

Appendix 2

Planning Assessments for New Settlement Options

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA38

GENERAL INFORMATION	
SA Site Reference	SA38
Site Name	Sulby Estate
Gross Site Area (Ha)	172
Assumed Capacity (Dwellings/ Floorspace)	50 dwellings
Current Use	Small hamlet with residential, employment and agricultural uses.
Greenfield/ Brownfield	Predominantly greenfield.
Existing Planning Status	Identified as a 'Hamlet' in the Daventry Local Plan Saved Policies.
JOINT CORE STRATEGY VISION, OBJECTIVES & POLICY S1 COMPLIANCE	
Joint Core Strategy Vision	No. The proposal would not focus development on any of the four towns referred to in the vision. The proposal may have potential to contribute to the vision for the rural areas, but much of this depends on the detailed design of the scheme and its impact on the character and local distinctiveness of the area.
<u>Objective 1 - Climate Change</u> <ul style="list-style-type: none"> • To minimise demand for resources and mitigate and adapt to climate change, by: • Promoting sustainable design and construction in all new development; • Ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding; • Encouraging renewable energy production in appropriate locations; and • Ensuring new development promotes the use of sustainable travel modes. 	No. As a new settlement the development could offer potential for sustainable design and construction and opportunities for renewable energy. A small area in the south-western part of the site is within flood zones 2 and 3, but the majority of the site is likely to be resilient to the risk of flooding. Sustainable travel modes could be promoted, but the relatively remote location of the site from existing urban area and the small scale of the proposed development would reduce the effectiveness of sustainable forms of travel.
<u>Objective 2 – Infrastructure and Development</u> To protect and enhance existing local services and to ensure social, physical and green infrastructure is adequately provided to meet the needs of people and business in a timely and sustainable manner in response to regeneration and new development in West Northamptonshire.	No. It is anticipated that any development in a strategic location will be required to deliver local services to meet demand from growth. Development will also be required to link into the existing network of green infrastructure.

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA38

	The remote location of the site which is physically detached from the nearby villages of Sibbertoft and Welford reduces the opportunity to make use of existing local services. The relatively small scale of the development proposed (50 dwellings) may limit the extent to which supporting infrastructure is viable.
<p><u>Objective 3 - Connections</u> To reduce the need to travel, shorten travel distances and make sustainable travel a priority across West Northamptonshire by maximising the use of alternative travel modes. In so doing, combat congestion in our main towns and town centres, reduce carbon emissions and address social exclusion for those in both rural and urban areas who do not have access to a private car.</p>	<p>No.</p> <p>Development of all strategic sites will be required to deliver a network of travel modes throughout the site. The remoteness of the site from existing urban areas and its detached location in respect of the villages of Sibbertoft and Welford would reduce the effectiveness of sustainable travel modes and is unlikely to reduce the need to travel.</p>
<p><u>Objective 4 – Protecting and building urban communities</u> To ensure new development in urban areas effectively supports and links new and existing communities physically and socially, to achieve social cohesion and address the areas of deprivation identified in parts of Northampton and Daventry.</p>	<p>No.</p> <p>The site is physically detached from the existing urban areas in West Northamptonshire. The nearest urban area is Market Harborough in Leicestershire which is 7 miles to the north-east. This would make it difficult to successfully integrate any residential development into the existing community and reduce opportunities for social inclusion.</p>
<p><u>Objective 5 – Supporting Northampton Town Centre</u> To support the regeneration of Northampton's town centre by making it the focus of high quality retail, employment, leisure and cultural development at the heart of Northamptonshire and to support the delivery of the Northampton Central Area Action Plan.</p>	<p>No.</p> <p>Development in this location will not support Northampton Town Centre.</p>
<p><u>Objective 6 – Supporting Daventry Town Centre</u> To support the regeneration of Daventry town centre through planned growth and infrastructure delivery.</p>	<p>No.</p> <p>Development in this location will not support Daventry town centre.</p>
<p><u>Objective 7 – Supporting Towcester and Brackley's Town Centres</u> To support Towcester and Brackley in their rural service centre roles to ensure their communities are self-sufficient sustainable places and the towns are the focus of services and facilities for surrounding villages.</p>	<p>No.</p> <p>Development in this location will not support Towcester and Brackley's town centres.</p>
<p><u>Objective 8 – Economic Advantage</u> To strengthen and diversify West Northamptonshire's economy by taking advantage of our internationally well-placed location, strategic transport</p>	<p>No.</p> <p>The proposal relates solely to residential development and it is</p>

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA38

network and proximity to London and Birmingham	unclear whether the existing employment uses referred to in the SA pro-forma would be affected by the proposal.
<p><u>Objective 9 – Specialist Business Development</u> To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy.</p>	<p>No.</p> <p>The rural location of the site and attractive environment may be attractive to specialist business development. The remote location of the site may deter business development although the site is within 4 miles of the A5199 / A14 junction to the south.</p>
<p><u>Objective 10 – Educational Attainment</u> To raise educational achievement and the skills base of our communities through supporting the development of West Northamptonshire's learning infrastructure and strengthening the link between local businesses and local schools, Moulton and Northampton Colleges, the University of Northampton and Daventry and Silverstone University Technology Colleges.</p>	<p>No.</p> <p>The site is unlikely to be large enough to secure on site school provision. There are no schools or colleges within walking distance of the site.</p>
<p><u>Objective 11 – Housing</u> To provide a range of housing in sustainable locations to ensure all residents have access to a home that they can afford and that meets their needs. Housing development will be focused at the most sustainable location of Northampton, supported by Daventry and Towcester and Brackley in their roles as rural service centres with limited development in the rural areas to provide for local needs and support local services.</p>	<p>No.</p> <p>It is assumed that the site would be able to support a range of housing in support of this objective. However the overall sustainability of the proposal is questioned due to the remote location of the site and the relatively small scale of the development proposed.</p>
<p><u>Objective 12 - Protecting and Supporting Rural Communities</u> To protect and support rural communities to ensure they thrive and remain vital.</p>	<p>Uncertain.</p> <p>The site currently comprises a small hamlet between the existing villages of Welford and Sibbertoft. The development is unlikely to provide new services and facilities to support these villages but the new residents could support existing services within the villages. The proposed restoration of the Sulby Estate could support this objective.</p>
<p><u>Objective 13 - Rural Diversification and Employment</u> To support rural diversification and rural employment opportunities, in particular those related to agriculture, horticulture and forestry.</p>	<p>Yes.</p> <p>It is assumed that the restoration of the Sulby Estate would support this objective.</p>
<p><u>Objective 14 – Green Infrastructure</u> To protect natural species present in West Northamptonshire and enhance the existing strategic green infrastructure network, including</p>	<p>Uncertain.</p> <p>The site may have opportunities for enhancement and provision of</p>

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA38

biodiversity corridors, by designing and incorporating these into Sustainable Urban Extensions at Northampton, Daventry, Towcester and Brackley.	green infrastructure into the development which could improve connectivity and biodiversity, but could adversely affect biodiversity of nearby Local Wildlife Site.
<u>Objective 15 – High Quality Design</u> To achieve high quality design in both rural and urban areas that takes account of local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses.	Yes. All sites would be required to achieve high quality design.
<u>Objective 16 – Heritage</u> To conserve and where possible enhance, through carefully managed change, the heritage assets and their settings of West Northamptonshire, and to recognise their role in providing a sense of place and local distinctiveness.	Uncertain. There are a number of significant heritage assets within, adjoining and in close proximity to the site. A scheduled monument adjoins the site and there are two further scheduled monuments located 550 m to the south and 750m to the west. There is a listed building within the site and a further six listed buildings 100m to the north. The Battle of Naseby registered battlefield is 750m to the east of the site. The design and location of development would need to respect the setting of these assets.
Policy S1 A) – Development will be concentrated primarily in and adjoining the principal urban area of Northampton.	No. The site is located at the northern edge of the area of West Northamptonshire.
Policy S1 B) - Appropriate development of a lesser scale will be located in and adjoining the sub-regional centre of Daventry town	No. The site is located at the northern edge of the area of West Northamptonshire.
Policy S1 C) - The development needs of the rural service centres of Towcester and Brackley and the rural areas will also be provided for.	No. The site is located at the northern edge of the area of West Northamptonshire.
Policy S1 D) - New development in the rural areas will be limited with the emphasis being on: <ul style="list-style-type: none"> • Enhancing and maintaining the distinctive character and vitality of rural communities; • Shortening journeys and facilitating access to jobs and services; • Strengthening rural enterprise and linkages between settlements and their hinterlands; and • Respecting the quality of tranquillity. 	Uncertain. Much depends on the precise scale, form and location of the development proposed. The development of 50 dwellings represents a significant increase to the size of the existing hamlet which could have an adverse impact on its distinctive character. Conversely the proposed restoration of the Sulby Estate could have a positive impact on the character and vitality of the area.

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA38

RELATIONSHIP WITH EXISTING SETTLEMENTS AND DEFENSIBLE BOUNDARIES	
Integration with the Urban Area	The site is physically detached and remote from any urban areas and as such there would be no integration.
Relationship with other settlements	The site is located between the villages of Sibbertoft to the north-east and Welford to the south-west but is physically detached from both settlements. The site incorporates the existing hamlet of Sulby.
Potential for defensible boundary	Sibbertoft Road forms a clear boundary to the north but the other boundaries are less well defined.
DELIVERABILITY	
Available	Yes. Promoted through the JCS Examination and through the submission of an SA pro-forma.
Suitable	There are two SHLAA records which cover a small part of the site. One SHLAA site (ref: DDC461) was excluded from the study as it was too small, whilst the other SHLAA site (ref: DDC459) was rejected as being unsuitable due to the isolated location in the open countryside.
Achievable within the Plan period	The SA pro-forma indicates that 50 dwellings could be complete by 2019.
Infrastructure capacity and cost issues	Site specific infrastructure capacity and cost issues are uncertain at this stage.
SA CONCLUSION	
	<p>Potential significant positive effects identified on the following SA objectives:</p> <ul style="list-style-type: none"> • Education and training <p>Potential significant negative effects identified on the following SA objectives:</p> <ul style="list-style-type: none"> • Archaeology and cultural heritage. • Biodiversity, flora and fauna.
REASONS FOR RULING OUT OR INCLUDING THIS ALTERNATIVE SITE	
	<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.

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA38

	<ul style="list-style-type: none">• 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.
--	--

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA51

GENERAL INFORMATION	
SA Site Reference	SA51
Site Name	Land west of Northampton Road, Blisworth
Gross Site Area (Ha)	12
Assumed Capacity (Dwellings/ Floorspace)	250 dwellings
Current Use	Former abattoir / industrial / caravan sales / garage / nursery
Greenfield/ Brownfield	Brownfield
Existing Planning Status	Saved Local Plan Proposal RE1(B) – Rural Employment Proposals.
JOINT CORE STRATEGY VISION, OBJECTIVES & POLICY S1 COMPLIANCE	
Joint Core Strategy Vision	<p>No.</p> <p>The proposal would not focus development on one of the four towns. The closest of the four towns is Northampton, but the site is detached from the existing urban area and is also to the south of the M1. The loss of the existing rural employment site would not contribute to the vision for the rural areas which seeks to support a diverse rural economy.</p>
<p><u>Objective 1 - Climate Change</u></p> <ul style="list-style-type: none"> • To minimise demand for resources and mitigate and adapt to climate change, by: • Promoting sustainable design and construction in all new development; • Ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding; • Encouraging renewable energy production in appropriate locations; and • Ensuring new development promotes the use of sustainable travel modes. 	<p>No.</p> <p>As a new settlement the development could offer potential for sustainable design and construction and opportunities for renewable energy.</p> <p>Approximately half of the site is within flood zones 2 and 3. As such a significant part of the site would not be resilient to the risk of flooding.</p> <p>Sustainable travel modes could be promoted, but the relatively remote location of the site from the existing urban area would reduce the effectiveness of sustainable forms of travel.</p>
<p><u>Objective 2 – Infrastructure and Development</u></p> <p>To protect and enhance existing local services and to ensure social, physical and green infrastructure is adequately provided to meet the needs of people and business in a timely and sustainable manner in</p>	<p>No.</p> <p>It is anticipated that any development in a strategic location will be required to deliver local services to meet demand from growth.</p>

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA51

<p>response to regeneration and new development in West Northamptonshire.</p>	<p>Development will also be required to link into the existing network of green infrastructure.</p> <p>The remote location of the site which is physically detached from Blisworth to the south and Northampton to the north reduces the opportunity to make use of existing local services. The relatively small scale of the development proposed (250 dwellings) may limit the extent to which supporting infrastructure is viable.</p>
<p><u>Objective 3 - Connections</u> To reduce the need to travel, shorten travel distances and make sustainable travel a priority across West Northamptonshire by maximising the use of alternative travel modes. In so doing, combat congestion in our main towns and town centres, reduce carbon emissions and address social exclusion for those in both rural and urban areas who do not have access to a private car.</p>	<p>No.</p> <p>Development of all strategic sites will be required to deliver a network of travel modes throughout the site. The remoteness of the site from the urban area of Northampton and its detached location in respect of the villages of Blisworth and Milton Malsor would reduce the effectiveness of sustainable travel modes and is unlikely to reduce the need to travel.</p>
<p><u>Objective 4 – Protecting and building urban communities</u> To ensure new development in urban areas effectively supports and links new and existing communities physically and socially, to achieve social cohesion and address the areas of deprivation identified in parts of Northampton and Daventry.</p>	<p>No.</p> <p>The site is physically detached from the existing urban community in Northampton. This would make it difficult to successfully integrate any residential development into the existing community and reduce opportunities for social inclusion.</p>
<p><u>Objective 5 – Supporting Northampton Town Centre</u> To support the regeneration of Northampton's town centre by making it the focus of high quality retail, employment, leisure and cultural development at the heart of Northamptonshire and to support the delivery of the Northampton Central Area Action Plan.</p>	<p>No.</p> <p>Development in this location is unlikely to support Northampton Town Centre.</p>
<p><u>Objective 6 – Supporting Daventry Town Centre</u> To support the regeneration of Daventry town centre through planned growth and infrastructure delivery.</p>	<p>No.</p> <p>Development in this location will not support Daventry town centre.</p>
<p><u>Objective 7 – Supporting Towcester and Brackley's Town Centres</u> To support Towcester and Brackley in their rural service centre roles to ensure their communities are self-sufficient sustainable places and the towns are the focus of services and facilities for surrounding villages.</p>	<p>No.</p> <p>Development in this location will not support Towcester and Brackley's town centres.</p>
<p><u>Objective 8 – Economic Advantage</u> To strengthen and diversify West Northamptonshire's economy by taking</p>	<p>No.</p>

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA51

<p>advantage of our internationally well-placed location, strategic transport network and proximity to London and Birmingham</p>	<p>The proposal would involve the redevelopment of a site which is in current and/or former employment use. The saved Local Plan Proposal RE1B identifies the site as being suitable for employment development.</p>
<p><u>Objective 9 – Specialist Business Development</u> To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy.</p>	<p>Uncertain. The rural location of the site with relatively good access to the A43 /M1 may be attractive to specialist business development.</p>
<p><u>Objective 10 – Educational Attainment</u> To raise educational achievement and the skills base of our communities through supporting the development of West Northamptonshire's learning infrastructure and strengthening the link between local businesses and local schools, Moulton and Northampton Colleges, the University of Northampton and Daventry and Silverstone University Technology Colleges.</p>	<p>Uncertain. The site is unlikely to be large enough to secure on site school provision. Blisworth Primary School is within walking distance (600m), but the existing capacity of the school or the ability to extend it is not known at this stage.</p>
<p><u>Objective 11 – Housing</u> To provide a range of housing in sustainable locations to ensure all residents have access to a home that they can afford and that meets their needs. Housing development will be focused at the most sustainable location of Northampton, supported by Daventry and Towcester and Brackley in their roles as rural service centres with limited development in the rural areas to provide for local needs and support local services.</p>	<p>No. It is assumed that the site would be able to support a range of housing in support of this objective. However the overall sustainability of the proposal is questioned due to the remote location of the site and the relatively small scale of the development proposed.</p>
<p><u>Objective 12 - Protecting and Supporting Rural Communities</u> To protect and support rural communities to ensure they thrive and remain vital.</p>	<p>Uncertain. The site lies between the existing villages of Milton Malsor and Blisworth. The development could provide some services and facilities to support these villages and the new residents could support existing services within the villages. The loss of the existing employment site may harm the overall vitality of the area.</p>
<p><u>Objective 13 - Rural Diversification and Employment</u> To support rural diversification and rural employment opportunities, in particular those related to agriculture, horticulture and forestry.</p>	<p>No. The development would involve the loss of an existing rural employment site</p>
<p><u>Objective 14 – Green Infrastructure</u> To protect natural species present in West Northamptonshire and enhance the existing strategic green infrastructure network, including biodiversity corridors, by designing and incorporating these into</p>	<p>Uncertain. The site may have opportunities for enhancement and provision of green infrastructure into the development which could improve</p>

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA51

Sustainable Urban Extensions at Northampton, Daventry, Towcester and Brackley.	connectivity and biodiversity, but could adversely affect biodiversity of nearby Local Wildlife Site. The site is within an area classed as being of medium landscape sensitivity.
<u>Objective 15 – High Quality Design</u> To achieve high quality design in both rural and urban areas that takes account of local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses.	Yes. All sites would be required to achieve high quality design.
<u>Objective 16 – Heritage</u> To conserve and where possible enhance, through carefully managed change, the heritage assets and their settings of West Northamptonshire, and to recognise their role in providing a sense of place and local distinctiveness.”	Uncertain. There are no designated assets within the site, but the design of development would need to respect the settings of two listed buildings which are within 100 metres of the site and also of Blisworth Conservation Area which is 420m to the south
Policy S1 A) – Development will be concentrated primarily in and adjoining the principal urban area of Northampton	No. The site is located near Blisworth.
Policy S1 B) - Appropriate development of a lesser scale will be located in and adjoining the sub-regional centre of Daventry town	No. The site is located near Blisworth.
Policy S1 C) - The development needs of the rural service centres of Towcester and Brackley and the rural areas will also be provided for.	No. The site is located near Blisworth.
Policy S1 D) - New development in the rural areas will be limited with the emphasis being on: <ul style="list-style-type: none"> • Enhancing and maintaining the distinctive character and vitality of rural communities; • Shortening journeys and facilitating access to jobs and services; • Strengthening rural enterprise and linkages between settlements and their hinterlands; and • Respecting the quality of tranquillity. 	Uncertain. The redevelopment of this brownfield site may enhance the character of the area and respect the quality of tranquillity. The loss of the employment site would not facilitate access to jobs or support rural enterprise.
RELATIONSHIP WITH EXISTING SETTLEMENTS AND DEFENSIBLE BOUNDARIES	
Integration with the Urban Area	The site is physically detached from the existing urban area of Northampton and integration would be very difficult.
Relationship with other settlements	The site is located between the villages of Milton Malsor to the

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA51

	north and Blisworth to the south, but is physically detached from both settlements.
Potential for defensible boundary	Northampton Road and the railway line provide clear boundaries to the south and east. Field boundaries form the northern and western boundaries of the site.
DELIVERABILITY	
Available	Yes. Promoted through the JCS Examination and by the submission of an SA pro-forma.
Suitable	The SHLAA rejected the site as unsuitable due to the detached location from the village of Blisworth, the extent of the site affected by flood risk and the current use of the site. It should be noted that at the time the site was not being actively promoted.
Achievable within the Plan period	The SA pro-forma indicates that 250 dwellings could be complete by 2019.
Infrastructure capacity and cost issues	Site specific infrastructure capacity and cost issues are uncertain at this stage.
SA CONCLUSION	
	<p>Potential significant positive effects identified on the following SA objectives:</p> <ul style="list-style-type: none"> • None. <p>Potential significant negative effects identified on the following SA objectives:</p> <ul style="list-style-type: none"> • Biodiversity, flora and fauna. • Water.
REASONS FOR RULING OUT OR INCLUDING THIS ALTERNATIVE SITE	
	<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.

Joint Core Strategy Alternative SUE Site Appraisal Planning Matrix: New Settlement Site Reference: SA51

	<ul style="list-style-type: none">• 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.
--	--