitate the regeneration of Daventry town centre. • The site is poorly related to the existing urban area due to the position of the employment area immediately to the east. Successful social cohesion would not be possible. • Development would be visually prominent when viewed from the rural area to the west.
DJO 09	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by an agent or developer. • The sensitivity of the landscape, topography and land stability issues makes development of the site very difficult. This may also affect the viability of the site. • The site is poorly related to the existing urban area due to the position of the employment area. Successful social cohesion would not be possible. • The site is remote from the town centre and is unlikely to enhance or facilitate the regeneration of Daventry town centre. • The site is not directly connected to the existing road network. Potential for high off-site costs. • Development would be visually prominent when viewed from the rural area to the west.
DJO 10	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by an agent or developer. • The sensitivity of the landscape, topography and land stability issues makes development of the site very difficult. This may also affect the viability of the site. • The site is not directly contiguous with the existing urban area due to the position of the A45 and a local employment site. Successful social cohesion would not be possible. • Site is remote from the town centre and is unlikely to enhance or facilitate the regeneration of Daventry town centre. • Development would be visually prominent when viewed from the rural area to the west.
SA 08A to SA 08D	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • By focusing development close to the existing urban area and, in particular, close to Daventry town centre this site will invigorate the town centre, fostering regeneration and new development.

Daventry	
Site Code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • This site provides opportunities for effective public transport and sustainable networks of walking and cycling routes due to its proximity to the existing urban area and the town centre. • Development at this location provides an opportunity to improve connections to Long Buckby rail station. • Infrastructure improvements have been identified to deliver the site within the plan period. • The site provides a critical mass to support the infrastructure required as a result of growth across Daventry. • The combined site (SA08A to SA08D) at this location enables the effective masterplanning of the area north-east of Daventry town. • Identified environmental constraints are capable of mitigation and outweighed by other social and economic benefits. • The SHLAA concludes that the site is suitable, available and achievable.
SA 39	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not directly contiguous with the existing urban area. • Development of the site would create a new community north of Daventry town. This approach to strategic allocations is not compliant with the distribution strategy (Policy S1) of the emerging Joint Core Strategy. • The location of the canal and Conservation Area is an absolute constraint on integration with the existing urban area. • Due to its location, the site would not offer substantial benefits to the central area of Daventry. • On its own, it is too small to be an SUE. • Issues relating to the local geography will have a negative impact on viability. • The site would require significant infrastructure investment which would have a significantly negative impact on the viability of a site only proposing to deliver 500 homes. • The early provision of this site may affect the viability of larger sites.
SA 57	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • Part of the site has unstable geology where development should be avoided. This may also affect the viability of the site. • Disconnection from the existing urban area and the town centre due to the A45 would make it difficult to successfully integrate any residential development. The position of the site would make sustainable transport connectivity difficult and would therefore promote the use of travel by car. • Development in this location is unlikely to enhance or facilitate the regeneration of the town centre. • The sensitivity of the landscape and site topography makes development of the site very difficult. • Connections onto the road network at this location are likely to be resisted. • A principal sloping landform within the site will restrict development. • The site has areas of high landscape sensitivity. • Community cohesion would not be possible due to the location of the A45. • The early provision of this site may affect the viability of larger sites.
SA 59	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The sensitivity of the landscape and ground instability makes development of the site difficult. • Disconnection from the existing urban area and the town centre due to Borough Hill would make it difficult to successfully

Daventry

Site Code

Reasons for ruling out or including this alternative site

integrate any residential development.

- Development in this location is unlikely to enhance or facilitate the regeneration of the town centre.
- Development in this location is unlikely to promote the use of modes of sustainable transport.
- Potential negative environmental effects require further assessment and may affect development potential.
- The location of SAMs is a significant barrier to development.
- It is considered that development of this site would have a significant negative impact on the Borough Hill SAM with no mitigation possible to make the allocation acceptable.
- The significant change to the local landscape would impact on the existing rural character of the location.
- It is considered that community cohesion would not be possible.

Table 3: Summary of JPU reasons for selecting or discounting SUE sites around Northampton

Northampton	
Site code	Reasons for ruling out or including this alternative site
NJO 03	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The high sensitivity of the landscape makes development of the site difficult. • Development would adversely affect the landscape setting of Overstone Hall and associated listed buildings. • The site is not promoted by a landowner or developer and therefore its availability is uncertain. • The site does not have clear defensible boundaries to the north, east and west and is not easily integrated into the urban area to the south. • The site provides for recreational use. • Part of the site lies in the Borough of Wellingborough.
NJO 04	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The high sensitivity of the landscape makes development of the site difficult. • Development would adversely affect the landscape setting of Overstone Hall and associated listed buildings. • The site is not promoted by an agent or developer and as such the availability of the site is uncertain. • The site provides for recreational use. • The site does not have clear defensible boundaries to the north and east.
NJO 05	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The high sensitivity of the landscape makes development of the site difficult. • Development would adversely affect the landscape setting of Overstone Hall and associated listed buildings. • Development is dependent on the delivery of other sites. • Development would extend built development to the north east of Northampton and adversely affect the rural setting of Overstone village. • The site does not have clear defensible boundaries and is not easily integrated. • The site is not promoted by an agent or developer and as such the availability of the site is uncertain.
NJO 06	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • Could deliver employment growth as part of a mixed use scheme. • Could support existing communities through the provision of a range of facilities including education facilities and a local centre. • Assessment indicates that identified environmental constraints are capable of mitigation and outweighed by other social and economic benefits. • The SHLAA concludes that the site is suitable, available and achievable.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> No infrastructure issues or restrictions have been identified which could not be mitigated. Outline planning application has been submitted for the whole site and approved, subject to Section 106 agreement, and also an outline for Phase 1.
NJO 07	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is not promoted by an agent or developer. The landscape is of high sensitivity. A significant proportion of the eastern part of the site adjoining the urban area is within flood zone 2 and 3. There are significant barriers to connectivity with Northampton.
NJO 09	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. Could deliver employment growth as part of a mixed use scheme. Could support existing communities through the provision of a range of facilities including education and health. Assessment indicates that environmental constraints identified in the SA are capable of mitigation and outweighed by other social and economic benefits. The SHLAA concludes that the site is suitable, available and achievable. No infrastructure issues or restrictions have been identified. It is not considered that the site will have a negative visual impact. The location provides excellent opportunities to connect into the existing residential area. The site is not located near to any villages. There are no constraints to delivery which cannot be mitigated.
NJO 10A	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> The extent to which delivery is achievable during a 15 year period is questionable having regard to the amount of development which is expected to occur on adjoining sites. The site is not considered to be deliverable as a sustainable extension to Northampton within the plan period. The development of the site could lead to the coalescence of Northampton and the village of Harpole. Built development is not acceptable in this location without significant negative impacts on the rural character of Harpole. Allocation of the site together with adjoining land provides an opportunity to deliver green infrastructure between the site of Norwood Farm/ Upton Lodge (SHLAA NBC 175) and the village of Harpole. Creating a managed open space on this site would provide long term protection for the village and a defensible boundary for development to the east.
NJO 10B	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> Part of the site could be delivered alongside adjoining sites. The development of the entire site could compromise the physical separation between Northampton and the village of

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<p>Harpole. Development would only be acceptable on the northern part of the site.</p> <ul style="list-style-type: none"> • Development of part of the site could provide successful connections to the urban area via adjoining sites. • The SHLAA indicates that the site is potentially suitable and available. • Assessments have not identified any significant environmental constraints which could not be mitigated, particularly when balanced against other social and environmental benefits. • The site could be considered as a partial potential addition to existing committed / allocated sites should this be required to meet objectively assessed housing needs. • Development on the southern of the site would have a negative impact on Harpole. It is considered that the northern edge of the site would have a limited impact on the village. • Part of the site would be suitable for the provision of green infrastructure to maintain the visual and physical separation between Harpole and the urban area of Northampton.
NJO 10C	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • Part of the site could be delivered alongside adjoining sites. • The development of the entire site could compromise the physical separation between Northampton and the village of Harpole. Development would only be acceptable on the north-eastern part of the site. • Development of part of the site could provide successful connections to the urban area via adjoining sites. • The SHLAA indicates that the site is potentially suitable and available. • Assessments have not identified any significant environmental constraints which could not be mitigated, particularly when balanced against other social and environmental benefits. • The site could be considered as a partial potential addition to existing committed / allocated sites should this be required to meet objectively assessed housing needs. • Development south of the site would have a negative impact on Harpole. It is considered that development on the north-eastern edge of the site would have a limited impact on the village, but would require the provision of an appropriate landscape buffer to mitigate visual impact.
NJO 10D	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • Part of the site could be delivered alongside adjoining sites. • The development of the site is dependent on the delivery of other sites in order to provide connectivity to the urban area. Development would be favoured towards the south only. • The site is potentially suitable and available. • Assessments have not identified any significant environmental constraints which could not be mitigated, particularly when balanced against other social and environmental benefits. • The site could be considered as a potential addition to existing committed / allocated sites should this be required to meet objectively assessed housing needs, but further assessment would be required in terms of achievability and the landscape impact. • It is considered that development of part of the site would have a limited visual impact on Harlestone. Negative impacts could be mitigated through the containment of development to the southern end of the site.

Northampton

Site code	Reasons for ruling out or including this alternative site
NJO 10E	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The developable area of the site is likely to be limited due to the presence of road infrastructure / active quarry, woodland, existing commercial uses and a small area of flood risk, however, part of the site could be delivered alongside adjoining sites. • The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • The site could deliver employment growth as part of a mixed use scheme. • The site could support existing communities through the provision of a range of facilities including education and health. • Development of the site could generate successful social cohesion to the east. • The development of the entire site could compromise the physical separation between Northampton and the village of Harlestone. Development would be favoured towards the south-east only. • Development of part of the site could provide successful connections to the urban area via existing and adjoining sites. • The SHLAA indicates that the site is potentially suitable and available. • Assessments have not identified any significant environmental constraints which could not be mitigated, particularly when balanced against other social and environmental benefits. • The site could be considered as a partial potential addition to existing committed / allocated sites should this be required to meet objectively assessed housing needs.
NJO 11	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • Could deliver employment growth as part of a mixed use scheme. • Could support existing communities through the provision of a range of facilities including education and health. • Assessment indicates that environmental constraints identified in the SA are capable of mitigation and outweighed by other social and economic benefits. • The SHLAA concludes that the site is suitable, available and achievable. • Development would not have an impact on views from Harpole to the south or Harlestone to the north. • Connections into the existing residential area would be possible. • Infrastructure requirements have been identified for the site and there are no known restrictions to development. • The site has willing landowners and is being promoted. There are no known barriers to this site coming forward within the plan period.
NJO 13	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site would represent an extension to Kislingbury village and is detached from the existing urban area. • Growth would not be joined to the main urban area which would limit the ability to create a sustainable community.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • The availability of much of the site is uncertain. • The sensitivity of the landscape makes development of the site difficult. • A significant part of the site is within flood zones 2 & 3.
NJO 14	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is located beyond the strong physical barrier of the M1, which would conflict with the objective to provide good linkages between existing and new communities. • The remoteness of the site from the existing urban area and town centre and its proximity to the M1 would reduce the effectiveness of sustainable travel modes and is unlikely to reduce the need to travel. • The availability of the site is uncertain. • The sensitivity of the landscape makes development of the site difficult. • A significant part of the site in within flood zones 2 and 3.
NJO 15	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is located beyond the strong physical barrier of the M1, which would conflict with the desire to provide good linkages between existing and new communities. • The remoteness of the site from the existing urban area and town centre and its proximity to the M1 would reduce the effectiveness of sustainable travel modes and is unlikely to reduce the need to travel. • The site is detached from the existing urban area and would represent a substantial extension of Rothersthorpe, which would adversely affect the setting and rural character of the village. • The availability of the majority of the site is uncertain. • The sensitivity of the landscape makes development of the site difficult.
NJO 16	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is located beyond the strong physical barrier of the M1, which would conflict with the desire to provide good linkages between existing and new communities. • The remoteness of the site from the existing urban area and town centre and its proximity to the M1 would reduce the effectiveness of sustainable travel modes and is unlikely to reduce the need to travel. • The potential allocation would be highly dependent on the successful delivery of land to the north (SHLAA SNC012). • The site is detached from the existing urban area and would represent a substantial extension of Milton Malsor, which would adversely affect the setting and rural character of the village. • The availability of the site is uncertain. • The sensitivity of the landscape makes development of the site difficult.
NJO 17	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • Evidence indicates that the provision of vehicular access to Towcester Road would not be feasible during the plan period having regard to cost and land ownership issues. There is therefore no guarantee that the development proposed in the Residents' Alternative would be deliverable in the plan period.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> The failure to provide an access onto Rowtree Road would reduce the connectivity between the site and the adjoining neighbourhoods.
NJO 18	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. Could deliver some employment growth through the provision of a local centre. Could support existing communities through the provision of a range of facilities including education. The SA has identified potential significant negative effects in respect of air quality and noise and biodiversity, flora and fauna. It is considered that these effects can be mitigated through technical assessment and sensitive design. The SHLAA concludes that the site is suitable, available and achievable. Necessary infrastructure can be provided to enable the development of the site within the plan period. The Stage Two Assessment has not identified any absolute or significant delivery constraints.
NJO 19	<p>This site is ruled out for housing the following reasons:</p> <ul style="list-style-type: none"> The site is located beyond the strong physical barrier of the M1, which would conflict with the desire to provide good linkages between existing and new communities. The remoteness of the site from the existing urban area and town centre and its proximity to the M1 would reduce the effectiveness of sustainable travel modes and is unlikely to reduce the need to travel. The site is detached from the existing urban area and would represent a substantial extension of Milton Malsor, which would adversely affect the setting and rural character of the village. The allocated minerals site is a significant constraint to development in the plan period. The availability of the site is uncertain.
NJO 20 and 21A	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is located beyond the strong physical barrier of the M1, which would conflict with the desire to provide good linkages between existing and new communities. The remoteness of the site from the existing urban area and town centre and its proximity to the M1 would reduce the effectiveness of sustainable travel modes and is unlikely to reduce the need to travel. The site is not promoted by an agent or developer and as such its availability is uncertain. Development would have a negative impact on a registered Park and Garden. The sensitivity of the landscape makes development of the site difficult. Development would breach the M1 defensible boundary leading to isolated development south of the motorway.
NJO 22 and 21B	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is not promoted by an agent or developer and as such its availability is uncertain. Part of the site is used as a Country park.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • The sensitivity of the landscape makes development of the site difficult. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • Development would infill land to the south east of Northampton and negatively affect the rural setting of the village of Quinton and its physical separation from Northampton. • The proximity of the site to the M1 and the relative remoteness from the town centre means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 23	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not promoted by an agent or developer and its availability is uncertain. • The landscape is of medium/high sensitivity and development would be visually prominent as it occupies a significant ridge. • Development is dependent on the delivery of other sites to provide effective connection to existing neighbourhoods. • The topography of the site which includes significant slopes and potential ground instability issues is a significant constraint on development. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds.
NJO 24 and SA 20	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The landscape is of high sensitivity and development would be visually prominent as it occupies a significant ridge. • Development would infill land to the south-east of Northampton with potential negative impacts on the village of Great Houghton given the risk of coalescence. • The topography of the site which includes significant slopes and potential ground instability issues is a significant constraint on development. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The availability of the northern part of the site is uncertain.
NJO 30	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is separated from the main urban area of Northampton and would be reliant on the delivery of adjoining sites to provide full connectivity. • Development of the adjoining sites would be sequentially preferable but is not possible due to constraints relating to flood risk and the Upper Nene Valley Gravel Pits SPA/RAMSAR site. • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be largely unrelated to the urban area. • Development would adversely affect the setting and distinctive character of the village of Cogenhoe. • Development could affect the integrity of the SPA/ Ramsar site. • A significant part of the site is affected by flood risk.

Northampton	
Site code	Reasons for ruling out or including this alternative site
NJO 32	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton as a isolated development unrelated to the urban area and negatively affect the rural setting of the village of Quinton and its physical separation from Northampton. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The detached and remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 33	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining sites SA62 and NJO_22. • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. • Development could negatively affect the rural setting of the village of Quinton and reduce its physical separation from Northampton. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The detached and remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 34	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining site SA62. • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. • Development could negatively affect the rural setting of the village of Preston Deanery and reduce its physical separation from Northampton. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> The detached and remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel. Approximately one third of the site is subject to flood risk.
NJO 35	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. Development of the site is not considered sequentially preferable to other sites including the adjoining site SA62. The availability of the site and its delivery in the plan period is uncertain. Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. Development could negatively affect the rural setting of the village of Preston Deanery and reduce its physical separation from Northampton. Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. The detached and relatively remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 36	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. Development of the site is not considered sequentially preferable to other sites including the adjoining sites SA62 and NJO_35. The availability of the site and its delivery in the plan period is uncertain. Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. Development could negatively affect the rural setting of the village of Preston Deanery and reduce its physical separation from Northampton. Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. The detached and remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 37	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. Development of the site is not considered sequentially preferable to other sites including the adjoining site SA53. The availability of the site and its delivery in the plan period is uncertain.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The detached and relatively remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 38	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining site NJO_37. • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The detached and relatively remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 39	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining site NJO_37. • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The sensitivity of the landscape makes development of the site difficult. • The detached and relatively remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 40	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining sites NJO_39 and NJO_24. • The availability of the site and its delivery in the plan period is uncertain.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The detached and relatively remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 41	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining site NJO_24. • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The sensitivity of the landscape would make development of the site difficult. • The detached and relatively remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel.
NJO 42	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is not joined to the urban area of Northampton and would be reliant on the delivery of adjoining sites to provide connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining site NJO_24. • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be unrelated to the urban area. • Development would adversely affect the setting and distinctive character of the village of Great Houghton • Development could affect the integrity of the SPA/ Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The sensitivity of the landscape would make development of the site difficult. • The detached and relatively remote location of the site means that development in this location is less likely to support the regeneration of the town centre or reduce the need to travel
NJO 43	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is separated from the main urban area of Northampton and would be reliant on the delivery of adjoining sites to provide full connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining site (SHLAA NBC 579

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<p>and 788).</p> <ul style="list-style-type: none"> • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be largely unrelated to the urban area. • Development would adversely affect the setting and distinctive character of the villages of Great and Little Houghton • Development could affect the integrity of the SPA/Ramsar site due to the loss of fields which are identified as being important for feeding birds. Residential development could increase disturbance and have a likely significant effect on the designated site. • The sensitivity of the landscape would make development of the site difficult.
NJO 12 and SA 04	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • Could deliver employment growth as part of a mixed use scheme. • Could support existing communities through the provision of a range of facilities including education and health. • Assessments have identified that potentially significant negative effects can be mitigated through appropriate technical assessment and sensitive design. • The SHLAA concludes that the site is suitable, available and achievable. • Necessary infrastructure can be provided to enable the development of the site within the plan period. • The Stage Two Assessment has not identified any absolute or significant delivery constraints.
SA 31	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is too small to be considered as a strategic allocation in the JCS. • Residential development on the site is likely to have a significant effect on the adjacent SPA/Ramsar site. • Development would infill land to the north west of Northampton and negatively impact on the village of Great Houghton. • The relative isolation of this site from existing residential areas would require the delivery of social infrastructure which might not ordinarily be required of a site of this size. • The adjacent employment area would have a negative impact on the visual sensitivity of new development at this location. • Residential development to the west of this site would be detached from existing residential communities. • Is it considered that barrier of the A428 would prevent successful social cohesion.
SA 44 and SA 52	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • Development would impact on the setting of Boughton village, increasing coalescence with Northampton and on areas of high –medium landscape sensitivity. • The sensitivity of the landscape makes development of the site difficult. • Parts of the site particularly those areas adjoining the urban area to the south may be suitable for development, but would be too small to allocate as a strategic site in the JCS.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> • In isolation this site would be severely constrained by highways issues. • Development of this site would have a significant negative impact on the rural character of the village of Boughton, Moulton Lane, Boughton Green Road and the land beyond to the north. • The SHLAA indicates that the required highway improvements required to bring this site forward have not been tested, and considers that they may not be deliverable within the submitted plan period (to 2026). • It may be possible to bring forward a small part of this site in isolation, but this would not constitute strategic development. There are significant environmental constraints which need to be overcome or mitigated if full development of the site was sought.
SA 03	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • Could deliver employment growth as part of a mixed use scheme. • Could support existing communities through the provision of a range of facilities including education and health. • Assessment shows potential significant negative effects can be mitigated through appropriate technical assessment and sensitive design. • The SHLAA concludes that the site is suitable, available and achievable. • Necessary infrastructure can be provided to enable the development of the site within the plan period. • The Stage Two Assessment has not identified any absolute or significant delivery constraints.
SA 12 and SA 62	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The County Highway Authority has indicated that it is not practically possible to improve the Wootton Fields Interchange on the A45 to a significant enough degree or extent to accommodate the traffic generated by an additional Strategic Urban Extension at land to the east of Wootton. • The impact of the proposed development on the highway network would not be acceptable to the County Highway Authority, which in the absence of any practicable mitigation measures represents an absolute constraint on delivery of the site during the plan period.
SA 45	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • Delivery of the site is dependent on access via adjoining land and the provision of appropriate highway mitigation measures may not be feasible. • The County Highway Authority have advised that an SUE allocation limited to 1000 dwellings is consistent with the practical capacity of the local highway network in this location. The submission from the prospective developers of site SA45 does not specifically propose any increase in the dwelling capacity of the proposed Northampton South SUE, but unless densities are artificially constrained it is likely that the allocation of the additional land which is sought would lead to an increase in the number of dwellings that would be delivered by the Northampton South SUE. This would lead to additional stress on the local road network and at the Wootton Fields Interchange on the A45.

Northampton	
Site code	Reasons for ruling out or including this alternative site
SA 53	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • If developed in combination with site SA03 the site could deliver the benefits listed in the Site Appraisal for site SA03. • The SA has identified potential significant negative effects in respect of archaeology and cultural heritage, biodiversity, flora and fauna and landscape and townscape. However, it is considered that these effects can be mitigated through appropriate technical assessment and sensitive design. • The SHLAA concludes that the site is suitable, available and achievable. • Necessary infrastructure can be provided to enable the development of the site within the plan period. • The Stage Two Assessment has not identified any absolute or significant delivery constraints.
SA 60	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is a substantial extension to an existing village, and its size and scale is inappropriate compared with the needs of and size of the existing village. • The site does not adjoin the urban area. Development would extend growth into the open countryside and be of a scale and form which is poorly related to the urban area and which would substantially impact on the village of Moulton. • The sensitivity of the landscape impacts makes development of the site difficult. • The impacts of such a substantial development on the setting and character of Moulton and its significant heritage assets are uncertain. • Costs for delivery of the College Relief Road are unknown and could impact site viability. • Development immediately adjacent to the village would have a negative impact on the rural character. • Development north of the site would be visible from the village and provide no connectivity with the existing urban area. • It is considered that, without the delivery of adjacent land, options for development of this site are constrained. • It is unlikely that this site would be able to contribute within the plan period.
SA 61	<p>This site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site is a substantial extension to an existing village, and its size and scale is inappropriate compared with the needs of and size of the existing village. • The site does not adjoin the urban area. Development would extend growth into the open countryside and be of a scale and form which is poorly related to the urban area and which would substantially impact on the villages of Moulton and Overstone. • The sensitivity of the landscape impacts makes development of the site difficult. • Costs for delivery of the College Relief Road are unknown and could impact site viability. • The impacts of such a substantial development on the setting and character of Moulton and its significant heritage assets are uncertain. • Land to the west (also known as Moulton Heights, SA60) slopes from north to south, towards the village of Moulton. It is considered that development immediately adjacent to the village would have a negative impact on the rural character. Development north of the site would be visible from the village and provide no connectivity with the existing urban area. It is considered that, without the delivery of adjacent land, options for development of this site are constrained.

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> This site in isolation is not adjacent to Northampton, and is not therefore sequentially preferred. It is, however, adjacent to Site SA63, and it would be feasible to include a part of this site with Site SA63.
SA 63	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. Could support existing communities through the provision of a range of facilities including education and health. Existing assessments (which form part of the JCS evidence base) indicate that environmental constraints identified in the SA are capable of mitigation and outweighed by other social and economic benefits. The SHLAA indicates that the site is suitable, available and achievable. In combination with improvements to the A43, the network to the north-east of the town is capable of sustaining further growth. Infrastructure requirements have been identified for the site and there are no known restrictions to development. The site is located on land which is relatively flat which ensures that, whilst located immediately east of the village of Moulton, development at this location would have a limited visual impact. There are excellent opportunities for successful cohesion with the existing urban area. There are no known constraints to development which cannot be mitigated.
DDC 062, 071, 111 and 793	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site would have a significant impact on the setting of Moulton village and could lead to its coalescence with Northampton and with the village of Boughton. Growth would be joined to the main urban area, but mainly to an employment area which would limit the ability to create a sustainable community and increase pressure on the facilities of Moulton village. The availability of much of the site is uncertain. The sensitivity of the landscape makes development of the site difficult. The presence of the scheduled monument is likely to constrain development on part of the site. Parts of the site particularly those areas adjoining the urban area to the south may be suitable for development, but would be too small to allocate as a strategic site in the Joint Core Strategy.
DDC 070, 143 and 794	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> Significant parts of the site are not promoted by an agent or developer and may not be available. The sensitivity of the landscape and the presence of a Local Nature Reserve on-site represent a significant constraint to the development of the northern part of the site. Development of the whole site would infill land to the north of Northampton increasing coalescence and may negatively impact on the village of Moulton. Parts of the site, particularly those areas adjoining the urban area to the south may be suitable for development, but would be too small to allocate as a strategic site in the Joint Core Strategy.

Northampton	
Site code	Reasons for ruling out or including this alternative site
NBC 175	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Northampton helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • Further development could be accommodated within the existing site to help meet the objectively assessed housing need for the Northampton Related Development Area. • Additional development capacity would be facilitated through the provision of a Country Park to the west of Sandy Lane which would still retain the physical separation between the urban area and the village of Harpole. • Could support existing communities through the provision of a range of facilities including education and health. • The SA has identified significant potential negative effects in respect of biodiversity, flora and fauna, and archaeology and cultural heritage. It is considered that these impacts can be mitigated through technical assessment and sensitive design. • Infrastructure, including highway capacity improvements, can be provided to enable delivery of the site within the plan period. • The location provides excellent opportunities to connect into the existing residential area. • The Stage Two Assessment has not identified any absolute or significant delivery constraints.
NBC 209, 804 and 805	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • Due to the presence of physical barriers, environmental constraints and existing and planned land-uses, the site is unlikely to have sufficient capacity to deliver a Sustainable Urban Extension.
NBC 579 and 788	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is separated from the main urban area of Northampton and would be reliant on the delivery of adjoining sites to provide full connectivity. • Development of the site is not considered sequentially preferable to other sites including the adjoining site SA31 • The availability of the site and its delivery in the plan period is uncertain. • Development would infill land to the south east of Northampton which without the development of adjoining sites would be largely unrelated to the urban area. • Development would adversely affect the setting and distinctive character of the villages of Great and Little Houghton • The site is likely to have a likely significant effect on the adjacent SPA/Ramsar due to increased disturbance from residential development. • Furthermore development could affect the integrity of the SPA/Ramsar site due to the loss of fields which are identified as being important for feeding birds. • The sensitivity of the landscape would make development of the site difficult. • The SHLAA concludes that the site is not suitable, available and achievable.
SNC 012	<p>This site is ruled out for housing the following reasons:</p> <ul style="list-style-type: none"> • The site is located beyond the strong physical barrier of the M1, which would conflict with the desire to provide good linkages between existing and new communities. • The remoteness of the site from the existing urban area and town centre and its proximity to the M1 would reduce the

Northampton	
Site code	Reasons for ruling out or including this alternative site
	<p>effectiveness of sustainable travel modes and is unlikely to reduce the need to travel.</p> <ul style="list-style-type: none"> • The site is detached from the existing urban area and would represent a substantial extension into the open countryside between Milton Malsor and Rothersthorpe. The development would adversely affect the character of these rural settlements and could lead to their coalescence. • The cost and deliverability of highways infrastructure is likely to be a significant constraint during the plan period.
SNC 079	<p>This site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is located beyond the strong physical barrier of the M1, which would conflict with the desire to provide good linkages between existing and new communities. • The remoteness of the site from the existing urban area and town centre and its proximity to the M1 would reduce the effectiveness of sustainable travel modes and is unlikely to reduce the need to travel. • The site is detached from the existing urban area and would represent a substantial extension of Milton Malsor, which would adversely affect the setting and rural character of the village. • The site would require the delivery of major infrastructure, such as one or more new rail stations. The delivery of this infrastructure is uncertain. • The availability of the site for residential development is uncertain.

Table 4: Summary of JPU reasons for selecting or discounting SUE sites around Towcester

Towcester	
Site Code	Reasons for ruling out or including this alternative site
SA 58	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The work undertaken in respect of the objective assessment of housing needs indicates that no further allocations are required to meet housing needs in Towcester. • The development of this site is not considered to be sequentially preferable to the development of land to the north including Site TJO_09 (Towcester South) for the following reasons: <ul style="list-style-type: none"> ○ The site is a significant distance from Towcester Town Centre, limiting the ability for potential residents to make best use of existing services and facilities in Towcester. ○ The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. ○ The development of this site is dependent on the development of land to the north in order to provide connectivity to the existing urban area and the proposed relief road. • The Stage Two Assessment has identified constraints which could affect the delivery of the site within the plan period in respect of the following issues: <ul style="list-style-type: none"> ○ Water quality ○ The capacity of the Strategic Road Network • Sequentially this site should not be developed until it can integrate into the proposed Site TJO_09 which would require that site to have made significant development progress. Site TJO_09 is unlikely to be completed until 2031 and as such this site is unlikely to be developed 2026 or 2029.
SNC 045	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site would represent an extension to Silverstone village and would not be physically related to Towcester. • The location of the site limits the ability for residents to make best use of existing services and facilities in Towcester. • 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 Towcester. • The remote location of the site would not support the delivery of sustainable transport options.
SNC 576	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is a significant distance from Towcester Town Centre, limiting the ability for potential residents to make best use of existing services and facilities in Towcester. • The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. • The development of this site is dependent on the development of land to the north in order to provide connectivity to the existing urban area and the proposed relief road. • Due to its connectivity with the existing urban area and the ability to deliver a relief road, the development of the land to the

Towcester	
Site Code	Reasons for ruling out or including this alternative site
	<p>north of SNC576 is considered to be sequentially preferable.</p> <ul style="list-style-type: none"> • The development of site SNC576 should only be considered as an additional option rather than an alternative option should further land be required to meet objectively assessed housing needs. • SHLAA evidence indicates that the site is not available or achievable within a 15 year period.
SNC 591	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site is a significant distance from Towcester Town Centre, limiting the ability for potential residents to make best use of existing services and facilities in Towcester. • The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. • The development of this site is dependent on the development of land to the north in order to provide connectivity to the existing urban area and the proposed relief road. • Due to its connectivity with the existing urban area and the ability to deliver a relief road, the development of the land to the north of SNC591 is considered to be sequentially preferable. • The development of site SNC591 should only be considered as an additional rather than an alternative option should further land be required to meet objectively assessed housing needs. • Potential significant negative effects on landscape character would require further assessment. • SHLAA evidence indicates that the site is not available or achievable within a 15 year period.
TJO 01	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on Towcester helping to foster a successful economy and expanding diverse and sustainable communities. However, the site is unlikely to deliver growth that would provide for a sustainable community because of the barrier effect of the A43. • The impact of new development could exacerbate traffic and air quality issues in the AQMA in Towcester town centre and increase traffic on the A43. • The site would provide an isolated extension to the urban structure of Towcester separated by the A43 with poorly defensible boundaries on three sides. Development would affect the setting and physical separation of Towcester with Tiffield village and there are possible negative impacts on landscape sensitivity. • The site is not promoted by a single developer or agent and as such there is no evidence that it is available or achievable.
TJO 02	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Towcester helping to foster a successful economy and expanding diverse and sustainable communities. However, the site is unlikely to deliver growth that would provide for a sustainable community that is well linked by good social and integrated transport because of the barrier effect of the A43. • The impact of new development could exacerbate traffic and air quality issues in the AQMA in the town centre and increase traffic on the A43. • The site would provide an isolated extension to the urban structure of Towcester separated by the A43 with poorly defensible boundaries on two sides. Development would affect the setting and physical separation of Towcester with Caldecote village

Towcester	
Site Code	Reasons for ruling out or including this alternative site
	<p>and there are possible negative impacts on landscape sensitivity.</p> <ul style="list-style-type: none"> The site is not promoted by a single developer or agent and as such there is no evidence that it is available.
TJO 03	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site would focus growth on and joined to the urban area of Towcester helping to foster a successful economy and expanding diverse and sustainable communities. However, the site is unlikely to deliver growth that would provide for a sustainable community that is well linked by good social and integrated transport because of the barrier effect of the A43. The impact of new development could exacerbate traffic and air quality issues in the AQMA in the town centre and increase traffic on the A43. The site would provide an isolated extension to the urban structure of Towcester separated by the A43 with poorly defined boundaries to the north. Development would affect the setting and physical separation of Towcester with Greens Norton village and there are possible negative impacts on landscape sensitivity. The site is not promoted by a developer or agent and as such there is no evidence that the site is available.
TJO 04	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site would focus growth on and joined to the urban area of Towcester helping to foster a successful economy and expanding diverse and sustainable communities. However, the site is unlikely to deliver growth that would provide for a sustainable community that is well linked by good social and integrated transport because of the barrier effect of the A43 combined with the land area of the site affected by flood risk. The impact of new development could exacerbate traffic and air quality issues in the AQMA in the town centre and increase traffic on the A43. The site would provide an isolated extension to the urban structure of Towcester separated by the A43 with poorly defensible boundaries on two sides. Development of the site would compromise the physical separation of Towcester with Green Norton and adversely affect the rural setting of the village. The site is not promoted by a developer or agent and as such there is no evidence that it is available.
TJO 05	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site would focus growth on and joined to the urban area of Towcester helping to foster a successful economy and expanding diverse and sustainable communities. However, the site is unlikely to deliver growth that would provide for a sustainable community that is well linked by good social and integrated transport because of the barrier effect of the A43. The impact of new development could exacerbate traffic and air quality issues in the AQMA in the town centre and increase traffic on the A43. The site would provide an isolated extension to the urban structure of Towcester separated by the A43 with poorly defensible boundaries on two sides. The site is not promoted by a developer or agent and as such there is no evidence that it is available.
TJO 06	<p>The site is ruled out for the following reasons:</p>

Towcester	
Site Code	Reasons for ruling out or including this alternative site
	<ul style="list-style-type: none"> The site would focus growth on and joined to the urban area of Towcester helping to foster a successful economy and expanding diverse and sustainable communities. However, the site is unlikely to deliver growth that would provide for a sustainable community that is well linked by good social and integrated transport because of the barrier effect of the A43. The impact of new development could exacerbate traffic and air quality issues in the AQMA in the town centre and increase traffic on the A43. The site would provide an isolated extension to the urban structure of Towcester separated by the A43 with poorly defensible boundaries on two sides. The site is not promoted by a developer or agent and as such there is no evidence that it is available.
TJO 07	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is detached from the existing urban area and Towcester Town Centre, limiting the ability for potential residents to make best use of existing services and facilities in Towcester. The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. The development of this site is dependent on the development of land to the north in order to provide connectivity to the existing urban area and the proposed relief road. Due to its connectivity with the existing urban area and the ability to deliver a relief road, the development of site TJO_09 is considered to be sequentially preferable. The development of site TJO-07 should only be considered as an additional option rather than an alternative option should further land be required to meet objectively assessed housing needs. Flood risk is a constraint to development on at least one-quarter of the site There is no evidence to indicate that the site is available or achievable within a 15 year period.
TJO 08	<p>The site is ruled out for the following reasons:</p> <ul style="list-style-type: none"> The site is detached from the existing urban area and Towcester Town Centre, limiting the ability for potential residents to make best use of existing services and facilities in Towcester. The site offers limited connectivity to the existing urban area which would reduce the opportunity to promote effective sustainable transport. The development of this site is dependent on the development of land to the south in order to provide the proposed relief road. Due to its connectivity with the existing urban area and the ability to deliver a relief road, the development of site TJO-09 is considered to be sequentially preferable. The development of site TJO-08 in isolation would add congestion to the A5 and exacerbate the air quality problems in the AQMA. This would not support the regeneration of the town centre. Development would appear as an isolated incursion into open countryside poorly related to the existing urban area. There is a potential significant negative effect on cultural heritage having regard to the proximity of the site to Easton Neston registered park and garden and other designated assets. There is a potential significant negative effect on landscape character. There is no evidence to indicate that the site is available or achievable within a 15 year period.

Towcester	
Site Code	Reasons for ruling out or including this alternative site
TJO 09A to TJO 09C	<p>The site is included for the following reasons:</p> <ul style="list-style-type: none"> • The site would focus growth on and joined to the urban area of Towcester helping to foster a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. • Could deliver employment growth as part of a mixed use scheme. • Could support existing communities through the provision of a range of facilities including education and health. • The delivery of the relief road will reduce congestion and improve air quality, particularly in Towcester town centre. • The relief road will also support the regeneration of the town centre by enabling through traffic to be removed and present opportunities for the reallocation of space between pedestrians and other road users. • Identified environmental constraints are capable of mitigation and outweighed by other social and economic benefits. • The SHLAA concludes that the site is suitable, available and achievable. • The majority of the site has the benefit of a resolution to grant planning permission. • Necessary infrastructure can be provided to enable the development of the site within the plan period. • The Stage Two Assessment has not identified any absolute or significant delivery constraints.