

# Housing and Economic Land Availability Assessment

## Appendix B (vii) Rural Area Economic Development Assessments

LAA ID	Settlement	Site location	Page Number
140	Brixworth	Land north of Mercedes Avenue	1
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# HELAA - Rural Area Employment Sites

Which needs?	Rural Area	LAA Ref	140	Settlement Name	Brixworth
Land Use Proposed	Employment				
Site Location	Land north of Mercedes Avenue	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site outside the village confines in open countryside, subject to meeting the requirements of policy R2, development of the site could accord with the WNJCS. The site is adjacent to existing employment areas however, there is no outstanding requirement for further employment land outside of Daventry town at present.				
Is site consistent with adopted Neighbourhood Plan?	Site is outside the defined confines in the open countryside on land classed as being of low landscape value in the neighbourhood plan. It would accord with criterion 1 of Policy 2 and may accord with Policy 11 providing it meets saved Policy EM10 and R2				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - Limited amenity impacts to residents of Brixworth. Economic - Job creation for residents of Brixworth and District.				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment	Accessible to existing services and facilities?	Site is accessible to services and facilities in Brixworth and bus services provide sustainable transport links to Northampton and Market Harborough.		
Impact on landscape character and/or heritage assets?	Site situated in open countryside and shares a visual affinity with the countryside beyond its boundary to the north and east, however existing employment to the south and A508/employment to the west.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	The site features a public right of way. It's enjoyment and use could therefore be affected and would require mitigation.	Include best and Most Versatile agricultural land?	Grade 3		

Access to strategic highway network from existing access?	Yes, adjacent to the A508.	Any gradient constraints?	No
Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Site is adjacent to existing employment area at Brixworth

Summary - Employment Sites

The greenfield site is located adjacent to the existing employment area at Brixworth and therefore, subject to meeting the requirements of policy R2, the site provides an opportunity to support the expansion of an existing employment area. However, there is no requirement for further employment land at present and therefore this site is not currently considered to be suitable.

Is the site suitable?

Are there other owners/agents of the site?	No	Do any other owners support the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	No	Any other ownership need acquiring to develop site?	No
Occupied or vacant?	Vacant	Existing uses need to be relocated for site to be developed?	No	When does promoter expect site to be available?	0-5 years

Availability summary

Is the site available?

Has site been marketed for proposed use?	No	If yes, how long and level of interest	N/A
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Promoter consider any factors the could restrict delivery?	No	Promoter-estimated first year of delivery?	2018/2019
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Promoter - how many years to complete?	5	Promoter - how many develops involved?	1 to 2
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Achievability summary

Is the site achievable?

Is the site Deliverable as defined by NPPF?

How to overcome constraint

Total site area available for development from GIS (Ha)

14.59

Estimated land for employment - floorspace in m2 unless stated

58360

Notes

Which needs?	Rural Area	LAA Ref	024	Settlement Name	Charwelton
Land Use Proposed	Employment				
Site Location	Catesby Tunnel	Source of site	2016 Call for Sites		
Does site have current planning permission?	DA/2015/0808 - Establishment of vehicle aero-acoustic test facility	Does site have relevant planning history?	N/A		
Does site support the delivery of the JCS?	Site has planning permission				
Is site consistent with adopted Neighbourhood Plan?	Site has planning permission				
Is the site consistent with National policy?	Site has planning permission				
Does the site have suitable access/can it be provided?	Site has planning permission	Is the site within a floodrisk zone?	Site has planning permission		
Any hazardous ground conditions, pollution or contamination?	Site has planning permission	Accessible to existing services and facilities?	Site has planning permission		
Impact on landscape character and/or heritage assets?	Site has planning permission				
Impact on environmental or other open space designations?	Site has planning permission				
Impact on amenity for existing residents or new occupiers?	Site has planning permission	Neighbouring land uses which could impact on future occupiers?	Site has planning permission		
Any public rights of way and would enjoyment be affected?	Site has planning permission	Include best and Most Versatile agricultural land?	Site has planning permission		
Access to strategic highway network from existing access?	Site has planning permission	Any gradient constraints?	Site has planning permission		
Access of potential access to high speed broadband?	Site has planning permission	Is site closely located to existing employment site?	Site has planning permission		
Summary - Employment Sites	Site has planning permission				

Is the site suitable?	Site has planning permission				
Are there other owners/agents of the site?	Site has planning permission	Do any other owners support the proposal for the site?	Site has planning permission	Does landowner/developer have control over access?	Site has planning permission
Are there any ownership constraints the promoter is aware of?	Site has planning permission	Are there any restrictive covenants - affect deliverability?	Site has planning permission	Any other ownership need acquiring to develop site?	Site has planning permission
Occupied or vacant?	Site has planning permission	Existing uses need to be relocated for site to be developed?	Site has planning permission	When does promoter expect site to be available?	Site has planning permission
Availability summary	Site has planning permission				
Is the site available?	Site has planning permission				
Has site been marketed for proposed use?	Site has planning permission	If yes, how long and level of interest	Site has planning permission		
Promoter consider any factors the could restrict delivery?	Site has planning permission	Promoter-estimated first year of delivery?	Site has planning permission		
Promoter - how many years to complete?	Site has planning permission	Promoter - how many develops involved?	Site has planning permission		
Achievability summary	Site has planning permission				
Is the site achievable?	Site has planning permission				
Is the site Deliverable as defined by NPPF?	Deliverable				
How to overcome constraint	There is currently no requirement for further employment land in the District, however subject to the detail of a scheme, development of the site may meet the requirements of policy R2 in the WNJCS.				
Total site area available for development from GIS (Ha)	6.55	Estimated land for employment - floorspace in m2 unless stated	26200		
Notes	Floorspace lifted from planning permission				

Which needs?	Rural Area	LAA Ref	001	Settlement Name	Crick
Land Use Proposed	Employment				
Site Location	Land south of Eldon Way	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site outside the village confines in open countryside, subject to meeting the requirements of policy R2, development of the site could accord with the WNJCS. The site is adjacent to existing employment areas however, there is no outstanding requirement for further employment land outside of Daventry town at present.				
Is site consistent with adopted Neighbourhood Plan?	Neighbourhood plan is emerging but not currently adopted.				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - Limited amenity impacts to residents of Crick. No direct access to A road, Economic - Job creation for residents of Crick and District.				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None declared via desktop assessment.	Accessible to existing services and facilities?	Site is accessible to services and facilities in Crick and bus services provide sustainable transport links to Daventry town.		
Impact on landscape character and/or heritage assets?	Site situated in open countryside and shares a visual affinity with the countryside beyond its boundary. Site is relatively enclosed to the North and bounded by the M1 on its Western boundary.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	The site features a public right of way. It's enjoyment and use could therefore be affected and would require mitigation.	Include best and Most Versatile agricultural land?	Grade 3		
Access to strategic highway network from existing access?	Yes. Local access required to link to existing junction of M1.	Any gradient constraints?	No		

Access of potential access to high speed broadband?

Yes

Is site closely located to existing employment site?

Site is adjacent to existing employment area at Crick.

Summary - Employment Sites

The greenfield site is located adjacent to the existing employment area at Crick and therefore, subject to meeting the requirements of policy R2, the site provides an opportunity to support the expansion of an existing employment area. There is no requirement for further employment land at present however this location could be suitable should there be any additional need.

Is the site suitable?

Not Currently Suitable

Are there other owners/agents of the site?

Yes

Do any other owners support the proposal for the site?

Yes

Does landowner/developer have control over access?

No

Are there any ownership constraints the promoter is aware of?

No

Are there any restrictive covenants - affect deliverability?

No

Any other ownership need acquiring to develop site?

No

Occupied or vacant?

Vacant

Existing uses need to be relocated for site to be developed?

No

When does promoter expect site to be available?

0-5 years

Availability summary

Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years however the issues of control over access would need to be overcome.

Is the site available?

Available

Has site been marketed for proposed use?

No, however XPO Logistics have confirmed their interest in the site.

If yes, how long and level of interest

N/A

Promoter consider any factors the could restrict delivery?

No

Promoter-estimated first year of delivery?

2018/19

Promoter - how many years to complete?

3

Promoter - how many develops involved?

1

Achievability summary

There are no market factors or financial implications that could restrict potential delivery on site.

Is the site achievable?

Achievable

Is the site Deliverable as defined by NPPF?

Developable

How to overcome constraint

There is currently no requirement for further employment land in this part of the District, however subject to the detail of a scheme, development of the site may meet the requirements of policy R2 in the WNJCS. Any constraints regarding achievability would also need t

Total site area available for development from GIS (Ha)

11.72

Estimated land for employment - floorspace in m2 unless stated

46880

Notes

Which needs?	Rural Area	LAA Ref	084	Settlement Name	Crick
Land Use Proposed	Employment				
Site Location	Kilsby Lane	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site outside the village confines in open countryside, subject to meeting the requirements of policy R2, development of the site could accord with the WNJCS. The site is adjacent to existing employment areas however, there is no outstanding requirement for further employment land outside of Daventry town at present.				
Is site consistent with adopted Neighbourhood Plan?	Neighbourhood plan is emerging but not currently adopted.				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - Limited amenity impacts to residents of Crick. No direct access to A road, Economic - Job creation for residents of Crick and District.				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None declared via desktop assessment.	Accessible to existing services and facilities?	Site is accessible to services and facilities in Crick and bus services provide sustainable transport links to Daventry town.		
Impact on landscape character and/or heritage assets?	Site situated in open countryside and shares a visual affinity with the countryside beyond its boundary. Site is relatively enclosed to the North and bounded by the M1 on its Western boundary.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	The site features a public right of way. It's enjoyment and use could therefore be affected and would require mitigation.	Include best and Most Versatile agricultural land?	Grade 3		
Access to strategic highway network from existing access?	Yes. Local access required to link to existing junction of M1.	Any gradient constraints?	No		

Access of potential access to high speed broadband?

Yes

Is site closely located to existing employment site?

Site is adjacent to existing employment area at Crick.

Summary - Employment Sites

The greenfield site is located adjacent to the existing employment area at Crick and therefore, subject to meeting the requirements of policy R2, the site provides an opportunity to support the expansion of an existing employment area. There is no requirement for further employment land at present however this location could be suitable should there be any additional need.

Is the site suitable?

Not Currently Suitable

Are there other owners/agents of the site?

No

Do any other owners support the proposal the proposal for the site?

N/A

Does landowner/developer have control over access?

No

Are there any ownership constraints the promoter is aware of?

No

Are there any restrictive covenants - affect deliverability?

No

Any other ownership need acquiring to develop site?

Yes. Agreements required from landowner to access site though their car park

Occupied or vacant?

Vacant

Existing uses need to be relocated for site to be developed?

No

When does promoter expect site to be available?

0-5 years

Availability summary

Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years however the issues of control over access would need to be overcome.

Is the site available?

Available

Has site been marketed for proposed use?

Yes

If yes, how long and level of interest

18 months, jointly with Groom Fields. There were 3 offers for long options but the terms were not acceptable.

Promoter consider any factors the could restrict delivery?

The need to find a developer and the planning process make it unlikely the development would go ahead within 5 years. There is an electrical upgrade in Crick scheduled for 2017 and there may not be sufficient capacity in the network to support development

Promoter-estimated first year of delivery?

Not stated

Promoter - how many years to complete?

3

Promoter - how many develops involved?

Unknown

Achievability summary	The site is considered to be viable in the long term based on the information provided.		
Is the site achievable?	Not Currently Achievable		
Is the site Deliverable as defined by NPPF?	Developable		
How to overcome constraint	There is currently no requirement for further employment land in this part of the District and the this land is considered to be important screening between DIRFT and the M1. However the Northern part of the site may be acceptable if such landscape impacts can be miti		
Total site area available for development from GIS (Ha)	0	Estimated land for employment - floorspace in m2 unless stated	0
Notes	Duplicate site - capacity counted in LAA site 001		

Which needs?	Rural Area	LAA Ref	116	Settlement Name	Crick
Land Use Proposed	Employment				
Site Location	Land South West of M1 J18 (Site A)	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	DA/2005/0180 - Outline for expansion of DIRFT - Refused 10/06/2005		
Does site support the delivery of the JCS?	Greenfield site outside the village confines in open countryside, subject to meeting the requirements of policy R2, development of the site could accord with the WNJCS. The site is adjacent to existing employment areas however, there is no outstanding requirement for further employment land outside of Daventry town at present.				
Is site consistent with adopted Neighbourhood Plan?	Neighbourhood plan is emerging but not currently adopted.				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - Good access to M1, Economic - Job creation for residents of Crick and District.				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	Northern edge is flood zone 3		
Any hazardous ground conditions, pollution or contamination?	None declared via desktop assessment.	Accessible to existing services and facilities?	Bus services provide sustainable transport links to Daventry town. Safe walking and cycling links to Crick village could be improved. There is a footpath to Crick at the Southern edge of the site.		
Impact on landscape character and/or heritage assets?	Site is situated in open countryside however is bounded by DIRFT on its Northern and Western boundaries and the M1 motorway on its Eastern boundary. Despite this, the site is on elevated land in relation to the surrounding area and is considered to be important in screening DIRFT and acting as a buffer between DIRFT and the M1.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	The site features a public right of way. It's enjoyment and use could therefore be affected and would require mitigation.	Include best and Most Versatile agricultural land?	Grade 3. Grade 4 along Northern edge of site.		

Access to strategic highway network from existing access?	Yes. Access to M1.	Any gradient constraints?	Site slopes towards the motorway by approximately 15 metres.
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Access of potential access to high speed broadband?	Unknown	Is site closely located to existing employment site?	Site is adjacent to existing employment area at DIRFT
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**Summary - Employment Sites**

The greenfield site is located adjacent to the existing employment area at Crick and therefore, subject to meeting the requirements of policy R2, the site provides an opportunity to support the expansion of an existing employment area. However this piece of land serves an important screening between DIRFT and the M1 and there is no requirement for further employment land at present and therefore this site is not considered to be suitable.

Is the site suitable? **Not Suitable**

Are there other owners/agents of the site?	Yes	Do any other owners support the proposal for the site?	Yes	Does landowner/developer have control over access?	Yes
Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	No	Any other ownership need acquiring to develop site?	No
Occupied or vacant?	Vacant	Existing uses need to be relocated for site to be developed?	No	When does promoter expect site to be available?	0-5 years

**Availability summary**

Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years however the issues of control over access would need to be overcome.

Is the site available? **Available**

Has site been marketed for proposed use?	Unknown	If yes, how long and level of interest	N/A
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Promoter consider any factors the could restrict delivery?	No	Promoter-estimated first year of delivery?	Not stated
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Promoter - how many years to complete?	Not stated	Promoter - how many develops involved?	2
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**Achievability summary**

There are no market factors or financial implications that could restrict potential delivery on site.

Is the site achievable? **Achievable**

Is the site Deliverable as defined by NPPF? **Not Developable**

**How to overcome constraint**

There is currently no requirement for further employment land in this part of the District, however subject to the detail of a scheme, development of the site may meet

the requirements of policy R2 in the WNJCS.

Total site area available for development from GIS (Ha)

43.46

Estimated land for employment - floorspace in m2 unless stated

173840

Notes

Which needs?	Rural Area	LAA Ref	117	Settlement Name	Crick
Land Use Proposed	Employment				
Site Location	Land north east of M1 J18 (Site B)	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site outside the village confines in open countryside, subject to meeting the requirements of policy R2, development of the site could accord with the WNJCS. The site is adjacent to existing employment areas however, there is no outstanding requirement for further employment land outside of Daventry town at present.				
Is site consistent with adopted Neighbourhood Plan?	Neighbourhood plan is emerging but not currently adopted.				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - Good access to M1, Economic - Job creation for residents of Crick and District.				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	Marginal area of flood zone 3 on south east corner		
Any hazardous ground conditions, pollution or contamination?	None declared via desktop assessment.	Accessible to existing services and facilities?	Bus services provide sustainable transport links to Daventry town. Safe walking and cycling links to Crick village could be improved.		
Impact on landscape character and/or heritage assets?	Site is situated in open countryside however is bounded by Crick employment area on the Southern and East boundaries and the M1 on the Western boundary.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	Majority of site is grade 2. Grade 3 on the Southern boundary of the site.		
Access to strategic highway network from existing access?	Yes. Access to M1.	Any gradient constraints?	No		

Access of potential access to high speed broadband?

Unknown

Is site closely located to existing employment site?

Site is adjacent to existing employment area at Crick.

Summary - Employment Sites

The greenfield site is located adjacent to the existing employment area at Crick and therefore, subject to meeting the requirements of policy R2, the site provides an opportunity to support the expansion of an existing employment area. There is no requirement for further employment land at present however this location could be suitable should there be any additional need.

Is the site suitable?

Not Currently Suitable

Are there other owners/agents of the site?

Yes

Do any other owners support the proposal for the site?

Yes

Does landowner/developer have control over access?

Yes

Are there any ownership constraints the promoter is aware of?

No

Are there any restrictive covenants - affect deliverability?

No

Any other ownership need acquiring to develop site?

No

Occupied or vacant?

Vacant

Existing uses need to be relocated for site to be developed?

No

When does promoter expect site to be available?

0-5 years

Availability summary

Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years.

Is the site available?

Available

Has site been marketed for proposed use?

Unknown

If yes, how long and level of interest

N/A

Promoter consider any factors the could restrict delivery?

No

Promoter-estimated first year of delivery?

Unknown

Promoter - how many years to complete?

2

Promoter - how many develops involved?

Unknown

Achievability summary

There are no market factors or financial implications that could restrict potential delivery on site.

Is the site achievable?

Achievable

Is the site Deliverable as defined by NPPF?

Developable

How to overcome constraint

there is currently no requirement for further employment land in this part of the District, however subject to the detail of a scheme and any landscape impacts being mitigated, development of part of the site may meet the requirements of policy R2 in the WNJCS. Viabili

Total site area available for development from GIS (Ha)

11.71

Estimated land for employment - floorspace in m2 unless stated

46840



Which needs?	Rural Area	LAA Ref	118	Settlement Name	Crick
Land Use Proposed	Employment				
Site Location	Land north east of M1 J18 (Site C)	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site outside the village confines in open countryside, subject to meeting the requirements of policy R2, development of the site could accord with the WNJCS. The site is adjacent to existing employment areas however, there is no outstanding requirement for further employment land outside of Daventry town at present.				
Is site consistent with adopted Neighbourhood Plan?	Neighbourhood plan is emerging but not currently adopted.				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - Direct access to strategic highway network would require improvements, Economic - Job creation for residents of Crick and District.				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	A small section through the middle of the site is flood zone 3.		
Any hazardous ground conditions, pollution or contamination?	None declared via desktop assessment.	Accessible to existing services and facilities?	Bus services provide sustainable transport links to Daventry town. Safe walking and cycling links to Crick village could be improved.		
Impact on landscape character and/or heritage assets?	Site is situated in open countryside and shares visual affinity with the countryside beyond its boundary. It is bounded by Crick employment area on part of the Western edge. Part of the Eastern edge of the site is Special Landscape Area therefore indicating a higher quality landscape. The site is prominent in the local landscape, beyond the existing screening.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	Grade 3		
Access to strategic highway network from existing access?	Yes. Local access required to link to existing junction of M1.	Any gradient constraints?	No		

Access of potential access to high speed broadband?

No

Is site closely located to existing employment site?

Site is adjacent to existing employment area at Crick.

Summary - Employment Sites

The greenfield site is located adjacent to the existing employment area at Crick and therefore, subject to meeting the requirements of policy R2, the site provides an opportunity to support the expansion of an existing employment area. There are also potential landscape impacts that would require mitigation. However, there is no requirement for further employment land at present and therefore this site is not currently considered to be suitable.

Is the site suitable?

Not Currently Suitable

Are there other owners/agents of the site?

No

Do any other owners support the proposal for the site?

N/A

Does landowner/developer have control over access?

Yes

Are there any ownership constraints the promoter is aware of?

No

Are there any restrictive covenants - affect deliverability?

No

Any other ownership need acquiring to develop site?

No

Occupied or vacant?

Vacant

Existing uses need to be relocated for site to be developed?

N

When does promoter expect site to be available?

0-5 years

Availability summary

Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years.

Is the site available?

Available

Has site been marketed for proposed use?

No

If yes, how long and level of interest

N/A

Promoter consider any factors the could restrict delivery?

Yes - The call for site form states that there are market factors or financial implications that could restrict potential delivery on site within 0-5 years. No further information provided.

Promoter-estimated first year of delivery?

Not stated

Promoter - how many years to complete?

Not stated

Promoter - how many develops involved?

Not stated

Achievability summary

There is no evidence provided to suggest that the site is viable.

Is the site achievable?

Not Achievable

Is the site Deliverable as defined by NPPF?

Not Developable

How to overcome constraint

There is currently no requirement for further employment land in this part of the District, however subject to the detail of a scheme, development of the site may meet the requirements of policy R2 in the WNJCS.

Total site area available for development from GIS (Ha)

28.9

Estimated land for employment - floorspace in m2 unless stated

115600

Notes

Which needs?	Rural Area	LAA Ref	097	Settlement Name	Overstone
Land Use Proposed	Employment				
Site Location	Overstone Green	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site outside the village confines in open countryside however it is adjacent to the North Northampton SUE allocation, subject to meeting the requirements of policy R2, development of the site could accord with the WNJCS. There is no outstanding requirement for further employment land outside of Daventry town at present.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental-greenfield site. Social-Isolated location away from limited services and facilities in Overstone village, however the site is adjacent to the North Northampton SUE allocation. Economic-Some additional use of services and facilities.				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None declared via desktop assessment.	Accessible to existing services and facilities?	Currently an isolated location with no pedestrian access to the heart of the village however the site is adjacent to the North Northampton SUE allocation		
Impact on landscape character and/or heritage assets?	Site is situated in the open countryside and shares visual affinity with the countryside beyond its boundaries.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	Grade 3		
Access to strategic highway network from existing access?	Yes	Any gradient constraints?	No		

Access of potential access to high speed broadband?

Is site closely located to existing employment site?

Summary - Employment Sites

The greenfield site is currently in an isolated location however it is adjacent to the North Northampton SUE allocation. There is no requirement for further employment land at present.

Is the site suitable?

Are there other owners/agents of the site?	<input type="text" value="No"/>	Do any other owners support the proposal for the site?	<input type="text" value="N/A"/>	Does landowner/developer have control over access?	<input type="text" value="Yes"/>
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Are there any ownership constraints the promoter is aware of?	<input type="text" value="No"/>	Are there any restrictive covenants - affect deliverability?	<input type="text" value="No"/>	Any other ownership need acquiring to develop site?	<input type="text" value="No"/>
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Occupied or vacant?	<input type="text" value="Vacant"/>	Existing uses need to be relocated for site to be developed?	<input type="text" value="No"/>	When does promoter expect site to be available?	<input type="text" value="0-5 years"/>
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Availability summary

Is the site available?

Has site been marketed for proposed use?	<input type="text" value="No"/>	If yes, how long and level of interest	<input type="text" value="N/A"/>
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Promoter consider any factors the could restrict delivery?	<input type="text" value="No"/>	Promoter-estimated first year of delivery?	<input type="text" value="2019/2020"/>
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Promoter - how many years to complete?	<input type="text" value="3"/>	Promoter - how many develops involved?	<input type="text" value="1"/>
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Achievability summary

Is the site achievable?

Is the site Deliverable as defined by NPPF?

How to overcome constraint

Total site area available for development from GIS (Ha)	<input type="text" value="16.29"/>	Estimated land for employment - floorspace in m2 unless stated	<input type="text" value="65160"/>
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Notes