

Duddington Site 4 – Redundant builders’ yard behind Long Compton (No SHLAA Ref)

1. Overview

A Sustainable Site Assessment (SSA) is a comparison of development supply options to be used for Neighbourhood Plan (NP) making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions. A 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. An SSA is a community led process and does not contain detailed professional site investigations and this SSA report should be read and understood in this context.

Through undertaking an SSA process the Neighbourhood Plan Steering Committee is identifying the least environmentally damaging and therefore the most sustainable locations for potential 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 preparation of this report.

Locally important factors have been considered and it is recommended that the wider community comment on the draft result of the SSA process to help support a final ranking of the potential sites. Whilst a SSA is only a part of any potential development site selection, it is a best practice tool to rank potential sites in a NP and in particular it will help to confirm if a site is developable. The methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. Each SSA report is fully compliant with the National Planning Policy Frameworks (2012 and 2018) advice and guidance. All distances to key amenities are as the crow flies from the centre of the site for consistency.

Working in partnership with landowners and East Northamptonshire District Council (ENDC) will enable a positive SSA process that meets the targets and requirements in ENDC’s Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) rating of each of 25 criteria.

- Red is scored for a negative assessment where significant mitigation is required;
A red scoring site will not usually be allocated for development if higher scoring sites are available.
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
An amber scoring site will require remediation works in order to be developed. It may be allocated if no green scoring sites are available.
- Green is scored for a positive assessment with no major constraints on residential development.
A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Sites are ranked on their individual overall score - total green minus red total ratings. The site with the highest green rating score is the one which is ranked as being the most sustainable.

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:	Redundant builders' yard behind Long Compton.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	0.4HA – Approximately 12 units (3 bed houses).	Red
2. Current Use:	The site is vacant as a redundant builders' yard, this use will not need to be relocated.	Green
3. Adjoining Uses:	The site is within the current conservation area and the village currently has no settlement boundary.	Green
4. Topography/heritage:	A flat site.	Green
5. Greenfield or Previously Developed Land?	A brownfield site.	Green
6. Quality of Agricultural Land?	The whole site is classified as grade 4 agricultural land by Natural England, this is agricultural land of a poor quality.	Green
7. Site availability - Single ownership or multiple ownership?	Multiple ownership.	Amber
8. Landscape & Visual Impact (LVIA) considerations.	Although the site is partly bounded by trees these obscure the countryside views, the location feels edge of settlement in character and development would cause no harm to quality.	Green
9. Important Trees, Woodlands & Hedgerows?	A small number of trees are found located around all four boundaries of the site, these trees will need to be fully protected. Development would not require mitigation measures.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
10. Relationship with existing pattern of built development?	The site is to the rear of a number of residential properties and is already well-screened by garages, fences and planting.	Green
11. Local Wildlife and biodiversity implications.	A number of BAP species including bats are ubiquitous in the parish, for this reason ALL of the sites have been assessed as red, this will have a neutral effect on the ranking exercise.	Red
12. Listed Building or important built assets and their setting?	Fineshade cottage is a grade 2 listed building found along the access road to the site, a good design would ensure less than substantial harm is caused, ENDC will need to consent to the works.	Amber
13. Impact on the conservation area or its setting?	The site is within the village conservation area and development would need to be agreed with the conservation officer at ENDC, a high quality residential scheme could be possible in this location.	Green
14. Safe pedestrian access to and from the site?	A concrete road links the site to Mill Street, this could be re-configured as a pedestrian access. It should be straightforward to create a new pedestrian access with significant improvement and ensure connectivity with the village centre.	Amber
15. Impact on existing vehicular traffic?	A negative impact from this large (in parish terms) number of additional residential units on the existing village centre.	Amber
16. Safe vehicular access to and from the site?	There is an existing concrete road access in to the site BUT the visibility splay is probably not adequate to serve this many units. Vehicular access could be impossible, as the active support of a third party may be required for safety reasons, resolving this issue is beyond the scope of this assessment. Access from Mill Street appears possible but will require the active support of the highways authority.	Amber
17. Distance to designated village centre, GP box.	A distance of approximately 275m to the village centre.	Red
18. Current existing informal/formal recreational opportunities on site?	None within the site.	Green
19. Ancient monuments or archaeological remains?	None identified.	Green
20. Any public rights of ways/bridle paths?	None within the site, although a ROW exists along Mill Street, this will not be affected by development.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
21. Gas, oil, pipelines and networks & electricity transmission network?	A telephone cable will need resiting, straightforward.	Amber
22. Any nuisance issues (noise, light, odour)?	Traffic noise is potentially a minor concern, this could be reduced by adequate planting and noise attenuation bunds.	Green
23. Any contamination issues?	As the site has been used as a builders' yard a full contamination survey will be required.	Amber
24. Any known flooding issues?	The site is within flood zone 1 and it will not require a professional hydrology survey for this number of units.	Green
25. Any drainage issues?	No concerns identified.	Green
	Red - 3 Amber - 7 Green - 15	A HIGH GREEN SCORING SITE of 12.