

Site Allocation Summary

Meeting the housing need through Strategic Sustainability Assessments of sites

1. Introduction

- 1.1 The Clipston Neighbourhood Development Plan (NP) for Clipston Parish Council has been prepared by the Clipston Neighbourhood Plan Advisory Committee (NPAC) on behalf of the Parish Council. One of the central objectives of the NP is to consider the evidenced housing need expected during the operational period of the NP until 2029 (NP Period) and set out the most sustainable location where this housing need could be delivered through new residential development.
- 1.2 A residual housing target for the Daventry District has been considered by Daventry District Council (DDC) based upon a survey of the likely District-wide population increases, and the DDC has met its rural requirement. However, the Housing Theme Group (HTG), appointed by NPAC, considered the housing needs evidence for Clipston and agreed that ten new residential units would be required in the NP Period.
- 1.3 This Site Allocation Summary sets out how the Clipston NPAC identified sustainable sites for the allocation of land for housing development. The recommendations made by the NPAC were informed by evidence collected and assessed by the HTG members, supported by an independent consultant from YourLocale with experience in this work.
- 1.4 The NP supports the provision of sustainable housing in the Parish and aims to exceed the District-wide housing provision target by identifying a potential housing site within the Parish to meet these requirements, within a location that is deliverable, developable and the most acceptable to the local community.

2. Site Suggestions Origins

- 2.1 The first source was to consider the DDC Strategic Housing Land Availability Assessment (SHLAA) which had previously identified the sites put forward by landowners for residential development. This SHLAA exercise was completed in 2016 and identified one potential residential site within the Parish for eleven units lying to the south of Church Lane, Clipston (Site A) and shown on the plan in 4.6 (the Plan). Site A was considered not suitable for development by DDC as it was outside of the village confines and there was no proven local housing need, but Site A has been reconsidered by NPAC as part of the Site Allocation process summarised herewith.
- 2.2 As an element of preparing the NP, the Parish Council undertook its own “call for sites” in September 2018. It was explained that a site(s) for up to ten units, with four units being affordable housing would be required to meet a locally identified need. A scoring matrix based upon industry standard methodology was drafted by the HTG to reflect the unique characteristics and scale of the Parish.

- 2.3 A total of thirteen sites of various sizes, having an individual residential development capacity between 3 and 324 units (applying the DDC standard site capacity methodology), were initially offered for residential development by owners and their professional advisers. These sites would have yielded approximately 450 units which was far in excess of the agreed Parish housing need requirement of ten units as indicated first, by The Daventry District Council Clipston Parish Housing Survey 2017 (the DDC Survey) and secondly, the responses to the NP Questionnaire sent out to all Clipston households in early 2018. Strategic Sustainability Assessments (SSAs) of these thirteen sites were initially completed to arrive at a provisional ranking of sites to assist the determination of the site to be presented to the community as being a residential allocation through the NP. The sites assessed are marked with a letter or letters and also coloured red on the Plan.

3. The Criteria and the RAG Scoring System

- 3.1 The HTG agreed twenty-five sustainability indicators as the criteria in the SSAs' scoring matrix, that are relevant to the selection and allocation of a site for new dwellings using the agreed methodology. The SHLAA methodology used by DDC was also drawn from, coupled with the experience of the consultant in undertaking SSAs' reviews and from past "Made" neighbourhood plan residential site allocations.
- 3.2 A scoring system, based on a Red, Amber or Green (RAG) score was applied to each criterion and listed for each identified site. Red was scored for a negative assessment; Amber was scored where mitigation might be required; Green was scored for a positive assessment. A different methodology for scoring to give varying weights to different criteria was considered by the HTG, but on balance rejected as it would have been very complex, less transparent and as a result difficult to justify to the community. The HTG's concerns would be addressed by the moderation exercises following initial preparation of SSAs.
- 3.3 The following SSAs' scoring framework was used to compare each site: the Issue column below refers, where appropriate, to the relevant numbered Figure of the NP, which illustrates further the Issue contents.

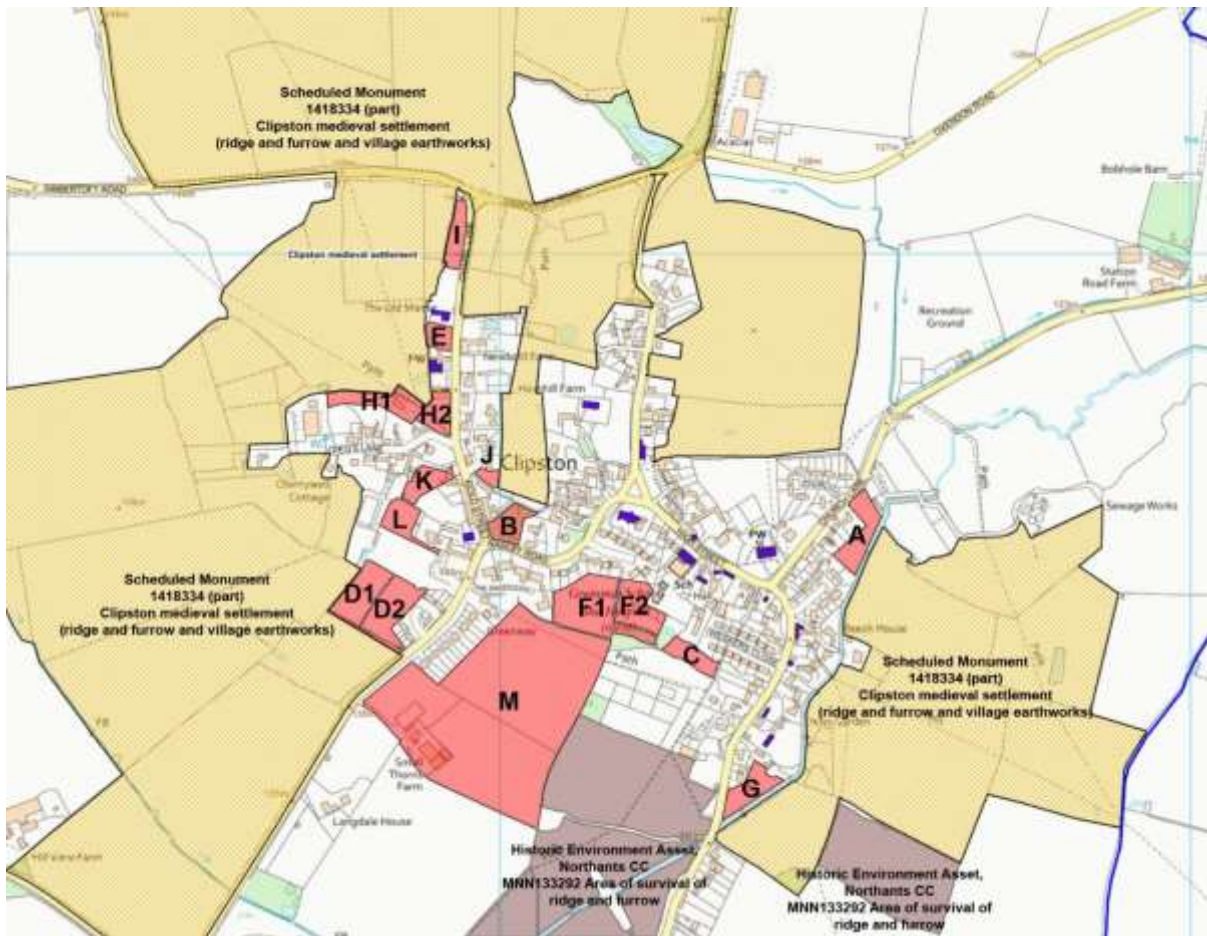
Issue	Green	Amber	Red
1. Site capacity	Small capacity of up to 5 dwellings alone or in conjunction with another site	Medium capacity of between 6-10 dwellings	Large capacity of more than 10 dwellings
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Village Confines (Figure 4 of the NP)	Site wholly within the village confines	Site adjoining village confines	Site outside of, and also not adjoining, the village confines
4. Topography	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated
5. Greenfield or Previously Developed Land	Previously developed land (brownfield)	Mixture of brownfield & greenfield land	Greenfield land
6. Good Quality Agricultural Land (Natural England classification)	Land classified 4 or 5 (poor and very poor)	Land classified as grade 3a or 3b (good to moderate)	Land classified 1 or 2 (Excellent and very good)
7. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
8. Landscape and Visual Impact Assessment (LVIA)	No harm to quality.	Less than substantial harm to quality.	Substantial harm to quality.
9. Important Trees, Woodlands & Hedgerows (Figures 12.1, 12.2 and 13 of the NP)	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)
10. Relationship with existing pattern of built development	Land visible from a small number of properties	Land visible from a range of sources mitigated through landscaping or planting	Prominent visibility, Difficult to improve
11. Local Wildlife considerations (Figures 8.2 and 14 of the NP)	No impact on wildlife site	Small to medium impact but with potential to mitigate	Statutorily protected species in place
12. Listed Building or important built assets and their setting (Figure 10 of the NP)	No harm to existing building	Less than substantial harm	Substantial harm
13. Safe pedestrian access to and from the site	Existing footpath	No footpath but can be created	No potential for footpath
14. Impact on existing vehicular traffic	Minimal impact on village	Medium impact on village	Major impact on village

Issue	Green	Amber	Red
15. Safe vehicular access to and from the site	Appropriate access can be easily provided	Appropriate access can only be provided with significant improvement	Appropriate access cannot be provided
16. Distance to the designated village centre (Village Green)	Walking distance of 250m or less	Walking distance of 251-500m	Walking distance of greater than 501m
17. Distance to Primary School	Walking distance of 250m or less	Walking distance of 251-500m	Walking distance of greater than 501m
18. Current existing informal/formal recreational opportunities on site (excluding rights of way, bridleways etc) (Figure 9 of the NP)	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
19. Scheduled Monument (Figure 8.1 of the NP)	No harm to any Scheduled Monument	Less than substantial harm to any Scheduled Monument	Substantial harm to any Scheduled Monument
20. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to public right of way	Re-routing required or would cause significant harm
21. Gas and/or oil pipelines and electricity and/or telephone transmission network (not water/sewerage)	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
22. Any nuisance issues, noise, light or odour	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern
23. Any contamination concerns	No contamination concerns	Minor mitigation required	Major mitigation required
24. Any known flooding issues (Figures 2 and 3 of the NP)	Site in flood zone 1 or 2 or no flooding for more than 25 years	Site in flood zone 3a or flooded once in last 25 years	Site in flood zone 3b (functional flood plain) or flooded more than once in last 25 years
25. Any drainage issues	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.

4. The Site Allocation Process

- 4.1 The initial SSAs were undertaken by a consultant from YourLocale to ensure a professional approach based upon past experience of similar assessments and to ensure a high level of objectivity and consistency in scoring. The assessment process included a comprehensive desk top study followed by visits to each of the sites. These initial results were then considered in detail by the HTG and the above consultant, to ensure that all the local factors had been fully considered and were reflected in the SSAs.

- 4.2 A “moderation” exercise was undertaken by the HTG including the addressing of such matters as practicalities, deliverability, balance and good sense. Additionally, all individual site owners were contacted with the relevant draft SSA report for their comments.
- 4.3 In some cases invitations were made to site owners for a “smaller, part of site submission”, where such sites were too large for development but if reduced, might have potential to accommodate the agreed locally identified housing needs of Clipston. These smaller sites (namely sites D2, F2 and H2 shown on the Plan) were then re-assessed where site owners were keen to consider this smaller scale development option. The relevant SSAs were amended to reflect this input and then re-circulated as drafts to the relevant site owner. In the case of these smaller sites, both the SSAs for such smaller sites and the original larger sites are included in the comprehensive set of SSAs attached.
- 4.4 All parties were invited to comment upon the SSAs, the feedback was considered and the SSAs were analysed line by line, and further amendments and consistency checks made. Important considerations were: achieving the four affordable units, and meeting the overall target for the housing need of about ten units in the NP period.
- 4.5 An HTG meeting was held to ensure that all factors had been fairly considered in an open and consistent manner. Some of the SSAs were slightly amended in the light of new information provided and the final SSAs’ scores were then debated and signed off by the NPAC.
- 4.6 Following submission of the SSAs to DDC for provisional comments, the DDC suggested reassessment of the commentaries made to the Sustainability Criteria in the SSAs headed “Ancient Monument or Archaeological remains”. Such additions would address the potential impact of any development on Scheduled Monument 1418334 and how any concerns could be dealt with. The Plan shows the majority of the Scheduled Monument coloured light brown (and additionally the majority of the Historic Environment Asset Northants CC NNN133292 coloured dark brown, and the Listed Buildings in Clipston shown purple). This exercise has been completed and the SSAs amended appropriately. These amended SSAs have been circulated to the relevant site owners who have made no comments.



5. Conclusion

- 5.1 The table in 5.2 (overleaf) sets out the SSAs' scoring which provides an indication of how suitable a site is for residential development. However (as was explained to all site owners who wished to offer their site for development) the SSA was only part of the site allocation process, and cannot be solely used in determining the selection of an allocated site. The total number of properties that could be constructed on a site based on that site's size, and adopting the DDC standard capacity methodology, are set out in column 3 of the table.
- 5.2 The NPAC, having considered all of the evidence and having decided which site best suits the needs of the NP, has allocated the site "Part of the land to the rear of Marecroft" (Site D2) for about ten units (four affordable) and shown as D2 on the Plan. This allocated site was chosen primarily because of the following crucial and significant reasons:
- 5.2.1 Site D2 has the highest individual Green score for the SSA process as shown in the table overleaf;
 - 5.2.2 its size, enabling 4 affordable housing units to be included in a residential development on one site;
 - 5.2.3 it can complement the existing adjoining affordable housing development at Marecroft;

- 5.2.4 its vehicular access, potentially partly through the existing Marecroft development, or off Naseby Road, the principal (and only classified) highway serving Clipston;
- 5.2.5 the minimum amount of adverse impact on the existing village and its residents; and
- 5.2.6 it does not encroach into Scheduled Monument 141833 (SM) and whilst the south west boundary of Site D2 adjoins the SM the planning application process can enable any actual housing to be a suitable distance from the SM with an appropriate landscaping scheme to this boundary.

Site Location	RAG Score	Number of units
A. Land to the South East of Church Lane (edged red on the Plan)	Green two	10
B. Land at Naseby Road and Gold Street (edged red on the Plan)	Green three	8
C. Paddock at rear of Six Weskers Close (edged red on the Plan)	Green three	7
D1 and D2. Land to the rear of Marecroft (edged red and edged blue on the Plan)	Red one	24
D2. Part of land to the rear of Marecroft (edged red on the Plan)	Green six	13
E. Land West of Chapel Lane (edged red on the Plan)	Green five	4
F1 and F2. Land behind Chestnut Grove and Clipston School (edged red and edged blue on the Plan)	Red one	29
F2. Part of land behind Chestnut Grove and Clipston School (edged red on the Plan)	Green two	12
G. Land east of Kelmarsh Road (edged red on the Plan)	Amber	9
H1 and H2. Land at junction of Pegs Lane and Chapel Lane (edged red and edged blue on the Plan)	Green one	10
H2. Part of land at junction of Pegs Lane and Chapel Lane (edged red on the Plan)	Green three	6
I. Bottom paddock in Chapel Lane (edged red on the Plan)	Red three	6
J. Part of Nobold Farm (edged red on the Plan)	Green five	3
K. Paddock off Gold Street (edged red on the Plan)	Green two	6
L. Land off Naseby Road (edged red on the Plan)	Amber	12
M. Clipston new settlement (edged red on the Plan)	Red four	324

- 5.3 Allocating this site exceeds the DDC target and the site is confirmed to be developable, deliverable and acceptable to the local community.