

Strategic Sustainability Assessments of Sites (as summarised in Appendix 5a)

Clipston site A – Land to the South East side of Church Lane (SHLAA ref 159)

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) plan making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions required of a NP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying that the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA process.

Locally important factors, including those identified by the village consultation, have been considered and have contributed to the evaluation of the sites in order to identify those that may be best suited for development. The local community will then have an opportunity to comment on these findings during a further consultation phase. The SSA is only a part of any potential development site selection: it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Examiners/Inspectors as being robust and proportionate for this task. The SSA is fully compliant with the National Planning Policy Frameworks' (2012 and 2018) advice and guidance.

Working in partnership with landowners and Daventry District Council (DDC) will enable a positive SSA process that supports DDC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	DDC SHLAA (of 2016) Ref, 159, a yield of 11 units was not suitable and not developable as the site was outside the village confines and there was no proven housing need.
Site name and address:	Land to the South East side of Church Lane.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.35HA – approximately 10 units (3 bed houses) – potential for a part site solution.	Amber
2.	Current Use	The site is currently a paddock, the current use would need to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary. It has a very rural, open countryside aspect with panoramic vistas to the Eastern elevation.	Amber
4.	Topography	A flat and gently sloping site to the River Ise with level changes that will require minor mitigation.	Green
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	A single corporate body.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The view from outside to inside and inside to outside the field is of exceptional quality, the location feels very rural in character and is of a very high LVIA quality. Additionally, development would cause substantial harm to the quality and amenity of adjoining residents.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A few mature trees are in situ on the site boundaries and there is some hedging in place, all of these features will need to be fully protected. Development would probably require destruction of a section of hedgerow to provide a vehicular access.	Amber
10.	Relationship with existing pattern of built development	The site is adjacent to about ten current residential dwellings and would create very prominent negative visibility that appears difficult to improve due to a lack of space.	Red
11.	Local Wildlife considerations	Permanent pasture with mature hedges and some trees, including a walnut noted as a potential subject for TPO designation. River Ise forms eastern boundary. Nesting birds, small mammals, bat foraging area, butterflies and moths, also biodiversity found within the watercourse at the boundary of the site. Biodiversity is above the parish background level but this results primarily from the inclusion of the watercourse in the site.	Red
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility.	Green
13.	Safe pedestrian access to and from the site	A narrow path is in place along the opposite side of Church Lane and it should be straightforward to create a new access and ensure pedestrian connectivity with the village centre, with a newly created footpath.	Amber
14.	Impact on existing vehicular traffic	A medium impact from this number of units on the existing village centre.	Amber
15.	Safe vehicular access to and from the site	The only access is a farm access on Church Lane. Any future development access would need to be moved to the northern part of the site fronting Church Lane.	Amber
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 405m to the village centre community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 280m walk from the nearest relevant access.	Amber
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
19.	Scheduled Monument	Within 15 metres (separated by River Ise and hedged boundary) of the Scheduled Monument 1418334 (“the SM”). The SM is on rising ground eastwards with clear intervisibility. This protected area adjoining the site is ridge and furrow. There is no obvious likelihood of the development on the site causing interference to the SM but any planning consent should be subject to the implementation of a programme of archaeological work in line with the outcome of appropriate investigations. Additionally a landscape buffer would need to be created along the south eastern boundary of the site. Development would cause less than substantial harm to the SM.	Amber
20.	Any public rights of ways/bridle paths	None apparent within the site.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	None apparent.	Green
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures are easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and bordered to east by Zone 3 (the river + 8m). The whole site except a strip approximately 5m wide on the northwest boundary with Church Lane is in an area at risk of surface water flooding. It will require a professional hydrology survey with the recommendations implemented as it has been flooded on more than one occasion within the last 25 years.	Red
25.	Any drainage issues	A minor pooling issue identified on site due to the slope in the ground, easily remediated.	Amber
		Red - 5 Amber - 13 Green - 7	A GREEN SCORING SITE of 2.

Clipston site B – Land at Naseby Road and Gold Street

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) plan making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions required of a NP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying that the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA process.

Locally important factors, including those identified by the village consultation, have been considered and have contributed to the evaluation of the sites in order to identify those that may be best suited for development. The local community will then have an opportunity to comment on these findings during a further consultation phase. The SSA is only a part of any potential development site selection: it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Examiners/Inspectors as being robust and proportionate for this task. The SSA is fully compliant with the National Planning Policy Frameworks' (2012 and 2018) advice and guidance.

Working in partnership with landowners and Daventry District Council (DDC) will enable a positive SSA process that supports DDC's emerging Local Plan.

3. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	<p>No SHLAA Ref.</p> <p>Since designation by DDC of Clipston as a NP area on 3rd March 2017:</p> <p>1. planning application DA/20180560 for 9 residential units on 25th June 2018 and was refused by DDC on 20th November 2018; and</p> <p>2. An appeal against the refusal was lodged on 8th March 2019 and dismissed on 6th December 2019</p>
Site name and address:	Land at Naseby Road and Gold Street.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.26HA – approximately 8 units (3 bed houses).	Amber
2.	Current Use	The site is currently a very overgrown copse of trees that is an important local green asset in the village centre, with a substantial group tree preservation order in place.	Red
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary, it is a classical infill site in regard to the built form.	Amber
4.	Topography	A combination of a flat and undulating site with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	A single corporate body is the owner.	Green

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The site is a green oasis in the centre of the village. The view from outside to inside the copse is of a high quality, the location feels semi-rural in character and is of a medium to high LVIA quality. Development would cause less than substantial harm to the quality and amenity of all village residents and the adjoining residents particularly.	Amber
9.	Important Trees, Woodlands & Hedgerows	A large copse of trees with two tree preservation orders in place, one for two individual trees and one for a group of trees. Additional mature trees and hedgerow is found in sections around the site. All of these features will need to be fully protected. Development would undermine the setting of trees and would require the destruction of trees and/or a section of hedgerow to provide a vehicular access.	Red
10.	Relationship with existing pattern of built development	The site is adjacent to eight current residential dwellings and the removal of this green lung would create a very prominent negative visibility to the existing street scene.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies, bats and moths. The site has a higher than average background level of biodiversity.	Red
12.	Listed Building or important built assets and their setting	The site is immediately opposite The Chestnuts, a grade two star listed building and development would cause less than substantial harm to its setting.	Amber
13.	Safe pedestrian access to and from the site	Although none currently exists in to the site there is a narrow path on Gold Street and a footpath to the rear of the site, so it should be straightforward to create a new access and ensure pedestrian connectivity with the village centre, with a newly created footpath.	Amber
14.	Impact on existing vehicular traffic	A medium impact from this number of units in this location on the existing village centre.	Amber
15.	Safe vehicular access to and from the site	No current vehicular provision in to the site and although this access appears difficult to achieve due to the alignment of the Road and the access serving Gold Street a solution has been agreed with the highways Authority.	Green
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 235m to the village centre community facilities.	Green
17.	Distance to Primary School:	Clipston CE Primary school is about 360m walking distance from the nearest relevant access.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green
19.	Scheduled Monument	Within 25 metres of the Scheduled Monument 1418334 (“the SM”) separated by public footpath and strip of gardens, with partly obscured intervisibility. Development would cause no harm to the SM.	Green
20.	Any public rights of ways/bridle paths	A right of way (CH18) is found along the Eastern and the rear boundary of the site, the wall will need to be retained. A very well designed scheme could ensure that only minor detriment is caused.	Amber
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	A telephone supply cable crosses the site and this would require re-siting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	None apparent.	Green
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey for this small number of units (unless required by DDC planners).	Green
25.	Any drainage issues	A minor pooling issue identified on site with a seasonal pond in situ, due to the shape of the ground, easily remediated.	Amber
		Red - 5 Amber - 12 Green - 8	A GREEN SCORING SITE of 3.

Clipston site C – Paddock to rear of six Weskers Close

1. Overview

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4. Site Selection Criteria

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Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	No SHLAA Ref, a landlocked site.
Site name and address:	Paddock to rear of six Weskers Close.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.21HA – approximately 7 units (3 bed houses).	Amber
2.	Current Use	A paddock to the rear of six Weskers Close, the existing use needs to be relocated.	Amber
3.	Village Confines	The paddock within the site is outside and adjacent to the currently recognised village confines boundary, with open countryside to one aspect and further bungalows to the other.	Amber
4.	Topography	A sloping site with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The view from outside to inside and inside to outside the paddock is of exceptional quality, the location feels rural in character and is of a very high LVIA quality. Development would cause substantial harm to the quality and amenity of the adjoining residents.	Red

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A section of mature trees are found along one of the boundaries of the paddock site, additional hedgerow is found in sections around the site. All of these features will need to be fully protected. Development would undermine the setting of trees and would require destruction of a section of hedgerow to provide a vehicular access.	Red
10.	Relationship with existing pattern of built development	The site is adjacent to four current residential dwellings and the removal of number 6 Weskers Close would create an unusual and very prominent negative visibility to the existing street scene.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies and bats.	Red
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility.	Green
13.	Safe pedestrian access to and from the site	Although none currently exists in to the site footpath CH7 crosses along the boundary of the site and it should be straightforward to create a new access and ensure pedestrian connectivity with the village centre, with a newly created footpath.	Amber
14.	Impact on existing vehicular traffic	A medium impact from this number of units in this location on the existing village centre.	Amber
15.	Safe vehicular access to and from the site	No vehicular provision in to the site and access cannot be provided without the demolition of 6, Weskers Close, it is highly unlikely that the land on site could meet the highways space standards and visibility splays that will be required without the active support of a third party landowner (at numbers 5 or 7). The highways department will need to be consulted at an early stage to ensure that site access and access to adjacent units is adequately protected.	Red
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 350m to the village centre community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 225m walk from the nearest relevant access.	Green
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
19.	Scheduled Monument	None apparent within the site and the site does not adjoin and is not adjacent to any Scheduled Monument.	Green
20.	Any public rights of ways/bridle paths	A right of way (CH7) is found along the boundary of the site. A very well designed scheme could ensure that only minor detriment is caused.	Amber
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	None apparent.	Green
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	None apparent in this location.	Green
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey or a SUDS solution for this number of units (unless required by DDC planners).	Green
25.	Any drainage issues	A small amount of pooling on site, this would be easily mitigated.	Amber
		Red - 6 Amber - 10 Green - 9	A GREEN SCORING SITE of 3.

Clipston site D (D1 and D2) – Land to the rear of Marecroft exception site

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Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site – Details	
Site summary :	No SHLAA Ref.
Site name and address:	Land to the rear of Marecroft exception site.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 1HA – approximately 24 units (3 bed houses) – potential for a part site solution.	Red
2.	Current Use	The site is currently an existing grazing field, a small section of heavily denigrated ridge and furrow of a low quality is found in the field pattern, the existing use needs to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary, abutting a small exception site of ten affordable dwellings constructed in the 1990s.	Amber
4.	Topography	A sloping site, with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The view from outside to inside and inside to outside the field is of exceptional quality, the location feels very rural in character and is of a very high LVIA quality. Such a large development would cause substantial harm to the quality and amenity of the adjoining residents and this part of the village.	Red

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A section of mature hedge is found along the short South Eastern boundary of the site. Large sections of hedgerows are found to three other boundaries, these features will need to be fully protected.	Amber
10.	Relationship with existing pattern of built development	The site is adjacent to five current residential dwellings and development of this scale would create a very prominent negative visibility to this side of the village, it is not contiguous in planning terms.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies and moths.	Amber
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility.	Green
13.	Safe pedestrian access to and from the site	Although none currently exists to the site a path is found on the other side of Naseby Road and it should be straightforward to create a new access and ensure pedestrian connectivity with the village centre, with a newly created footpath.	Amber
14.	Impact on existing vehicular traffic	A major impact from this number of units in this location on the existing village centre.	Red
15.	Safe vehicular access to and from the site	Any proposed vehicular provision in to the site cannot be provided from the existing Marecroft development without the support of the third party owner of the Marecroft development. A farm vehicular access gate is in place on the edge of the site but it is unlikely that such site access for a development of this scale could meet the highways space standards and visibility splays that will be required.	Red
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 450m to the village centre community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 575m walk from the nearest relevant access.	Red
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
19.	Scheduled Monument	The majority of the north western boundary and the whole of the south western boundary adjoin that part of the Scheduled Monument 1418334 ("the SM"). The SM is on level ground to the south west and the north west from the site with clear intervisibility. This protected area adjoining the site is ridge and furrow. There is no obvious likelihood of the development on the site causing interference to the SM but any planning consent should be subject to the implementation of a programme of archaeological work in line with the outcome of appropriate investigations. Additionally a landscape buffer would need to be created along the north western and south western boundaries of the site. Development would cause less than substantial harm to the SM.	Amber
20.	Any public rights of ways/bridle paths	None apparent within the site.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	An electricity supply cable is found within the boundary and this will require re-siting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent, although cars braking at this point might be a concern.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures appear easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will probably not require a professional hydrology survey or a SUDS solution for this number of units (usually 25 units or more require a SUDS).	Green
25.	Any drainage issues	Slight pooling at the lowest levels of the site, easily remediated.	Amber
		Red – 7 Amber - 12 Green – 6	A RED SCORING SITE of 1.

Clipston alternative site D (D2) – Part of the land to the rear of Marecroft exception site

1. Overview

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Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying that the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA process.

Locally important factors, including those identified by the village consultation, have been considered and have contributed to the evaluation of the sites in order to identify those that may be best suited for development. The local community will then have an opportunity to comment on these findings during a further consultation phase. The SSA is only a part of any potential development site selection: it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Examiners/Inspectors as being robust and proportionate for this task. The SSA is fully compliant with the National Planning Policy Frameworks' (2012 and 2018) advice and guidance.

Working in partnership with landowners and Daventry District Council (DDC) will enable a positive SSA process that supports DDC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site – Details	
Site summary :	No SHLAA Ref.
Site name and address:	Part of the land to the rear of Marecroft exception site.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.57 HA – approximate yield of up to 13 units (3 bed houses), owner suggesting 6 market and 4 affordable units.	Red
2.	Current Use	The site is currently an existing grazing field, the existing use needs to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary, abutting a small exception site of ten affordable dwellings constructed in the 1990s.	Amber
4.	Topography	A sloping site, with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The site opens to the countryside with good views; the location semi-rural in character and is of a medium to high LVIA quality. Development would cause less than substantial harm to the quality and amenity of the adjoining residents.	Amber

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A section of mature hedge is found along the short South Eastern boundary of the site. Sections of hedgerows are found to two other boundaries, these features will need to be fully protected.	Amber
10.	Relationship with existing pattern of built development	The site is adjacent to five current residential dwellings and development could create a negative visibility to this side of the village, this could be mitigated by planting and a sensitive design solution.	Amber
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies and moths.	Amber
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility.	Green
13.	Safe pedestrian access to and from the site	Although none currently exists to the site a path is found on the other side of Naseby Road and it should be straightforward to create a new access and ensure pedestrian connectivity with the village centre, with a newly created footpath.	Amber
14.	Impact on existing vehicular traffic	A minimal impact from this number of units in this location on the existing village centre.	Green
15.	Safe vehicular access to and from the site	Any proposed vehicular provision in to the site cannot be provided from the existing Marecroft development without the support of the third party owner of the Marecroft development. A farm vehicular access gate is in place on the edge of the site. It is probable that such site access may meet the highways space standards and visibility splays that will be required for such development.	Amber
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 450m to the village centre community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 575m walk from the nearest relevant access.	Red
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
19.	Scheduled Monument	The south western boundary adjoins the Scheduled Monument 1418334 (“the SM”). The SM is on level ground south west of the site with clear intervisibility. This protected area adjoining the site is ridge and furrow. There is no obvious likelihood of the development on the site causing interference to the SM but any planning consent should be subject to the implementation of a programme of archaeological work in line with the outcome of appropriate investigations. Additionally a landscape buffer would need to be created along the south western boundary of the site. The development would cause less than substantial harm to the SM.	Amber
20.	Any public rights of ways/bridle paths	None apparent within the site.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	None apparent.	Green
22.	Any nuisance issues, noise, light or odour	None apparent, although cars braking at this point might be a concern.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures appear easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will probably not require a professional hydrology survey or a SUDS solution for this number of units (usually 25 units or more require a SUDS).	Green
25.	Any drainage issues	No issues identified.	Green
		Red – 3 Amber - 13 Green – 9	A GREEN SCORING SITE of 6.

Clipston site E – Land West of Chapel Lane

1. Overview

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2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

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- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	No SHLAA Ref.
Site name and address:	Land West of Chapel Lane.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.13HA – approximately 4 units (3 bed houses).	Green
2.	Current Use	The site is a gap in the current built form and is a vacant site.	Green
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary and relates to the countryside.	Amber
4.	Topography	A sloping site with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	Although there is an element of a historical brownfield use from the late nineteenth century the site is currently a greenfield use.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Multiple ownership, joint owners willing to develop.	Amber
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The view from outside to inside is minimal on the eastern boundary due to the elevation, but of a very high quality on the Western boundary. Both views from inside to outside the site are of a high quality, the location feels semi-rural in character and is of a medium to high LVIA quality. Development of 4 units would cause substantial harm to the quality and amenity of adjoining residents and the open rural setting.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
9.	Important Trees, Woodlands & Hedgerows	An established hedgerow encloses two boundaries of the site in continuous sections, both of these features will need to be fully protected. Development would not affect any green assets directly if a sensitive design solution was used.	Green
10.	Relationship with existing pattern of built development	Although the site is adjacent to two current residential dwellings and opposite a third the nearness of a potential development of four units is a prominent visibility adversely affecting the open character of the immediate neighbourhood and this is difficult to ameliorate.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies, moths and badgers. The site has a higher than average background level of biodiversity.	Red
12.	Listed Building or important built assets and their setting	The Old Manse (grade 2 listed buildings) is adjacent to the site and even a quality design solution for four residential units would cause substantial harm. The Baptist chapel (grade 2 listed) is also very near to the site.	Red
13.	Safe pedestrian access to and from the site	A narrow path is in place along Chapel Lane and it would be straightforward to create an access in to the site to ensure pedestrian connectivity with the village centre.	Green
14.	Impact on existing vehicular traffic	A minimal impact from this low number of units on the existing village centre.	Green
15.	Safe vehicular access to and from the site	No current vehicular provision in to the site although the alignment of the road appears adequate to achieve the highways space standards and visibility splays that will be required, subject to a S278 agreement being possible. Access appears possible with significant improvements.	Amber
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 450m to the village centre community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 575m walk from the nearest relevant access.	Red
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
19.	Scheduled Monument	The western boundary of the site adjoins the Scheduled Monument 1418334 ("the SM"). The SM is on rising ground westwards from the site with clear intervisibility. This protected area adjoining the site is village earthworks. There is no obvious likelihood of the development on the site causing interference to the SM but any planning consent should be subject to the implementation of a programme of archaeological work in line with the outcome of appropriate investigations. Additionally a landscape buffer would need to be created along the western boundary of the site. Development would cause less than substantial harm to the SM.	Amber
20.	Any public rights of ways/bridle paths	None apparent within the site.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	A telephone cable crosses the site and this will require re-siting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	None apparent in this location.	Green
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey for this small number of units (unless required by DDC planners).	Green
25.	Any drainage issues	No issues identified.	Green
		Red - 6 Amber - 8 Green – 11	A GREEN SCORING SITE of 5.

Clipston site F (F1 and F2) – Land behind Chestnut Grove and Clipston School

1. Overview

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Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site – Details	
Site summary :	No SHLAA Ref.
Site name and address:	Land behind Chestnut Grove and Clipston school.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 1.21HA – approximately 29 units (3 bed houses).	Red
2.	Current Use	The site is currently a series of three existing grazing fields, the existing use will need to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary, surrounded on three aspects by existing dwellings. It has a very rural open aspect with long distance panoramic vistas to three elevations.	Amber
4.	Topography	A sloping and undulating site with level changes that will require mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The view from outside to inside and inside to outside the field is of an exceptional quality, the location feels very rural in character and is of a very high LVIA quality. Development would cause substantial harm to the quality and amenity of the adjoining residents and this whole edge of the village.	Red

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A copse of mature trees is found within the site and substantial hedgerows are also found to two boundaries, these features will need to be fully protected. Additional mature trees are scattered through the site. Development would probably require the destruction of mature trees and/or hedgerow.	Red
10.	Relationship with existing pattern of built development	The site is adjacent to twelve current residential dwellings and development of this scale would create a very prominent negative visibility to amenity and the feel of this edge of the village, it is contiguous in planning terms but a large development over and above what is needed in Clipston.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies, badgers and moths. The site has a higher than average background level of biodiversity.	Red
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility.	Green
13.	Safe pedestrian access to and from the site	None currently exists in to the site although a small access is in place off Chestnut Grove and this should be straightforward to create a new access and ensure pedestrian connectivity with the village centre, with a newly created footpath.	Amber
14.	Impact on existing vehicular traffic	A very major impact from this number of units in this location on the existing village centre.	Red
15.	Safe vehicular access to and from the site	There is only a narrow vehicular provision in to the site and it appears that a residential development access cannot be provided without the support of a third party owner on Chestnut Grove or another third party landowner. A narrow vehicular access might be possible but this is not considered adequate to achieve a residential development access.	Red
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 175m to the village centre community facilities.	Green
17.	Distance to Primary School:	Clipston CE Primary school is about 300m walk from the nearest relevant access.	Amber
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	School playing fields are adjacent to the site.	Green

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
19.	Scheduled Monument	None apparent within the site and the site does not adjoin and is not adjacent to any Scheduled Monument.	Green
20.	Any public rights of ways/bridle paths	Right of Way CH6 is identified near to the site boundary, careful design will be required to ensure no detriment from development takes place.	Amber
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	A telephone supply cable crosses the site and this will require re-siting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures are easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey and may require a SUDS solution for this large number of units.	Green
25.	Any drainage issues	A small surface pond is located within the site so further professional investigation is required.	Amber
		Red – 8 Amber – 10 Green – 7	A RED SCORING SITE of 1.

Clipston alternative site F (F2) – Land behind Chestnut Grove and Clipston School

1. Overview

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2. Site Selection Criteria

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Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site – Details	
Site summary :	No SHLAA Ref.
Site name and address:	Land behind Chestnut Grove and Clipston school.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.4HA – approximately 12 units (3 bed houses).	Red
2.	Current Use	The site is currently an existing grazing field, the existing use will need to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary, surrounded on two aspects by existing dwellings. It has a very rural open aspect with long distance panoramic vistas to two elevations.	Amber
4.	Topography	A sloping site with level changes that will require mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The view from outside to inside and inside to outside the field is of an exceptional quality, the location feels very rural in character and is of a very high LVIA quality. Development would cause substantial harm to the quality and amenity of the adjoining residents and this whole edge of the village.	Red

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A copse of mature trees is found in close proximity to the site. Development would probably require the destruction of hedgerow.	Amber
10.	Relationship with existing pattern of built development	The site is adjacent to three current residential dwellings and development of this scale would create a very prominent negative visibility to the amenity and the feel of this edge of the village, it is contiguous in planning terms.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies, badgers and moths. The site has a higher than average background level of biodiversity.	Red
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility.	Green
13.	Safe pedestrian access to and from the site	None currently exists in to the site although a small access is in place off Chestnut Grove and this should be straightforward to create a new access and ensure pedestrian connectivity with the village centre, with a newly created footpath.	Amber
14.	Impact on existing vehicular traffic	A major impact from twelve units on the village centre.	Red
15.	Safe vehicular access to and from the site	There is only a very narrow vehicular provision in to the site and it appears that a residential development access cannot be provided without the potential demolition of part or all of an existing dwelling (same ownership). Appears impossible to provide adequate visibility splays to service this number of units.	Red
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 175m to the village centre community facilities.	Green
17.	Distance to Primary School:	Clipston CE Primary school is about 300m walk from the nearest relevant access.	Amber
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	School playing fields are adjacent to the site.	Green
19.	Scheduled Monument	None apparent within the site and the site does not adjoin and is not adjacent to any Scheduled Monument.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
20.	Any public rights of ways/bridle paths	None identified within the site.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	None apparent.	Green
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures are easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey for this small number of units (unless required by DDC planners).	Green
25.	Any drainage issues	Pooling is found on the site so further professional investigation is required.	Amber
		Red – 7 Amber – 9 Green – 9	A GREEN SCORING SITE of 2.

Clipston site G – Land East of Kelmarsh Road

1. Overview

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- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	No SHLAA Ref.
Site name and address:	Land East of Kelmarsh Road.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.3HA – approximately 9 units (3 bed houses).	Amber
2.	Current Use	The site is currently two paddocks with a small brick outbuilding in the central area of the site, the current farm use would need to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary. It has a rural, open countryside aspect with vistas to three elevations.	Amber
4.	Topography	A flat site that bounds the River Ise.	Green
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The views from outside to inside and inside to outside the fields is of exceptional quality, the location feels very rural in character and is of a very high LVIA quality. Development would cause substantial harm to the quality and amenity of	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
		adjoining residents and extend the built form of the settlement in a Southerly direction enclosing an open gap in the current street scene.	
9.	Important Trees, Woodlands & Hedgerows	A small copse of trees and a couple of additional trees are found within the site but these could be easily accommodated in a sensitive design solution with no green assets destroyed.	Amber
10.	Relationship with existing pattern of built development	The site is adjacent to three dwellings and opposite a small wooden structure, there is a separate grouping of nine dwellings approximately 40m further South along Kelmarsh Road. The development is in a prominent position on one of the vehicular entrances to the settlement. The development would destroy the open area between the current village boundary and the nine dwelling settlement, undermining the open, historical character of Clipston.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies, moths and badgers, also biodiversity found within the watercourse at the boundary of the site.	Red
12.	Listed Building or important built assets and their setting	The property at 25 Kelmarsh Road is near to the site and development would cause less than substantial harm.	Amber
13.	Safe pedestrian access to and from the site	A path is in place along Kelmarsh Road and it would be straightforward to create an access in to the site to ensure pedestrian connectivity with the village centre.	Green
14.	Impact on existing vehicular traffic	A medium impact from this number of units on the existing village centre.	Amber
15.	Safe vehicular access to and from the site	There is a farm access use to the site and it is felt that development access would be straightforward to achieve. Adequate space so appears adequate to achieve the highways space standards and visibility spays that would be required, with significant improvement.	Amber
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 575m to the village centre community facilities.	Red
17.	Distance to Primary School:	Clipston CE Primary school is about 450m walk from the nearest relevant access.	Amber
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
19.	Scheduled Monument	Within 15 metres (separated by River Ise and hedged boundary) of the Scheduled Monument 1418334 (“the SM”). The SM is on rising ground eastwards with clear intervisibility. This protected area adjoining the site is ridge and furrow. There is no obvious likelihood of the development on the site causing interference to the SM but any planning consent should be subject to the implementation of a programme of archaeological work in line with the outcome of appropriate investigations. Additionally a landscape buffer would need to be created along the south eastern boundary of the site. Development would cause less than substantial harm to the SM.	Amber
20.	Any public rights of ways/bridle paths	No rights of way are found within the site, although right of way CH7 terminates on the opposite side of Kelmarsh Road.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	A telephone supply cable crosses the site and will require re-siting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures are easily achievable.	Amber
24.	Any known flooding issues	Although the site is within flood zone 1 it has been flooded more than once in the last 25 years and will require a professional hydrology survey with the recommendations implemented.	Red
25.	Any drainage issues	A minor pooling issue identified on site due to the slope in the ground, easily remediated.	Amber
		Red - 6 Amber - 13 Green - 6	An AMBER SCORING SITE.

Clipston site H (H1 and H2) – Land at junction of Pegs Lane and Chapel Lane (No SHLAA ref)

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) plan making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions required of a NP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying that the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA process.

Locally important factors, including those identified by the village consultation, have been considered and have contributed to the evaluation of the sites in order to identify those that may be best suited for development. The local community will then have an opportunity to comment on these findings during a further consultation phase. The SSA is only a part of any potential development site selection: it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Examiners/Inspectors as being robust and proportionate for this task. The SSA is fully compliant with the National Planning Policy Frameworks' (2012 and 2018) advice and guidance.

Working in partnership with landowners and Daventry District Council (DDC) will enable a positive SSA process that supports DDC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site – Details	
Site summary :	No SHLAA reference, adverse planning history.
Site name and address:	Land at junction of Pegs Lane and Chapel Lane.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	An area of approximately 0.32HA with a yield of about 10 units (3 bed houses) and the potential for a part site solution.	Amber
2.	Current Use	The site is currently a barn, miscellaneous agricultural uses, a builder's yard with containers and old vehicles. The existing use would need to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary, with open countryside to one aspect and about eight dwellings nearby or on the boundaries.	Amber
4.	Topography	A sloping site with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A combination of existing farm buildings and storage (classed as brownfield) with some open space remaining (classed as greenfield).	Amber
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The view from outside to inside is of an untidy and unkempt site that then opens to the countryside with excellent views, the location feels semi-rural in character and is of a high LVIA quality. Development would cause substantial harm to quality and amenity.	Red
9.	Important Trees, Woodlands & Hedgerows	A section of hedgerow is found along Chapel Lane and this boundary is interspersed with saplings and at least one mature tree, several other saplings are found within the site. The hedgerow will need to be fully protected, this would be possible in a sensitive design solution.	Green
10.	Relationship with existing pattern of built development	The site is adjacent to eight current residential dwellings and development would overlook these homes, a prominent visibility and difficult to improve.	Red
11.	Local Wildlife considerations	Parish background biodiversity level – breeding birds include house sparrow and song thrush.	Green
12.	Listed Building or important built assets and their setting	The listed cemetery to the Baptist Chapel abuts the whole length of the northern boundary of H2 so development would cause a substantial harm to its setting.	Red
13.	Safe pedestrian access to and from the site	An adopted path is adjacent very close to the site but is not a direct link and one is also found opposite. A well designed scheme could ensure that only minor detriment is caused by maintaining a pedestrian through-route.	Amber
14.	Impact on existing vehicular traffic	A medium impact from this number of units in this location on the existing village centre due to the narrowness of Pegs Lane.	Amber
15.	Safe vehicular access to and from the site	A small agricultural gate is in place in the corner of the site, significant works are required to access the site and ensure that highways space standards and visibility splays are achieved. The highways department will need to be consulted at an early stage to ensure that access is feasible, appears reasonable that it can be achieved.	Amber
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 315m to the village centre community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 440m walk from the nearest relevant access.	Amber
18.	Current existing informal/formal recreational opportunities on site	None apparent.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
	(excluding rights of way, bridleways etc)		
19.	Scheduled Monument	The whole of the northern boundary of that part of the site comprising H1 and part of the north western boundary of the site comprising H2 adjoins the Scheduled Monument 1418334 ("the SM"). The SM is on rising ground northwards from the site with clear intervisibility (save for H2 which has limited intervisibility). This protected area adjoining the site is village earthworks. There is no obvious likelihood of the development on the site causing interference to the SM but any planning consent should be subject to the implementation of a programme of archaeological work in line with the outcome of appropriate investigations. Additionally a landscape buffer would need to be created along the north boundary of that part of the site comprising H1 and part of the north western boundary of that part of the site comprising H2. Development would cause less than substantial harm to the SM.	Amber
20.	Any public rights of ways/bridle paths	Two rights of way (CH1 and CH2) are found across the site and due to the location and length of these they are very likely to require re-routing.	Red
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	An electricity supply cable crosses the site and this would require re-siting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures appear easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey or a SUDS solution for this number of units (unless required by DDC planners).	Green
25.	Any drainage issues	Due to the fall of the land severe drainage issues are caused to the adjacent highway.	Red
		Red – 5 Amber – 14 Green – 6	A GREEN SCORING SITE of 1.

Clipston alternative site H (H2) – Part of the land at Pegs Lane and Chapel Lane (No SHLAA ref)

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) plan making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions required of a NP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

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Locally important factors, including those identified by the village consultation, have been considered and have contributed to the evaluation of the sites in order to identify those that may be best suited for development. The local community will then have an opportunity to comment on these findings during a further consultation phase. The SSA is only a part of any potential development site selection: it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Examiners/Inspectors as being robust and proportionate for this task. The SSA is fully compliant with the National Planning Policy Frameworks' (2012 and 2018) advice and guidance.

Working in partnership with landowners and Daventry District Council (DDC) will enable a positive SSA process that supports DDC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site – Details	
Site summary :	No SHLAA reference, adverse planning history.
Site name and address:	Part of the land at the junction of Pegs Lane and Chapel Lane.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	An area of approximately 0.2HA with a yield of about 6 units (3 bed houses) and the potential for a part site solution.	Amber
2.	Current Use	The site is currently used for mixed purposes, miscellaneous agricultural use, with storage containers and old vehicles. The existing uses would need to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary, with open countryside to one aspect, a barn to a second aspect and about five dwellings nearby or on the boundaries.	Amber
4.	Topography	A sloping site with slight level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A combination of existing buildings and storage (classed as brownfield) with some open space remaining (classed as greenfield).	Amber
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. The site opens to the countryside with good views, the location feels semi-rural in character and is of a medium to high LVIA quality. Development would cause less than substantial harm to quality and amenity.	Amber

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A section of hedgerow is found along Chapel Lane and this boundary is interspersed with saplings and at least one mature tree, a few other saplings are found within the site. The hedgerow will need to be fully protected, this would be possible in a sensitive design solution.	Green
10.	Relationship with existing pattern of built development	The site is adjacent to four current residential dwellings and development would overlook these homes, a prominent visibility to one elevation will require a very sensitive elevational treatment to avoid undermining amenity.	Amber
11.	Local Wildlife considerations	Parish background biodiversity level – breeding birds include house sparrow and song thrush.	Green
12.	Listed Building or important built assets and their setting	The listed cemetery to the Baptist Chapel abuts the whole length of the northern boundary so development would cause a substantial harm to its setting.	Red
13.	Safe pedestrian access to and from the site	An adopted path is adjacent very close to the site but is not a direct link and one is also found opposite. A well designed scheme could ensure that only minor detriment is caused by maintaining a pedestrian through-route.	Amber
14.	Impact on existing vehicular traffic	A medium impact from this number of units in this location on the existing village centre due to the narrowness of Pegs Lane and the sensitivity of Chapel Lane.	Amber
15.	Safe vehicular access to and from the site	A small agricultural gate is in place in the corner of the site, significant works are required to access the site and ensure that highways space standards and visibility splays are achieved. The highways department will need to be consulted at an early stage to ensure that access is feasible, appears possible that it can be achieved.	Amber
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 315m to the village centre community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 440m walk from the nearest relevant access.	Amber
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green
19.	Scheduled Monument	Part of the north western boundary of the site adjoins the Scheduled Monument 1418334 ("the SM"). The SM is on rising ground to the north west of the site with limited intervisibility. This protected area adjoining the site is village earthworks. There is no obvious likelihood of the development on the site causing interference to the SM but any	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
		planning consent should be subject to the implementation of a programme of archaeological work in line with the outcome of appropriate investigations. Additionally a landscape buffer would need to be created along part of the north western boundary of the site. Development would cause less than substantial harm to the SM.	
20.	Any public rights of ways/bridle paths	Two rights of way (CH1 and CH2) are found across the site and due to the location and length of these they are very likely to require re-routing.	Red
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	An electricity supply and telephone cable cross the site and these would require re-siting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As part of the site has been used for animal husbandry and a variety of other uses a contamination survey will be required, mitigation measures appear easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey or a SUDS solution for this number of units (unless required by DDC planners).	Green
25.	Any drainage issues	Due to the fall of the land drainage run off issues are caused within the site and to the adjacent highway, these will require substantial mitigation.	Red
		Red – 3 Amber – 16 Green – 6	A GREEN SCORING SITE of 3.

Clipston site I – Bottom paddock in Chapel Lane (No SHLAA ref)

1. Overview

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2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

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Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	No SHLAA Ref.
Site name and address:	Bottom Paddock in Chapel Lane.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.21HA – approximately 6 units (3 bed houses).	Amber
2.	Current Use	The site is currently an overgrown, unused, existing paddock, the existing paddock use needs to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary.	Amber
4.	Topography	An undulating and sloping site with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. It has a very rural open aspect with long distance panoramic vistas to three elevations, the open aspects are of an exceptional quality. The location is heavily rural in character and is of a very high LVIA quality. Development would cause	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
		substantial harm to the quality and amenity of the village and also to the setting of the single track vehicular entrance to the settlement.	
9.	Important Trees, Woodlands & Hedgerows	Substantial hedgerows are found to all boundaries with mature trees interspersed around the boundary, these features will need to be fully protected. Development would require mitigation measures and a small loss of hedgerow but appears feasible.	Amber
10.	Relationship with existing pattern of built development	The site would extend the settlement in to open Countryside and severely undermine a prominent entrance to the village.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies and moths with some mitigation required.	Amber
12.	Listed Building or important built assets and their setting	The Old Manse, a grade two listed building directly overlooks the site, development would cause substantial harm to its setting.	Red
13.	Safe pedestrian access to and from the site	None currently exists and due to the narrowness of Chapel Lane and the steep banks it appears impossible to provide without third party landowner support.	Red
14.	Impact on existing vehicular traffic	A minor impact from this small number of units on the existing village centre.	Green
15.	Safe vehicular access to and from the site	The road serving the site is only a narrow single adopted carriageway. The only current vehicular provision in to the site is through a farm access gate in the corner of the site. It appears to be not possible to meet the road widening, highways space standards and visibility splays that will be required for a residential development access, early dialogue with highways is advised.	Red
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 600m to the village centre community facilities.	Red
17.	Distance to Primary School:	Clipston CE Primary school is about 725m walk from the nearest relevant access.	Red
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
19.	Scheduled Monument	The western boundary adjoins the Scheduled Monument 1418334 (“the SM”). The SM is on rising ground northwards from the site with clear intervisibility. Also within 25 metres of the SM, as to the north across Sibbertoft Road and to the east across Chapel Lane, both currently with hedged boundaries. This protected area adjoining or adjacent to the site is ridge and furrow or village earthworks. Development would impinge visibly on the SM and cause substantial harm to the SM.	Red
20.	Any public rights of ways/bridle paths	None apparent within the site.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	None apparent.	Green
22.	Any nuisance issues, noise, light or odour	The site is at the 60mph traffic speed limit so many vehicles brake at this point, mitigation may be necessary to resolve this problem.	Amber
23.	Any contamination issues	None apparent.	Green
24.	Any known flooding issues	The site is within flood zone 1 and will probably not require a professional hydrology survey or a SUDS solution for this number of units (usually 25 units or more require a SUDS).	Green
25.	Any drainage issues	Severe pooling at the lowest levels of the site, substantial mitigation is required to resolve.	Red
		Red - 10 Amber - 8 Green - 7	A RED SCORING SITE of 3.

Clipston site J – Part of Nobold Farm (No SHLAA ref)

1. Overview

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2. Site Selection Criteria

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- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
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Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site – Details	
Site summary :	No SHLAA Ref.
Site name and address:	Part of Nobold Farm.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.1HA – approximately 3 units (3 bed houses).	Green
2.	Current Use	The site is currently a small corner of a grazing field, the current farm use would need to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary.	Amber
4.	Topography	A relatively flat site.	Green
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Multiple ownership, joint owners willing to develop.	Amber
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands and it is a good example of the gaps in the built form that shape the countryside element and distinctive character of Clipston. Development would cause substantial harm to the quality and amenity of the village.	Red

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A section of established hedgerow encloses part of the site and this feature can be fully protected in a sensitive design solution.	Green
10.	Relationship with existing pattern of built development	The site is visible from and adjacent to about six residential dwellings and would require planting to mitigate the development of the site.	Amber
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies, bats and moths in the paddock area.	Red
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility	Green
13.	Safe pedestrian access to and from the site	A path is in place at Nobold Court and it would be straightforward to create an access in to the site to ensure pedestrian connectivity with the village centre.	Green
14.	Impact on existing vehicular traffic	A minimal impact on the existing village centre.	Green
15.	Safe vehicular access to and from the site	Although a farm access double gate is found on Nobold Court access cannot be easily provided from this point due to the nearness to the junction. The width of the access appears adequate to achieve the highways space standards and visibility splays that will be required, with significant improvement.	Amber
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 275m to the village centre community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 400m walk from the nearest relevant access.	Amber
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green
19.	Scheduled Monument	The eastern boundary of the site adjoins the Scheduled Monument 1418334 ("the SM"). The SM is on falling ground eastwards from the site with intervisibility but limited in extent. This protected area adjoining the site is village earthworks. There is no obvious likelihood of the development on the site causing interference to the SM but any planning consent should be subject to the implementation of a programme of archaeological work in line	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
		with the outcome of appropriate investigations. Additionally a landscape buffer would need to be created along the eastern boundary of the site. The development would cause less than substantial harm to the SM.	
20.	Any public rights of ways/bridle paths	A right of way CH18 crosses along the boundary of the site and due to the narrowness of the site development might cause detriment to this use.	Amber
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	Electricity supply cables cross the site in two directions and an electrical sub-station is in situ on the site and it may not be possible to re-site the latter.	Red
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures appear easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey for this small number of units (unless required by DDC planners).	Green
25.	Any drainage issues	Minor pooling issues identified on site due to the slope in the ground, easily remediated.	Amber
		Red – 4 Amber – 12 Green – 9	A GREEN SCORING SITE of 5.

Clipston site K – Paddock off Gold Street

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) plan making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions required of a NP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying that the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA process.

Locally important factors, including those identified by the village consultation, have been considered and have contributed to the evaluation of the sites in order to identify those that may be best suited for development. The local community will then have an opportunity to comment on these findings during a further consultation phase. The SSA is only a part of any potential development site selection: it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Examiners/Inspectors as being robust and proportionate for this task. The SSA is fully compliant with the National Planning Policy Frameworks' (2012 and 2018) advice and guidance.

Working in partnership with landowners and Daventry District Council (DDC) will enable a positive SSA process that supports DDC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	No SHLAA Ref.
Site name and address:	Paddock off Gold Street.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	About 0.25HA – approximately 6 units (3 bed houses).	Amber
2.	Current Use	The site is currently a paddock tucked away behind Gold Street, this paddock use would need to be relocated.	Amber
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary.	Amber
4.	Topography	A combination of a sloping and undulating site that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. It has a rural aspect being open to the Western elevation. The view from outside to inside and inside to outside the paddock is of an exceptional quality, development would cause substantial harm to quality and amenity.	Red
9.	Important Trees, Woodlands & Hedgerows	Established hedgerow encloses large sections of the site and this feature will need to be fully protected. Development will lead to the destruction of important trees or hedgerow.	Amber

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
10.	Relationship with existing pattern of built development	The site is very visible from and adjacent to about fourteen residential dwellings and this prominence will be difficult to overcome due to the levels and shape of the land.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, butterflies, badgers, bats and moths.	Red
12.	Listed Building or important built assets and their setting	The site is behind The Chestnuts, a grade two star listed building and development would cause less than substantial harm to its setting.	Amber
13.	Safe pedestrian access to and from the site	A path is in place along the edge of the other side of Gold Street, it should be straightforward to create a new access and ensure pedestrian connectivity with the village centre, with a newly created footpath.	Amber
14.	Impact on existing vehicular traffic	A minimal impact on the existing village centre.	Green
15.	Safe vehicular access to and from the site	No adequate vehicular provision in to the site for a residential development access. It is impossible for land on the site to meet the highways space standards and visibility splays that will be required without the active support of a third party landowner.	Red
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 310m to the village community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 435m walk from the nearest relevant access.	Amber
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green
19.	Scheduled Monument	None apparent within the site and the site does not adjoin and is not adjacent to any Scheduled Monument.	Green
20.	Any public rights of ways/bridle paths	None apparent within the site.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone	An electricity supply cable crosses the site and this will require resiting.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
	transmission network (not water/sewerage)		
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures appear easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey for this small number of units (unless required by DDC planners).	Green
25.	Any drainage issues	Minor pooling issues identified on site due to the undulating features of the ground, easily remediated.	Amber
		Red - 5 Amber - 13 Green - 7	A GREEN SCORING SITE of 2.

Clipston site L – Land off Naseby Road (No SHLAA ref)

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) plan making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions required of a NP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying that the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA process.

Locally important factors, including those identified by the village consultation, have been considered and have contributed to the evaluation of the sites in order to identify those that may be best suited for development. The local community will then have an opportunity to comment on these findings during a further consultation phase. The SSA is only a part of any potential development site selection: it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Examiners/Inspectors as being robust and proportionate for this task. The SSA is fully compliant with the National Planning Policy Frameworks' (2012 and 2018) advice and guidance.

Working in partnership with landowners and Daventry District Council (DDC) will enable a positive SSA process that supports DDC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	No SHLAA Ref.
Site name and address:	Land off Naseby Road.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	Approximately 0.4HA – a yield of about 12 units (3 bed houses).	Red
2.	Current Use	The site is currently a paddock, the current farm use would need to be relocated.	Amber
3.	Village Confines	The site is outside and partly adjacent to the currently recognised village confines boundary.	Amber
4.	Topography	A combination of a flat and uneven sloping site with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. It has a rural aspect, the views on the South Western boundary are of an exceptional quality. Development would cause substantial harm to quality and amenity.	Red

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A copse of trees is found within the site and small sections of established hedgerow enclose parts of the boundaries and these features will need to be fully protected. Development is possible with minor mitigation measures.	Amber
10.	Relationship with existing pattern of built development	The site is visible from and adjacent to one residential dwelling and would require planting to mitigate the development of the site.	Amber
11.	Local Wildlife considerations	Nesting birds, small mammals, badgers, bats, butterflies and moths.	Red
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility.	Green
13.	Safe pedestrian access to and from the site	No pedestrian access and impossible to access without the support of a third party owner.	Red
14.	Impact on existing vehicular traffic	A medium impact on the existing village centre.	Amber
15.	Safe vehicular access to and from the site	No vehicular access for a residential development and impossible to access for such a residential development without the support of a third party owner.	Red
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 400m to the village community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 525m walk from the nearest relevant access.	Red
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green
19.	Scheduled Monument	None apparent within the site and the site does not adjoin and is not adjacent to any Scheduled Monument.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
20.	Any public rights of ways/bridle paths	None apparent within the site.	Green
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	A telephone supply cable crosses the site and will require resiting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures appear easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will not require a professional hydrology survey for this small number of units (unless required by DDC planners).	Green
25.	Any drainage issues	Minor pooling issues identified on site due to the slope in the ground, easily remediated.	Amber
		Red - 7 Amber - 11 Green - 7	An AMBER SCORING SITE.

Clipston site M – Clipston brand new settlement

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) plan making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions required of a NP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying that the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA process.

Locally important factors, including those identified by the village consultation, have been considered and have contributed to the evaluation of the sites in order to identify those that may be best suited for development. The local community will then have an opportunity to comment on these findings during a further consultation phase. The SSA is only a part of any potential development site selection: it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Examiners/Inspectors as being robust and proportionate for this task. The SSA is fully compliant with the National Planning Policy Frameworks' (2012 and 2018) advice and guidance.

Working in partnership with landowners and Daventry District Council (DDC) will enable a positive SSA process that supports DDC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty five indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a positive assessment with no major identified constraints on residential development.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	No SHLAA Ref.
Site name and address:	Clipston brand new settlement.

	Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1.	Site capacity	Approximately 18HA – a yield of around 324 units (3 bed houses), these could be phased.	Red
2.	Current Use	The site is currently a working farm with a series of grazing fields and paddocks, the extensive current farm use would need to be relocated. Clearly, the whole site will probably never be developed, but if it were it would create a new version of Clipston.	Red
3.	Village Confines	The site is outside and adjacent to the currently recognised village confines boundary.	Amber
4.	Topography	A combination of a gently sloping fields with level changes that will require minor mitigation.	Amber
5.	Greenfield or Previously Developed Land	A greenfield site.	Red
6.	Good Quality Agricultural Land (Natural England Classification)	The whole of the site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality. No distinction between grade 3a (good) and 3b (moderate) land is made in this assessment.	Amber
7.	Site availability - Single ownership or multiple ownership	Single ownership.	Green
8.	Landscape and Visual Impact Assessment (LVIA)	The site is within the National LVIA Character Area number 95, Northamptonshire Uplands. It has a heavily rural aspect being open to three elevations, the views are of an exceptional quality. Development would cause substantial harm to the quality, amenity and feel of the village.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
9.	Important Trees, Woodlands & Hedgerows	A large copse of trees is found within the site with numerous mature trees scattered across the area. Large sections of established ancient hedgerow enclose parts of the site and these features will need to be fully protected. Development is certainly possible with minor mitigation measures.	Amber
10.	Relationship with existing pattern of built development	The site is visible from and adjacent to numerous dwellings and the scale of the site would change the feel of the village completely.	Red
11.	Local Wildlife considerations	Nesting birds, small mammals, badgers, bats, butterflies and moths.	Red
12.	Listed Building or important built assets and their setting	The site does not have any significant component of any listed building, and with no intervisibility.	Green
13.	Safe pedestrian access to and from the site	Pedestrian access from Kelmarsh Road or Naseby Road is possible with significant improvements and a spatial strategy to facilitate movement.	Green
14.	Impact on existing vehicular traffic	A large scale and unsustainable impact from this very large number of units.	Red
15.	Safe vehicular access to and from the site	Several current vehicular accesses, a spatial strategy and modelling work would be required, significant work involved.	Amber
16.	Distance to designated village centre (Village Green)	A walking distance of approximately 480m to the village community facilities.	Amber
17.	Distance to Primary School:	Clipston CE Primary school is about 605m walk from the nearest relevant access.	Red
18.	Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc)	None apparent.	Green
19.	Scheduled Monument	The north western boundary of the site is within 25 metres of the Scheduled Monument 1418334 ("the SM") across Naseby Road, currently a hedged boundary. This protected area adjacent to the site comprises ridge and furrow with clear intervisibility. The eastern boundary adjoins Northamptonshire County Council Historic Environment Asset (surviving ridge and furrow). Development would be visible from this Asset. The development would cause less than substantial harm to the SM.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints			RAG Rating
20.	Any public rights of ways/bridle paths	Three rights of way traverse the site, CH6, CH7 and CH8. It would be difficult to include these paths (amongst others) in a spatial strategy and masterplan for a development of this size.	Red
21.	Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	A number of electricity and telephone supply cable cross the site and will require resiting.	Amber
22.	Any nuisance issues, noise, light or odour	None apparent.	Green
23.	Any contamination issues	As the site has been used for animal husbandry a contamination survey will be required, mitigation measures appear easily achievable.	Amber
24.	Any known flooding issues	The site is within flood zone 1 and will require a professional hydrology survey and SUDS scheme for this very large number of units, flooding has occurred to part of the area.	Amber
25.	Any drainage issues	Minor pooling issues and a professional hydrology survey will be required and recommendations implemented.	Amber
		Red - 9 Amber - 11 Green - 5	A RED SCORING SITE of 4.