

ARTHINGWORTH

Sustainable site assessment

1. Executive summary

- 1.1 The parish council accepts that meeting future housing need is an important element of the Neighbourhood Development Plan (NDP). Undertaking a Sustainable Site Assessment (SSA) has enabled the comparison of potential housing land supply options and informed policy. The work has resulted in a positive decision to make a residential site allocation in the Neighbourhood Development Plan (NDP).
- 1.2 Through undertaking the SSA local people were involved in identifying the least environmentally damaging and therefore, the most sustainable locations for potential residential development. The approach used publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A number of site visits have been undertaken to determine the locational context but the sites themselves have not been professionally surveyed in detail during the SSA.

2. Overview

- 2.1 One of the most important policy considerations of the NDP is to set out the amount of residential development to meet local need and to protect the parish from future large scale unsustainable development proposals. Undertaking a SSA is a proven technique to compare the different potential locations for new residential development and has been very successful in constructing residential sites in a large number of parishes.
- 2.2 The SSA process is a refinement and update of the findings of the Strategic Housing and Economic Land Availability Assessment (SHELAA) sites reports previously published by Daventry District Council (Daventry became a part of West Northampton Council from the 1st May 2020). To ensure that smaller, local sites were considered a local call for sites was undertaken by the parish council. This local call for sites generated additional locations in addition to the SHELAA sites , these five sites were then assessed.
- 2.3 There is no housing target for Arthingworth in the adopted Local Plan as the parish is designated as a rural location. Following full consideration of local housing need a site for about 5-6 units was sought.
- 2.4 This SSA report sets out how an independent consultant from YourLocale, a planning consultancy specialising in supporting

communities to develop NDP's, worked with local people to appraise the residential sites through the SSA process.

3. Site Selection Criteria

- 3.1 The initial site assessments were undertaken by Derek Doran BSc (Hons) MCIH MBA the Lead Associate from YourLocale to ensure that a professional approach based upon past experience of similar residential site assessments and to ensure a high level of objectivity and consistency in scoring.
- 3.2 A scoring matrix based upon the methodology supported by the National Planning Policy Frameworks (NPPF's) was agreed by NDP housing group members.
- 3.3 The site assessments included a comprehensive desk top study and online research followed by a visit to each of the sites. This led to some amendments being agreed by members of the parish council and it was then possible to initially rank each site in order of overall sustainability.
- 3.4 The policy position of West Northamptonshire Council (WNC) in terms of their assessment of the developability of the sites was a material consideration in the discussions of scoring and the informal planning opinion of WNC planning officers were sought and these responses affected the outcome of the process.
- 3.5 The draft SSA's were then sent as drafts to the owners/agents for their comment and input. As a result of the owners/agents comments and suggestions the draft SSA reports were substantially amended to reflect the additional factual information that was provided.

4. The Criteria and the RAG Scoring System

- 4.1 The SHELAA methodology jointly agreed between the Local Planning Authorities (including Daventry DC the forerunner of WNC) of Leicestershire and Northamptonshire was used, coupled with the experience of the consultant in recommending past "made" NDP residential site allocations that have been supported through a number of independent planning examinations.
- 4.2 Parish council members agreed twenty four scoring criteria that are relevant to the selection and allocation of sites for new dwellings using policy criteria from the National Planning Policy Frameworks.
- 4.3 The SSA 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 would be required; Green was scored for a positive assessment. A different methodology for scoring to give varying weights to different criteria was considered but rejected as it would have been more complicated, less transparent to the community and could possibly have been too subjective.

4.4 The following site assessment scoring matrix was used to compare each site in terms of overall developability.

Table 1 – Sustainable Site Assessment (SSA) framework for Arthingworth

<u>Issue</u>	<u>Green</u>	<u>Amber</u>	<u>Red</u>
1. Site area and capacity (3 bed houses)	Small capacity up to 3 dwellings	Medium capacity of between 4-5 dwellings	Large capacity of 6 or more dwellings
2. Current Use	Vacant	Existing uses need to be relocated	Loss of important local asset
3. Adjoining Uses	Site wholly within LTD and no apparent land use issues	Site adjoining LTD and/or requires mitigation	Extending build outside LTD or unable to mitigate adjoining use
4. Topography/ground condition	Flat or gently sloping site	Undulating site or greater slope that can be mitigated	Severe slope that cannot be mitigated or unmade ground
5. Greenfield or Previously Developed Land	Previously developed land	Mixture of brownfield & greenfield land	Greenfield land
6. Site availability - Single ownership or multiple ownership	Single ownership	Multiple ownership	Multiple ownership with one or more unwilling partners
7. Landscape Character Assessment and Visual Impact Assessment (LVIA)	No harm to quality	Less than substantial harm to quality	Substantial harm to quality
8. Important Trees, Woodlands & Hedgerows	None affected	Mitigation measures required	Site would harm or require removal of Ancient tree or hedge (or TPO)
9. Quality of ridge and furrow	Grade 1-2	Grade 3	Grade 4-5

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 corridors or habitats affected	No harm	Less than substantial harm	Substantial harm
12. Listed (& local listed) building or important built assets and their setting	No harm to existing building	Less than substantial harm	Substantial harm
13. A pavement access to and from the site	Existing pavement	No pavement but can be created	No potential for pavement
14. Impact on existing vehicular traffic	Impact in the parish minimal	Medium scale impact on the parish	Major impact in the parish
15. Adequate 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 designated village centre (war memorial)	Walking distance of 200m or less	Walking distance of 201-400m	Walking distance of greater than 401m
17. Current existing informal/formal recreational opportunities on site	No recreational uses on site	Informal recreational uses on site	Formal recreational uses on site
18. Ancient monuments or archaeological remains	No harm to an ancient monument or remains site	Less than substantial harm to an ancient monument or remains site	Substantial harm to an ancient monument or remains
19. Any existing public rights of ways/bridle paths	No impact on public right of way	Detriment to a public right of way	Re-routing required or would cause significant harm
20. Gas and/or oil pipelines & electricity transmission network (Not water/sewage)	Site unaffected	Re-siting may be necessary	Re-siting may not be possible
21. Any nuisance issues (Noise, light, odour?)	No nuisance issues	Mitigation may be necessary	Nuisance issues will be an ongoing concern

22. Any known contamination issues	No contamination issues	Minor mitigation required	Major mitigation required
23. Any known flooding issues	Site in flood zone 1	Site in flood zone 2 or flooded once in last 25 years	Site in flood zone 3 or flooded more than once in last 25 years
24. Any drainage issues.	No drainage issues identified.	Need for mitigation.	Need for substantial mitigation.

5 The SSA outcome

- 5.1 The SSA reports were considered at a number of meetings of the housing group of the NDP and the parish council to ensure that adequate local knowledge was central to the process. This led to a reassessment of some sites by the YourLocale Consultant with amendments subsequently confirmed with owners.
- 5.2 The final SSA reports were then produced by YourLocale and adopted by the parish council.
- 5.3 The outcome of the SSA process is recorded in the following table. The RAG Rating is obtained by deducting the “Red” criteria scores from the “Green” scores. Amber remains a neutral score.

Table 2 – SSA outcomes

Site Location	HTG SCORE	Rank and outcome
1. Adjacent St Andrews Church	Red Two	Third
2. Hawthorns Garden	Green Three	Second
3. Kelmarsh Road	Green Eight	First – site allocated
4. Daffodils outdoor nursery Eastern plot	Red Three	Fourth
5. Daffodils outdoor nursery Western plot	Red Three	Fourth

5.4 Following a robust SSA process the parish council having considered all of the evidence have allocated the highest green scoring site

for residential development of 6 dwellings, three dwellings will be of affordable housing.

5.5 The highest scoring site at Kelmarsh Road has therefore been negotiated with site owners for inclusion as a residential use within the NDP. A series of planning obligations have been agreed that are pre-requisites for the site to proceed.

5.6 Land is therefore allocated for this residential use for the current field North of Kelmarsh Road.

Arthingworth site one – Adjacent to St Andrews church

1. Executive Summary

Following consultation with the owner, no further action required.

2. Overview

A Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this planning purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

Through undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Housing and Economic Land Availability Assessment (HELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are a central part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and West Northamptonshire Council (WNC) will aim to ensure that the housing target and affordable housing requirements in WNC's Local Plan are delivered in the NDP.

3. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Arthingworth twenty-four indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate for a residential allocation in the NDP so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability and 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 mitigation measures will be required.

- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, WNC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA/ current planning position:	No SHELAA application has been submitted to Daventry District Council (now West Northamptonshire Council).
Site name:	Adjacent to St Andrews Church.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	Approximately 0.1HA yielding 3 units (three bedroomed houses).	Green
2. Current Use:	The site is a small field and a copse of trees adjacent to St Andrews Church, this existing use will need to be reprovisioned as agricultural land and mature trees are a finite resource.	Red
3. Adjoining Uses:	The site has an open aspect to two boundaries and is adjacent to an existing residential unit on one boundary, it is wholly outside of the existing settlement boundary adjacent to the church and graveyard. Development would require extending the settlement boundary significantly in an Eastern direction.	Amber
4. Topography/ground condition:	A sloping site that will require mitigation measures to proceed.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in open countryside of a very high quality and the location feels rural in character, with some long distance panoramic views and vistas. Development of three residential units would cause a substantial and major harm to the overall LVIA setting and amenity of the village and the church in particular.	Red
8. Important Trees, Woodlands & Hedgerows?	The site includes land that is classified in the village design statement as a tree preservation area, all of these trees would need to be destroyed if the whole site area is developed. Development would destroy green assets that are protected with tree preservation orders.	Red
9. Relationship with existing pattern of built development?	The site is wholly outside and slightly attached to the current built form and development would extend the village built form in a very negative fashion to the East.	Red
10. Local wildlife corridors or habitats affected	The site includes land that is classified in the village design statement as a tree preservation area, all of these trees would need to be destroyed if the whole site area is developed, with a corresponding loss of habitat.	Red
11. Listed (& local listed) building or important built assets and their setting	The site is directly attached to the grade two listed St Andrews Church that was constructed in the 12 th , 14 th the 19 th Centuries. Development would cause a substantial detriment to the setting of this important community building.	Red
12. Impact on existing vehicular traffic?	A medium negative impact from 3 additional dwellings, the potential access route is in a sensitive highway position.	Amber
13. Adequate vehicular access to and from the site?	No adequate existing provision and it appears difficult (possibly impossible) to provide an adequate access to a development site given the curvature of the road and the available sight lines. Access will require substantial improvements from the highway at Braybrooke Road. An early dialogue with the highways authority and land owner (West Northamptonshire Council) is advised to ensure that they are willing to sell land that they own to facilitate a vehicular access and that highway policy and safety compliance are possible.	Red
14. Current existing informal/formal recreational opportunities on site?	None identified.	Green
15. Distance to centre of the village green?	Approximately 210m to the centre of the village green – opposite Hall Close.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
16. Ancient monuments or archaeological remains?	A monument is situated in the central area of the site, development would need to be designed around this currently open feature, who's setting will be diminished.	Amber
17. Any existing public rights of ways/bridle paths?	None identified within the site perimeter.	Green
18. Gas, oil, pipelines and networks & electricity transmission network (not water or sewerage)?	None identified within the site perimeter.	Green
19. Any nuisance issues (noise, light, odour)?	None found.	Green
20. Any known contamination issues?	Given the previous history of the site a contamination survey will be required.	Amber
21. Any known flooding issues?	The actual site is fully located within flood zone 1 so the known risk of flooding is minimal.	Green
22. Any potential or known drainage issues identified?	A small amount of pooling identified within the site – easily remediated and a hydrology survey is required.	Amber
SUMMARY SCORE	Red – 8 Amber – 8 Green – 6	A RED scoring site of NEGATIVE two.

Arthingworth site two – Hawthorns garden

4. Executive Summary

Following consultation with the landowner no further action required.

5. Overview

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Through undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Housing and Economic Land Availability Assessment (HELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not be accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are a central part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and West Northamptonshire Council (WNC) will aim to ensure that the housing target and affordable housing requirements in WNC's Local Plan are delivered in the NDP.

6. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Arthingworth twenty-four indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate for a residential allocation in the NDP so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability and 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 mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, WNC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA/ current planning position:	No HELAA application has been considered by Daventry District Council (now North Northamptonshire Council).
Site name:	Hawthorns garden.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	Approximately 0.09HA yielding about 3 units (three bedroomed houses).	Green
2. Current Use:	The site is a residential garden, this existing use will need to be reprovisioned as garden land is a finite resource.	Amber
3. Adjoining Uses:	The site has an open aspect to three boundaries and is adjacent to an existing residential unit and is opposite others on a second boundary, it is wholly outside of the existing settlement boundary. Development would require extending the settlement boundary in a Southern manner.	Amber
4. Topography/ground condition:	A sloping site that will require mitigation measures to proceed.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in semi-open countryside of a very high quality and the location feels heavily rural in character, with some long distance panoramic views including the area of the village which View 2 as defined by this Plan takes in. Development of three residential units would cause a substantial and major	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	harm to the overall LVIA setting and amenity of the village and is against the current VDS which recognises this location as an important view out of the village.	
8. Important Trees, Woodlands & Hedgerows?	A large number of trees, some semi-mature will need to be destroyed to create an adequate vehicular access and to develop the site.	Amber
9. Relationship with existing pattern of built development?	The site is wholly outside and only slightly attached to the current built form and development would extend the village in a major negative fashion to the South West.	Amber
10. Local wildlife corridors or habitats affected	Within the River Ise wildlife corridor. Immediately adjacent to Local Wildlife Site (validation pending; Northants BRC / West Northants Council).	Amber
11. Listed (& local listed) building or important built assets and their setting	None found within or adjacent to the site.	Green
12. Impact on existing vehicular traffic?	A medium negative impact from 3 additional dwellings, the potential access route is in a sensitive location.	Amber
13. Adequate vehicular access to and from the site?	No adequate existing provision and it appears difficult (possibly impossible) to provide an adequate access to a development site given the available sight lines. Access will require substantial improvements from the highway at Kelmarsh Road. An early dialogue with the highways authority and land owner (West Northamptonshire Council) is advised to ensure that they are willing to sell land that they own to facilitate a vehicular access and that highway policy and safety compliance are possible.	Red
14. Current existing informal/formal recreational opportunities on site?	None identified.	Green
15. Distance to centre of the village green?	Approximately 250m to the centre of the village green – opposite Hall Close.	Amber
16. Ancient monuments or archaeological remains?	The site is adjacent to a substantial medieval fishing pond, development would cause a substantial detriment to the setting of this important community attribute.	Amber
17. Any existing public rights of ways/bridle paths?	None identified within the site perimeter.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
18. Gas, oil, pipelines and networks & electricity transmission network (not water or sewerage)?	None identified within the site perimeter.	Green
19. Any nuisance issues (noise, light, odour)?	Minor traffic noise will be an ongoing concern, due to braking or speeding up on the entrance/exit to the village.	Amber
20. Any known contamination issues?	Given the previous history of the site a contamination survey will be required.	Amber
21. Any known flooding issues?	The actual site is located within flood zone so the known risk of flooding is minimal, although the bottom section of the land on Kelmarsh Road is less than 50m from an area of flood zone one associated with the River Ise.	Amber
22. Any potential or known drainage issues identified?	A small amount of pooling within the site and a large pond is adjacent – easily remediated and a hydrology survey is required.	Amber
SUMMARY SCORE	Red – 3 Amber – 13 Green – 6	A low GREEN scoring site of 3.

Arthingworth site three – Kelmarsh Road

7. Executive Summary

Highest scoring site, allocate as a residential use for 6 dwellings.

Planning conditions for 6 units have been agreed.

8. Overview

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Through undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Housing and Economic Land Availability Assessment (HELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are a central part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and West Northamptonshire Council (WNC) will aim to ensure that the housing target and affordable housing requirements in WNC's Local Plan are delivered in the NDP.

9. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Arthingworth twenty-four indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate for a residential allocation in the NDP so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability and 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 mitigation measures will be required.

- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, WNC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA/ current planning position:	A HELAA application was considered by Daventry District Council (now North Northamptonshire Council) In 2018, although it was confirmed that the site was available and achievable, the council found the site was not suitable and not developable. No previous planning application.
Site name:	Kelmarsh Road.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	Approximately 0.4HA with the whole yielding about 12 units (three bedroomed houses). The owners have suggested 4 units, this SSA is based upon ONLY A PART OF THE SITE – to be determined in agreement with the owner, for 4 units.	Red
2. Current Use:	The site is a vacant plot and is severely overgrown and an eyesore.	Green
3. Adjoining Uses:	The site has a semi - open aspect to one boundary and is adjacent to existing residential units on three boundaries. It is wholly outside but mostly contiguous to the existing settlement boundary. Development would require a partial “infilling” of the current built form between Kelmarsh Road and Sunny Bank.	Amber
4. Topography/ground condition:	A steeply sloping site that will require mitigation measures to proceed.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
6. Site availability - Single ownership or multiple ownership?	Joint ownerships (whole site – different size being proposed needs TBC ??).	Amber
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in an open position on one of the major access roads in to the settlement, it acts an open green space for local residents.	Amber
8. Important Trees, Woodlands & Hedgerows?	Hedgerow (non-ancient) will need to be destroyed to create an adequate vehicular access and develop the site.	Green
9. Relationship with existing pattern of built development?	The height of the land in this location means that the new units would be visible form a range of sources, a careful planting and design scheme would mitigate the construction.	Amber
10. Local wildlife corridors or habitats affected	None identified.	Green
11. Listed (& local listed) building or important built assets and their setting	Adjacent to, and part of the ‘setting’ of, Local Heritage List (this Plan; as non-designated heritage asset) buildings (‘Sunnybank’ terrace of cottages and their narrow sloping gardens)	Amber
12. Impact on existing vehicular traffic?	A large negative impact from 12 additional dwellings if 12 units were developed, but this proposal is being assessed on only 4 units so a medium negative impact on traffic. The fact that substantial parking is on the other side of the road will need to be addressed.	Amber
13. Adequate vehicular access to and from the site?	No adequate existing provision and it appears difficult (expensive) but technically feasible to provide an adequate access to a development site given the available sight lines. Access will require a new access and substantial improvements from the highway at Kelmarsh Road. An early dialogue with the highways authority and land owner (West Northamptonshire Council) is advised to ensure that they are willing to allow a vehicular access in this location.	Amber
14. Current existing informal/formal recreational opportunities on site?	None identified.	Green
15. Distance to centre of the village green?	Approximately 225m to the centre of the village green – opposite Hall Close.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
16. Ancient monuments or archaeological remains?	None identified within the site perimeter from the historical records researched.	Green
17. Any existing public rights of ways/bridle paths?	None identified within the site perimeter.	Green
18. Gas, oil, pipelines and networks & electricity transmission network (not water or sewerage)?	None identified within the site perimeter.	Green
19. Any nuisance issues (noise, light, odour)?	A minor issue with traffic noise.	Amber
20. Any known contamination issues?	None identified or expected.	Green
21. Any known flooding issues?	The whole site is in a high elevation and it is located within flood zone so the known risk of flooding is minimal.	Green
22. Any potential or known drainage issues identified?	No issues identified due to the severe fall of the land.	Green
SUMMARY SCORE	Red – 2 Amber – 10 Green – 10	A high GREEN scoring site of 8.

Arthingworth site four – Daffodils outdoor nursery Eastern Plot

10. Executive Summary

Following consultation with the landowner no further action required.

11. Overview

A Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this planning purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

Through undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Housing and Economic Land Availability Assessment (HELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not be accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are a central part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and West Northamptonshire Council (WNC) will aim to ensure that the housing target and affordable housing requirements in WNC's Local Plan are delivered in the NDP.

12. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Arthingworth twenty-four indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate for a residential allocation in the NDP so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability and 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 mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, WNC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA/ current planning position:	No HELAA application has been submitted to Daventry District Council (now North Northamptonshire Council).
Site name:	Daffodils outdoor nursery Eastern Plot.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	Approximately 0.1HA yielding 3 units (three bedroomed houses).	Green
2. Current Use:	The site is a copse of mature trees adjacent to Daffodils outdoor nursery this existing use will need to be reprovisioned as mature trees are a very finite resource.	Red
3. Adjoining Uses:	The site has enclosed aspects to all boundaries with commercial and residential buildings and trees surrounding the location, it is wholly outside of the existing settlement boundary and development would require extending the settlement boundary very significantly in an Eastern direction and not in a contiguous manner. The modern nursery building is abutting the site.	Red
4. Topography/ground condition:	A gently sloping site that will require mitigation measures to proceed.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
7. Landscape & Visual Impact (LVIA) considerations.	The site sits in a large copse of trees of a very high quality and the location feels rural in character, with some long distance panoramic views and vistas from the edges of the site. Development of three	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	residential units would cause a substantial and major harm to the overall LVIA setting and amenity of the village.	
8. Important Trees, Woodlands & Hedgerows?	The site includes land that is classified in the village design statement as a tree preservation area, all of these trees would need to be destroyed if the whole site area is developed. Development would destroy green assets that are protected with tree preservation orders.	Red
9. Relationship with existing pattern of built development?	The site is wholly outside and not attached to the current built form and development would extend the village built form in a very negative fashion significantly to the East.	Red
10. Local wildlife corridors or habitats affected	Deciduous woodland habitat (this Plan) and potential group TPO. Feasibility of delivering biodiversity net gain highly questionable.	Red
11. Listed (& local listed) building or important built assets and their setting	The site is close to the grade two listed Arthingworth Manor, development would cause a less than substantial detriment to the setting of this important historical building.	Amber
12. Impact on existing vehicular traffic?	A medium negative impact from 3 additional dwellings, the potential access route is in a sensitive highway position.	Amber
13. Adequate vehicular access to and from the site?	No adequate existing provision and it appears impossible to provide an adequate access to a development site given the curvature of the road and the available sight lines. Access will require substantial improvements from the highway at Braybrooke Road. An early dialogue with the highways authority and land owner (North Northamptonshire Council) is advised to ensure that they are willing to sell land that they own to facilitate a vehicular access and that highway policy and safety compliance are possible.	Red
14. Current existing informal/formal recreational opportunities on site?	Yes, the site is used for children's play on an informal basis.	Amber
15. Distance to centre of the village green?	Over 450m to the centre of the village green – opposite Hall Close.	Red
16. Ancient monuments or archaeological remains?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
17. Any existing public rights of ways/bridle paths?	None identified within the site perimeter.	Green
18. Gas, oil, pipelines and networks & electricity transmission network (not water or sewerage)?	None identified within the site perimeter.	Green
19. Any nuisance issues (noise, light, odour)?	A substantial series of farm buildings are directly opposite on the other side of Braybrooke Road, there is a strong potential for noxious animal husbandry smells/noises to negatively affect the site.	Amber
20. Any known contamination issues?	None identified.	Green
21. Any known flooding issues?	The site is fully located within flood zone so the known risk of flooding is minimal.	Green
22. Any potential or known drainage issues identified?	A small amount of pooling identified within the site – easily remediated and a hydrology survey is required.	Amber
SUMMARY SCORE	Red – 9 Amber – 7 Green – 6	A RED scoring site of NEGATIVE three.

Arthingworth site five – Daffodils outdoor nursery Western Plot

13. Executive Summary

Following consultation with the landowner no further action required.

14. Overview

A Site Sustainability Assessment (SSA) is a comparison of potential residential sites in the Neighbourhood Development Plan (NDP) area. The level of detail provided is appropriate for this planning purpose and is proportionate to the requirement of meeting the Basic Conditions for a NDP. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters. The SSA is a community led process and does not contain the detailed professional site investigations required for a planning application and the SSA should be understood in this context.

Through undertaking the SSA the local community identify the least environmentally damaging and the most sustainable locations which are then prioritised for potential residential development. The methodology uses publicly available data including from the local authority Housing and Economic Land Availability Assessment (HELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context and setting but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are a central part of any potential development site selection process to rank potential sites in a NDP and the methodology is accepted by developers, landowners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Positive, plan-led working in partnership with landowners and West Northamptonshire Council (WNC) will aim to ensure that the housing target and affordable housing requirements in WNC's Local Plan are delivered in the NDP.

15. A site selection in two stages

The first stage is to use a scoring system for the potential residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Arthingworth twenty-four indicators are being evaluated and the sites are numerically scored and ranked. This process provides an overall picture of the comparative developability and suitability of the potential sites. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate for a residential allocation in the NDP so a second, more holistic stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the suitability and 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 mitigation measures will be required.
- Green is scored for a generally positive assessment with no mitigation required.

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

The second stage of the SSA process will involve an active dialogue with the landowners, WNC and possibly other agencies, the aim is to consider the complex issues involved in a potential allocation of a residential site in the NDP that is both developable and deliverable.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale
Site - Details	
SHLAA/ current planning position:	No HELAA application has been submitted to Daventry District Council (now North Northamptonshire Council).
Site name:	Daffodils outdoor nursery Western Plot.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	Approximately 0.1HA yielding 3 units (three bedroomed houses).	Green
2. Current Use:	The site is a copse of trees that are partly cleared adjacent to Daffodils outdoor nursery this existing use will need to be reprovisioned as mature trees are a very finite resource.	Red
3. Adjoining Uses:	The site has enclosed aspects to all boundaries with commercial and residential buildings and trees surrounding the location, it is wholly outside of the existing settlement boundary and development would require extending the settlement boundary very significantly in an Eastern direction and not in a contiguous manner. The modern nursery building is abutting the site.	Red
4. Topography/ground condition:	A gently sloping site that will require mitigation measures to proceed.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
7. Landscape & Visual Impact (LVIA) considerations.	The site sits within a larger copse of trees of a very high quality and the location feels rural in character, with some long distance panoramic views and vistas from the edge of the site. Development of three	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	residential units would cause a substantial and major harm to the overall LVIA setting and amenity of the village.	
8. Important Trees, Woodlands & Hedgerows?	The site includes land that is classified in the village design statement as a tree preservation area, all of these trees would need to be destroyed if the whole site area is developed. Development would destroy green assets that are protected with tree preservation orders.	Red
9. Relationship with existing pattern of built development?	The site is wholly outside and not attached to the current built form and development would extend the village in a very negative fashion significantly to the East.	Red
10. Local wildlife corridors or habitats affected	Deciduous woodland habitat (this Plan) and potential group TPO. Feasibility of delivering biodiversity net gain highly questionable.	Red
11. Listed (& local listed) building or important built assets and their setting	The site is close to the grade two listed Arthingworth Manor, development would cause a less than substantial detriment to the setting of this important historical building.	Amber
12. Impact on existing vehicular traffic?	A medium negative impact from 3 additional dwellings, the potential access route is in a sensitive highway position.	Amber
13. Adequate vehicular access to and from the site?	No adequate existing provision and it appears impossible to provide an adequate access to a development site given the curvature of the road and the available sight lines. Access will require substantial improvements from the highway at Braybrooke Road. An early dialogue with the highways authority and land owner (North Northamptonshire Council) is advised to ensure that they are willing to sell land that they own to facilitate a vehicular access and that highway policy and safety compliance are possible.	Red
14. Current existing informal/formal recreational opportunities on site?	Yes, the site is used for children's play on an informal basis.	Amber
15. Distance to centre of the village green?	Over 425m to the centre of the village green – opposite Hall Close.	Red
16. Ancient monuments or archaeological remains?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
17. Any existing public rights of ways/bridle paths?	None identified within the site perimeter.	Green
18. Gas, oil, pipelines and networks & electricity transmission network (not water or sewerage)?	None identified within the site perimeter.	Green
19. Any nuisance issues (noise, light, odour)?	A substantial series of farm buildings are directly opposite on the other side of Braybrooke Road, there is a strong potential for noxious animal husbandry smells/noises to negatively affect the site.	Amber
20. Any known contamination issues?	None identified.	Green
21. Any known flooding issues?	The site is located within flood zone 1 so the known risk of flooding is minimal.	Green
22. Any potential or known drainage issues identified?	A small amount of pooling identified within the site – easily remediated and a hydrology survey is required.	Amber
SUMMARY SCORE	Red – 9 Amber – 7 Green – 6	A RED scoring site of NEGATIVE 3.