

# Earls Barton Neighbourhood Plan

## Housing Site Selection Process

The following sets out the process by which the Neighbourhood Plan Project Group conducted site selection in respect of alternative options for housing sites and the consideration of what capacity of new housing was required for the village over the plan period.

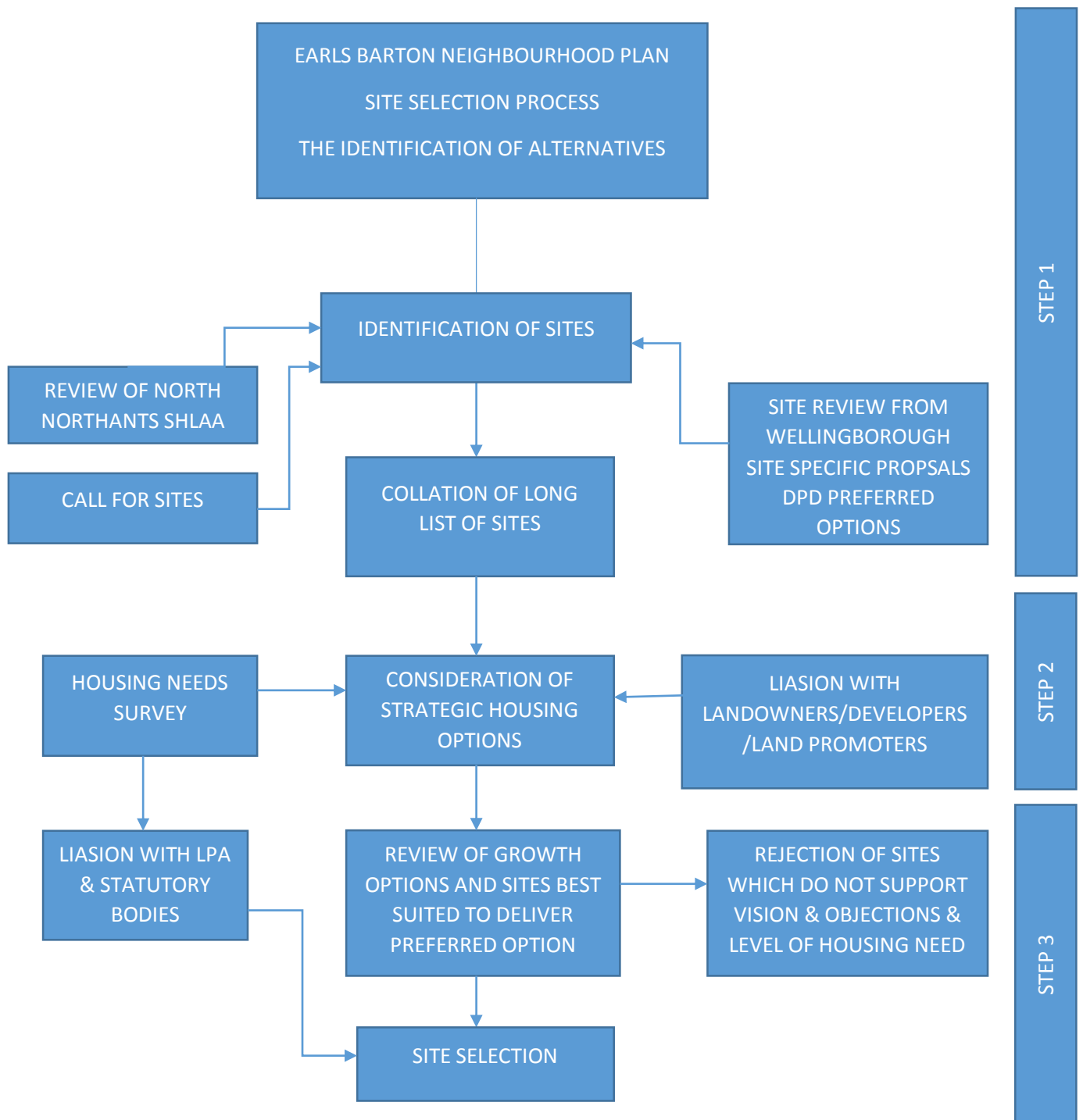
This process (see flow chart below) was conducted and completed before the National Planning Practice Guidance (NPPG) was issued in March 2014 and therefore the guidance contained within Paragraph: 042 Reference ID: 41-042-20140306 was not, at the time, available. However, the process outlined below broadly follows the flow chart attached to the NPPG guidance and demonstrates how existing evidence, set against previously developed sustainability criteria, was used to identify the most sustainable growth options for the village. Ultimately, utilising the devolved powers granted to communities by the neighbourhood planning process, the residents of Earls Barton had the final say on the site and proposal that was a best fit for the needs of the village. This Housing Site Selection Process should be read in conjunction with the report on Determining a Housing Target which accompanies the Neighbourhood Plan.

### STEP 1

At the outset of the Neighbourhood Plan process the Project Group considered whether the Neighbourhood Plan would wish to allocate sites for housing and employment needs. Following the consultation on Issues in April 2012, and in order to deliver the style of growth that local residents wished to see, in the locations that were acceptable to the majority, it was decided to evaluate those sites that could assist in the delivery of the plan with the emphasis heavily weighted on community approval.

The starting point for the assessment were the sites that had been identified in the Wellingborough Site Specific Proposals Development Plan Document Preferred Option published in October 2010. This identified 2 sites within the village envelope which could provide up to approximately 14 dwellings. The Housing LDF Background Evidence – ‘Wellingborough Rural Housing Allocation Methodology and Site Selection (2010) report’ produced by the Borough Council and the Strategic Housing Land Availability Assessment 2009 (SHLAA), further updated in 2011, produced by Roger Tym & Partners on behalf of the North Northamptonshire Joint Planning Unit, provided the base evidence of sites that could be utilised in the delivery of the plan. The SHLAA identified no Category 1 sites, twelve Category 2 sites and ten Category 3 sites. Sites best meeting the ‘suitability’, ‘availability’ and ‘achievability’ criteria were classified in a descending order in the site categories. The Rural Housing Allocation Methodology and Site Selection report identified a range of potential sites and ranked them against sustainability criteria. (A full list of sites identified by the different reports and evidence bases including the Neighbourhood Plan ‘call for sites’ is produced below)

# Flowchart for Earls Barton Neighbourhood Plan Site Selection Process



From the Issues consultation the Project Group started to draft a vision, objectives and some strategic options for how the vision and plan may be delivered, giving different scenarios for accommodating housing growth and development. Before this consultation was carried out a 'call for sites' exercise was undertaken in July-August 2012 to alert landowners to the Neighbourhood Plan process and to identify the availability of sites over and above those assessed through the SHLAA and the Rural Housing Allocation Methodology and Site Selection report. This also provided the opportunity for the Project Group to discuss various options with landowners to evaluate whether these sites could contribute to the vision.

The Strategic Options consultation was conducted over Christmas 2012 and set out 3 alternative scenarios for delivering the vision and objectives dependent on the quantum of housing and development that would be required. Option 1 provided a minimum growth approach through a dispersed sites model, option 2 offered a medium level of growth around a substantial infill site to the north of the village and option 3 proposed a higher level of growth to the south of the village. A further option was proposed for suggestions which did not approximate to these defined options.

## STEP 2

Prior to the consultation on Strategic Options the Project Group, in collaboration with the Borough Council, undertook a Housing Needs Assessment to inform the level of housing requirements that were necessary for the village. The existing Core Spatial Strategy provides a rural housing target which includes Earls Barton, however, further consideration of growth to 2031 and assessment of the local needs in relation to the NPPF and emerging Joint Core Strategy was necessary to ensure the housing target for the plan was robust. The Strategic Housing Market Assessment (SHMA) for North Northamptonshire had been updated to provide a revised evidence base for the Joint Core Strategy. However, this information was not able to be disaggregated at the very local level. Therefore the Housing Needs Survey has provided an up to date 'bottom up' assessment of the minimum housing requirements for the village.

From the information gathered through the Strategic Options consultation; the assessment of the likely quantum of development required and liaison with landowners and developers, an evaluation of the available sites was made in relation to the delivery of the plan objectives and the community's preference as to where the development should be located.

Existing commitments of sites with planning permission and identification of a variety of infill sites indicated that the housing target for the Neighbourhood Plan could be significantly greater than the minimum requirement of approximately 250 dwellings identified through the Housing Needs Survey and supported by additional testing by the Borough Council.

### STEP 3

In parallel with the Neighbourhood Plan a series of planning applications were being developed and two applications to the south of the village were submitted in the summer of 2013. These sites are identified in the SHLAA and Borough Site Allocations report as 2096/EB6 and 2113. The latter was not assessed as a site through the Site Allocations process although it was one of the site identified through the Neighbourhood Plan call for sites.

As part of the liaison with landowners discussions took place with developers on these sites and also on land to the north of village that represented option 2 which had been supported most through the community consultation. This site is referenced as 1049/2114/794 (SHLAA) and EB15/EB16/EB22 for the Site Allocations Report. From the detailed evaluation in this report of a range of sites identified as broadly sustainable within Earls Barton it was clear that, with a higher quantum of development to accommodate, a larger site or sites would be required. The 2 previously identified sites EB12 and EB14 (Site Allocations Report) were considered able to be brought forward through the emerging infill and general development policy. From emerging information from landowners who were also bringing forward a planning application for EB15/EB22 it was demonstrated that previously identified constraints with the site could be overcome. Due to a landowner agreement the site was now available and deliverable subject to a planning consent and initial Highways work had demonstrated that an access solution could be provided without constraints. This increased the sustainability ranking of these sites significantly however consideration of the type and scale of community infrastructure provision was also made on the individual sites or on the ability of a combination of sites to deliver benefits for the community. As a result of the assessment a preferred option was developed which concentrated the main allocation for housing and employment provision for the Neighbourhood Plan within a village extension to the North. The outline planning application ultimately demonstrated the deliverability of the site in respect of housing and the enhanced community facilities.

The preferred options consultation indicated that 88% of those responding were in favour of this proposal and option for housing growth within the village.

Other sites were then rejected on the basis that the preferred option represented sustainable development and was most supported by the community. Also these other sites could not deliver the level of housing required alongside the community aspirations for additional facilities or could not do this in combination with other sites. Policies for the plan were therefore drafted on the basis of including one major allocation for housing and employment land with the ability of infill development and small exception sites to augment the supply of housing within the village.

#### References:

1. Wellingborough Rural Housing Allocation Methodology and Site Selection (2010) report.

[http://www.wellingborough.gov.uk/downloads/file/4638/wellingborough\\_rural\\_housing\\_allocation\\_methodology\\_and\\_site\\_selection](http://www.wellingborough.gov.uk/downloads/file/4638/wellingborough_rural_housing_allocation_methodology_and_site_selection)

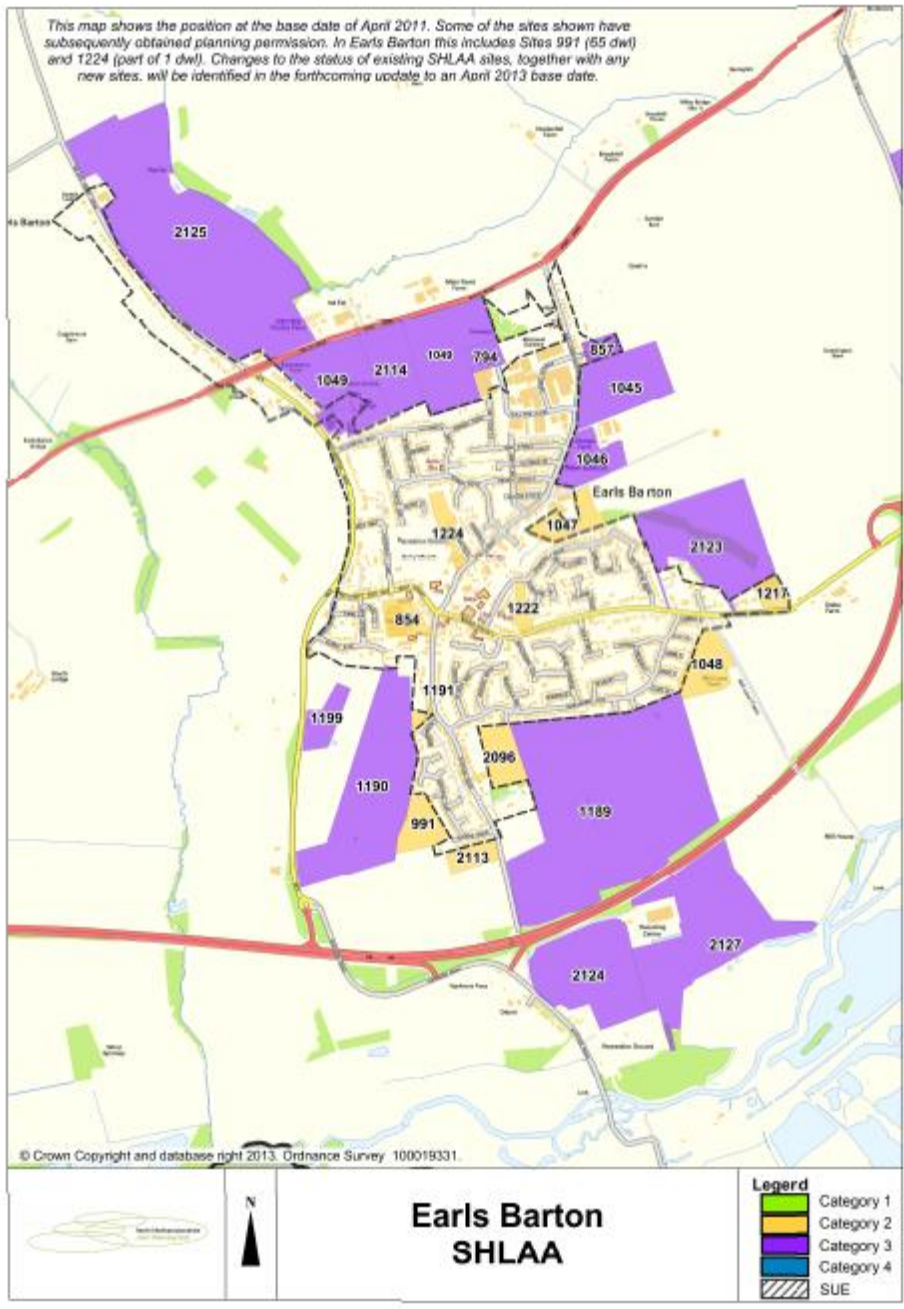
2. North Northamptonshire Strategic Housing Land Availability Assessment 2009

<http://www.nnjpu.org.uk/news/newsdetail.asp?id=5>

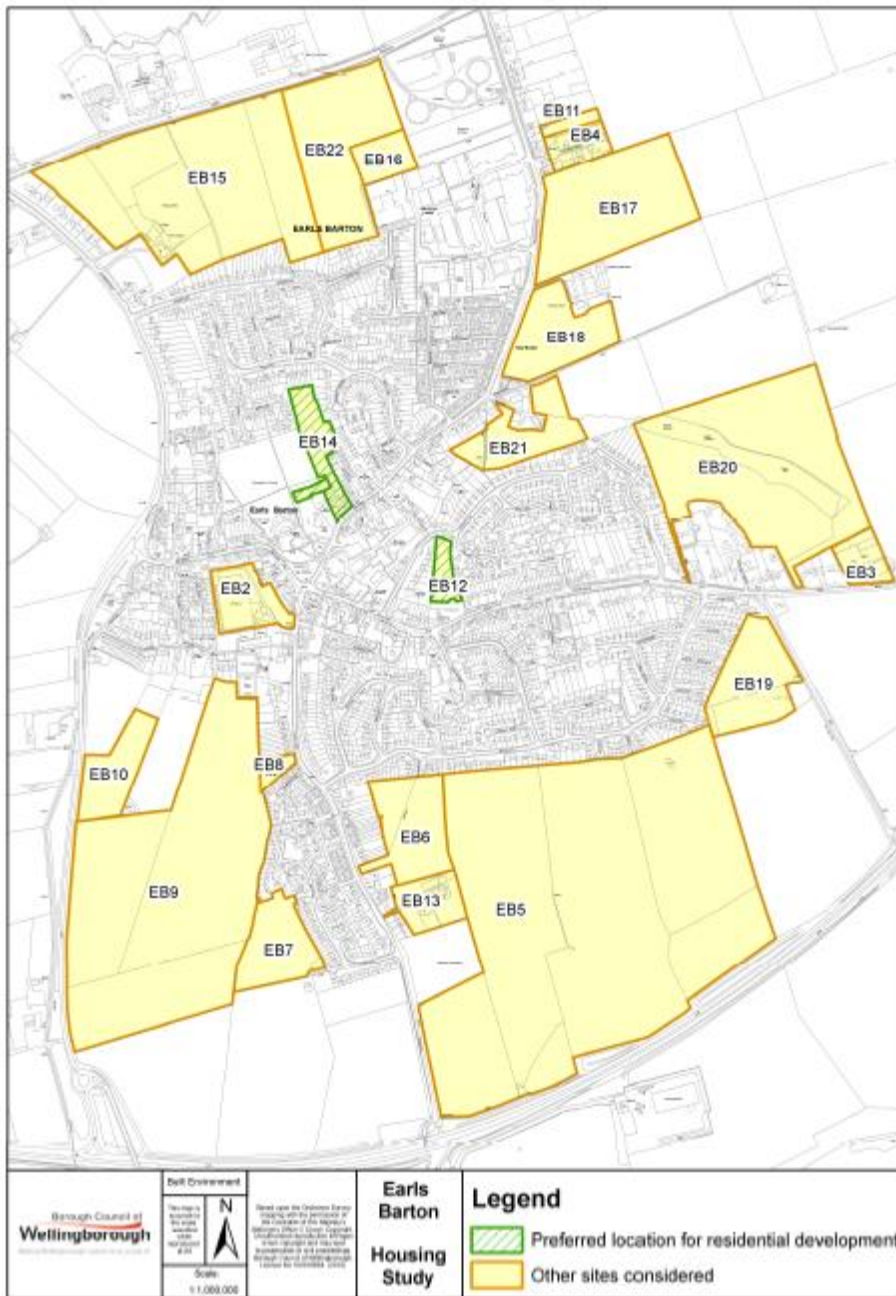
List of Sites for Earls Barton Identified from North Northamptonshire SHLAA 2011/Wellingborough Rural Housing allocation Methodology and Site Selection 2010 and Earls Barton Call for Sites 2012

North Northants SHLAA (2011) Ref.	W'boro Housing LDF Evidence Ref.	Earls Barton Call for Sites Ref.	Description	Site Size (Ha)
854	EB2		Land to the rear of the Swan Public House	2.34
1217	EB3		Land between 143 & 155 Doddington Rd	0.89
857	EB4		Land surrounding Titley Bawk Avenue	0.92
1189	EB5		Land East of Station Road	40.00
2096	EB6	6a	Land off Station Road	2.86
991	EB7		Land East of Compton Way	2.30
1191	EB8	6b	Land between 80-86 Station Road	0.31
1190 (Part)	EB9	2 (Part) 6b (Part)	Land West of Station Road	20.09
1199	EB10	13	Land r/o 1 Sunnyside	1.90
	EB11		Land at 9 Titley Bawk Ave	0.49
1222	EB12		Churchill Road	0.74
	EB13	7	169 & 171 Station Road	1.35
1224	EB14	5	Land to r/o 9 High Street	1.19
1049/2114	EB15	9	Land South of the A45	18.47
794	EB16	12	Land North of Woodway Packaging Ltd Mallard Cl.	0.99
1045	EB17		East of Wellingborough Rd	6.10
1046	EB18		Land North of Steven's Court	2.86
1048	EB19	3	Land West of Mill Lane Track	2.99
2123	EB20		Land North of Woodland Garage	11.69
1047	EB21	11 (Part)	Land South of Steven's Court	2.21
1049/2114	EB22	9	Land South of A4500	5.60
2113		1	Station Road (Opposite allotment gdns)	1.24
		4	38a Doddington Road	0.07
2125 (Part)		6c	Land adjacent to Mears Ashby Road	3.17
		8	115 Doddington Road	0.26
		10a	Land to West of Northampton Road (Site 1)	2.04
		10b	Land to the West of Northampton Road (Site 2)	8.15
		10c	Land off Thorpe Road and Northampton Road (Site 3)	12.84

# Sites identified through the North Northamptonshire SHLAA 2011



Sites Identified through the Wellyingborough Rural Housing Allocation Methodology and Site Selection (2010)



Sites Identified through the Earls Barton Call for Sites 2012

