

Site Assessment Framework

1 Introduction

- 1.1 The Ringstead Neighbourhood Plan will allocate one or more sites for new housing. National planning practice advises that parish councils should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. This Framework sets out how we will assess sites for the allocation of land for housing development.

2 Where did the site suggestions come from?

- 2.1 Since 2009, the North Northamptonshire Joint Planning Unit (JPU) and East Northamptonshire Council (ENC) have worked together to maintain a database of potential development sites across the District. This database is known as the Strategic Housing Land Availability Assessment (SHLAA). In March 2013 East Northamptonshire Council launched an online site submission form. This is intended to function as a continuous call for sites; whereby landowners, potential developers or other interested parties could, at any time, propose individual sites for zoning (allocation) through the Local Plan Part 2 or Neighbourhood Plans. Although several online site submissions correspond to SHLAA sites, additional sites have been identified.
- 2.2 In the December/January editions of Ringstead Village News and Raunds Round-up articles were placed updating residents on neighbourhood plan progress and inviting new sites to be submitted for consideration. This resulted in one additional site coming forward for consideration.
- 2.3 In total, nine potential housing sites have been identified in Ringstead (Appendix 1).

3 Site Assessment Criteria

- 3.1 Sustainability Appraisal (SA) is a process for considering and communicating the likely effects of plans, with a view to avoiding and mitigating negative effects and maximising the positives. A SA of the North Northamptonshire Joint Core Strategy was a legal requirement stemming from the EU 'Strategic Environmental Assessment' (SEA) Directive and it allowed the North Northamptonshire Joint Planning Unit to assess its plan against a set of 21 sustainability objectives developed in consultation with key stakeholders. These objectives will also help us to identify the relative environmental, social and economic performance of development options, and to evaluate which of these are the most sustainable.
- 3.2 The Site Assessment Criteria are therefore based on the sustainability framework developed for the Joint Core Strategy Sustainability Appraisal. The Site Assessment Criteria will promote sustainable development by assessing the extent to which each potential housing site will help to achieve relevant environmental, economic and social objectives.

- 3.3 There are two sustainability objectives which cannot be applied at a local scale and so the impact of all new development sites in Ringstead would be neutral:
- Reduce the emissions of greenhouse gases and impact of climate change (adaptation);
 - To mitigate climate change by minimising carbon-based energy usage by increasing energy efficiency and to develop North Northamptonshire's renewable energy resource, reducing dependency on non-renewable resources.
- 3.4 The remaining 19 objectives have one or more criteria which allow a site's performance against that objective to be assessed.

1	To improve accessibility and transport links from residential areas to key services, facilities and employment areas and enhance access to recreational opportunities				<ul style="list-style-type: none"> • Improve access for the disabled? • Improve access to public transport? • Improve public transport services? • Improve access to local services and facilities? • Improve access to IT? • Improve access by foot or cycle? • Ensure services are located to maintain the viability of settlements? • Reduce the need to travel? • Reduce travel distances (particularly journey to work)? 	
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
1A	Access to public transport	Walking distance to nearest bus stop providing a regular service is less than 300m.	Walking distance to nearest bus stop providing a regular service is 300-400m or development is of such a scale that buses may be diverted into the site.	Walking distance to nearest bus stop providing a regular service is more than 400m.		The Institute of Highways and Transportation's 'Planning for Public Transport in Developments' states at paragraph 6.20, that "the maximum walking distance to the bus stop should not exceed 400m and preferably be no more than 300m".
1B	Access to convenience store (Ringstead Stores)	Walking distance to convenience	Walking distance to	Walking distance to convenience		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2,

		store 200m or less	convenience store 200-800m	store more than 800m		suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
1C	Access to Ringstead Village Hall/Ringstead Social Club	Walking distance to community centre 200m or less	Walking distance to community centre 200-800m	Walking distance to community centre more than 800m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
1D	Access to Ringstead Recreation Ground/Peace Park	Walking distance to recreation/sports ground 200m or less	Walking distance to recreation/sports ground 200-800m	Walking distance to recreation/sports ground more than 800m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
1E	Access to Ringstead Primary School	Walking distance to primary school 500m or less	Walking distance to primary school 500-2,000m	Walking distance to primary school more than 2,000m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.

1F	Access to Axe and Compass PH	Walking distance to public house 200m or less	Walking distance to public house 200-800m	Walking distance to public house more than 800m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
1G	Access to Ringstead Post Office	Walking distance to Post Office 200m or less	Walking distance to Post Office 200-800m	Walking distance to Post Office more than 800m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
1H	Access to countryside recreation	Walking distance to countryside recreation 200m or less	Walking distance to countryside recreation 200-800m	Walking distance to countryside recreation more than 800m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
1I	Public Rights of Way	Development would have no impact on a Public right of Way.	Public Right of Way affected but can be routed through public open space and segregated from	Public Right of Way requires diversion or extinguishment.		Public Rights of Way have always been a valuable public resource giving people access to the countryside, parks, open space, local shops, services and places of work, for

			estate roads and footways.			simple recreation and for the practical necessities of life. Increasing emphasis is now being placed on paths as a sustainable and healthy alternative to the motor vehicle for local journeys allowing people to avoid the busy road network.
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2	Ensure that new housing provided meets the housing needs of the area provide affordable and decent housing for all			Reduce homelessness? • Provide enough affordable housing to meet need from all sections of the community? • Reduce the number of unfit homes? • Provide housing to meet local needs in the rural area? • Provide a range of house types and sizes? • Facilitate provision of new homes in communities with sense of place and adequate access to facilities? • Facilitate provision of new homes which are easy to maintain and heat and which minimise the impact on the environment?		
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2A	Supply	There is a reasonable prospect that most of the housing on the site will be delivered within 15 years.		There is little or no prospect that most of the housing on the site will be delivered within 15 years.		
2B	Availability	Site in single ownership and with developer interest.	Site in multiple ownership or with minor issues which can be resolved. Site in single ownership but	Site in multiple ownership with unwilling partners, or in single ownership but not actively promoted		

			no known developer interest.			
2C	Viability	Site is likely to be developed viably.		Site is subject to such a scale of obligations and policy burdens that its ability to be developed viably is threatened.		To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
2D	Site Capacity	Site is capable of providing sufficient housing to meet the needs of the local community either on its own or in combination with others.		Site capacity is well in excess of local housing need, cannot reasonably be sub-divided and/or the landowner/ developer is unwilling to consider smaller-		The remaining housing provision for Ringstead is around 36 dwellings. Provision of affordable housing should not be sought for residential developments that are not major developments i.e. development where 10 or more homes will

				scale development.		be provided, or the site has an area of 0.5 hectares or more
		Sites with a capacity greater than is needed that can be reasonably subdivided with landowner/ developer support.		Site is too small to make a meaningful contribution to meeting overall housing needs.		NCC contributions sought where the number of new additional dwellings on a development would amount to 10 or more.

3	Improve overall levels of physical and mental health, reduce the disparities between different groups and different areas				Address health and welfare needs and inequalities in the area? • Encourage healthy lifestyles (including travel choices)? • Improve sporting or recreational facilities and access to them? • Improve access to high quality health facilities • Increase no. of people in with access to public open space	
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3A	Access to Ringstead Recreation Ground/Peace Park	Walking distance to recreation/ sports ground 200m or less	Walking distance to recreation/ sports ground 200-800m or development is of such a scale that new store may be provided on site.	Walking distance to recreation/ sports ground more than 800m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
3B	Loss of open space, sports or recreational buildings or land	No loss of open space, sports or recreational buildings or land, including playing fields	Loss of open space, sports or recreational buildings or land, including playing fields, but:	Loss of open space, sports or recreational buildings or land, including playing fields and supporting infrastructure		

			<p>an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.</p>			
3C	Access to public transport	Walking distance to nearest bus stop providing a regular service is less than 300m.	Walking distance to nearest bus stop providing a regular service is 300-400m or development is of such a scale that buses may be	Walking distance to nearest bus stop providing a regular service is more than 400m.	With no healthcare facilities within Ringstead, access to public transport for those with healthcare needs and without access to a car becomes more important.	Walking distance to nearest bus stop providing a regular service is less than 300m.

			diverted into the site.			
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4	To improve community safety, reduce the incidences of crime and the fear of crime and anti-social behaviour – a safe place to live			Reduce incidences of crime? • Reduce the fear of crime? • Ensure design and layout minimises the opportunity for crime? • Provide safer communities and help to create safer communities?		
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4A	Anti-social behaviour and vandalism	Opportunities for criminal and antisocial behaviour, such as vandalism can be removed and there is potential to create a safe and accessible environment where crime and disorder, and the fear of crime, do not undermine quality of life.	Potential to create a safe and accessible environment where crime and disorder, and the fear of crime, do not undermine quality of life.	Limited or no potential to create a safe and accessible environment where crime and disorder, and the fear of crime, do not undermine quality of life.		Reduce incidences of crime? • Reduce the fear of crime? • Ensure design and layout minimises the opportunity for crime? • Provide safer communities and help to create safer communities?
4B	Public safety	Site is not affected by major hazards.	The consequences of major	Site is affected by a major hazard that is		

			accidents can be mitigated.	unlikely to be mitigated.		
4C	Highways	There is safe vehicular access to a public highway	It is possible to create a safe vehicular access to the public highway	There is little potential to create a safe vehicular access to the public highway		
4D	Footways	There are existing footpaths/ pavements accessing the site that provide links to the settlement centre.	It is possible to create new, safe footpaths/ pavements from the site to the settlement centre.	There is little potential to provide safe footpaths/ pavements from the site to the settlement centre.		

5	Value and nurture a sense of belonging in a cohesive community whilst respecting diversity				Increase the ability of people to influence decisions? • Improve cultural diversity? • Create or sustain a vibrant community? • Encourage engagement in community activities? • Meet specific needs of a section of the community • Will it maintain and enhance community facilities and provide locations for community level activities and organisations?	
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5A	Links	Site provides opportunities to integrate with rest of local community by providing new foot/cycle linkages across the site and into existing neighbourhoods.	Site has no connections with neighbouring areas.	Existing routes are blocked or re-directed preventing people from walking through the site to get somewhere else. Site is remote		Building for Life 12: 1 (connections)
5B	Neighbourliness	Residential development of site would be	Residential development of site would require mitigation to	Residential development of site would not be		

		compatible with adjoining uses.	ensure that it was compatible with adjoining uses.	compatible with adjoining uses.		
5C	Access to Ringstead Village Hall/Ringstead Social Club	Walking distance to community hall 200m or less	Walking distance to community hall 200-800m or development is of such a scale that new store may be provided on site.	Walking distance to community hall more than 800m		

6	To improve overall levels of education and skills				Improve access to educational/learning or training facilities for all ages? Will it help to improve people's skills? • Will it improve uptake of learning and training in urban and rural areas?	
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6A	Access to Ringstead Primary School	Walking distance to primary school 500m or less	Walking distance to primary school 500-2,000m	Walking distance to primary school more than 2,000m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
6B	Access to Manor School Sports College	Walking distance to secondary school 500m or less	Walking distance to secondary school 500-2,000m	Walking distance to secondary school more than 2,000m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for

							pedestrians without mobility impairment for some common facilities
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7	To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity			Reduce noise pollution? • Improve the cleanliness of the environment? • Reduce unpleasant odours? • Improve the satisfaction of people with their neighbourhoods? • And improve /safeguard tranquillity • Minimise light pollution or reduce or remove light pollution		
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7A	Noise	Noise need not be considered as a determining factor.	Mitigation may be required to ensure an adequate level of protection against noise.	Taking account of both day and night-time noise levels, noise is likely to be an on-going issue for new residents.		

8	To protect, conserve and enhance biodiversity, geodiversity, wildlife habitats and green infrastructure to achieve a net gain and to avoid habitat fragmentation			Protect and enhance sites of acknowledged importance for wildlife (SSSIs, CWS, LNRs)? • Avoid harm to and enhance opportunities for protected species and others listed in the Northamptonshire Red Data Book? • Create habitats of value for wildlife in particular those which meet BAP target? • Improve the connectivity of green spaces and green networks? • Improve appropriate access to natural areas? • Avoid fragmentation of habitats? • Create new greenspace networks? • Improve management of habitats? Will it allow biodiversity to adapt to the impacts of climate change?		
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8A	Site of Special Scientific Interest	Site not affected by SSSI.	Mitigation measures would be required to ensure that development would not harm a SSSI.	Site contains SSSI.	http://northamptonshire.opus3.co.uk/ldf/maps/MWLP-land-use-constraints-map#x=498757.59408366&y=275356.00500883&scale=10000&94&402	Also Ramsar Sites, Special Areas of Conservation and Special Protection Areas.
8B	Tree Preservation Order	Site not affected by a Tree Preservation Order.	Mitigation measures would be required to ensure that development	Development would harm a protected tree on site or	https://enc.maps.arcgis.com/apps/MapJournal/index.html?appid=a5dbcdceeea74ca69b2ee6403ab729c5	

			would not harm a protected tree on site or immediately adjacent.	immediately adjacent.		
8C	Important Hedgerow	Site not affected by an Important Hedgerow.	Partial removal of an Important Hedgerow required.	Development would require the removal of all or most of an Important Hedgerow.		Hedgerow growing in, or adjacent to, any common land, protected land (local nature reserves and SSSI"s), or land used for agriculture, forestry or the breeding or keeping of horses, ponies or donkeys, if it: (a) has a continuous length of, or exceeding 20 metres; or (b) it has a continuous length of less than 20 metres and, at each end, meets another hedgerow.
8D	Local Wildlife Site/ Local Nature Reserve	Site not affected by a Local Wildlife Site or Local Nature Reserve.	There is a need to establish the character and significance of Local Wildlife Site or Local Nature Reserve affected by a development proposal.	Development would require the loss of all or most of a Local Wildlife Site or Local Nature Reserve.	http://northamptonshire.opus3.co.uk/ldf/maps/MWLP-land-use-constraints-map#x=498757.59408366&y=275356.00500883&scale=10000&185	Also candidate Local Wildlife Sites.

9	To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment			Ensure that landscape character, including historic landscape character, and townscape assessments are used to assess the capacity of areas to absorb new development thereby influencing the location and scale of development <ul style="list-style-type: none"> • Ensure landscape Character Assessment influences design of the built environment and networks of green infrastructure • Maintain and enhance the quality of the built environment? • Protect, maintain, enhance and expand good quality of open space within and adjacent to settlements? • Create buildings and spaces that are attractive, functional, adaptable and durable that compliment, enhance and support local character? • Encourage the re-use of and refurbishment of the existing built environment? 		
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9A	Scenic quality	Important local views unaffected	There would be an impact on important views but that impact can be mitigated.	Loss of important local view	Ringstead Neighbourhood Plan Steering Group have identified a range of important local views including the view of the village from the Raunds Road approach to the south.	
9B	Character	The site is capable of creating a place	The development of the site is likely			Building for Life 12: 5

		with a locally inspired or otherwise distinctive character.	to give rise to a development which is not locally distinctive.			
9C	Working with the site and its context	There is an opportunity to take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate.	There is limited opportunity to take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate.	There is no opportunity to take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate.		Building for Life 12: 6
9D	Green Infrastructure	Opportunity to improve green infrastructure network.	No impact on green infrastructure network.	Loss of green infrastructure network.	https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0ahUKEwjB6liK8-7NAhVHWxQKHZ69CGAQFggcMAA&url=http%3A%2F%2Fwww.river-nene-regional-park.org%2Fpublications%2Fbrochures-downloads%2Fnorthamptonshire-environmental-chapter%2Fnorthamptonshire-strategic-green-infrastructure-network-wall-map.pdf&usg=AFQjCNEIMYif_ZnZyddletMmJGY661FoVg&sig2=rt	The Nene Valley sub-regional corridor extends between the urban centres of Northampton and Peterborough, passing through Ringstead Parish. It follows the course of the River Nene through a sequence of contrasting landscapes, with the broad, flat and often tranquil floodplain landscape providing a distinctive setting. Since

					XXCEZURc_vQxTy2PJXSg&bvm=by.126993452.bs.2.d.bGs	<p>the earliest times the Nene has been a major cross-country transport corridor, and as such this corridor continues a long tradition of strategic movement along the river valley.</p> <p>A Local Green Infrastructure Corridor passes through the south of the parish between Little Addington and Hargrave.</p>
9E	Area of Separation	Site does not lie within Area of Separation	Site lies within Area of Separation			<p>Our 2018 Questionnaire Survey showed that 95% of respondents supported the identification of an Area of Separation aims to check potential encroachment from Raunds and help to safeguard the scale, setting and special character of Ringstead village.</p>
9F	Settlement character	Site lies within the built-up area of Ringstead village retaining its compact, nucleated character.	Site adjoins the built-up area of Ringstead village retaining its compact, nucleated character.	Site extends into the village's landscape setting in a way that adversely effects its compact, nucleated character.		<p>The Northamptonshire Landscape Character Assessment describes Ringstead as a compact, nucleated settlement. Beyond this lies a rural landscape of scattered</p>

							farms and dwellings, located both at the end of long straight tracks running at right angles to the road and adjacent to the roadside.
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10	Protect and enhance sites, features and areas of historic, archaeological, architectural and artistic interest and their settings			Protect and enhance sites, features and areas of historical, archaeological and cultural value and their setting?		
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10A	Listed Building	Development would not harm, or could enhance, a Listed Building or its setting.	Mitigation measures would be required to ensure that development would not harm a Listed Building or its setting.	Development would harm a Listed Building or its setting.	http://lv3.east-northamptonshire.gov.uk/LocalView/Sites/localview/#	The Setting of a Listed Building is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

10C	Scheduled Monument	Site not affected by a Scheduled Monument.	Site impacts on a Scheduled Monument.	Development would harm, or potentially harm, a Scheduled Monument.	http://lv3.east-northamptonshire.gov.uk/LocalView/Sites/localview/#	
10D	Non-designated heritage	Site unlikely to be affected by archaeological assets or archaeological implications of development are already understood, and these issues may be adequately addressed through archaeological mitigation.	There is a need to establish the character and significance of archaeological assets affected by a development proposal.			

11	To maintain or improve local air quality				Reduce traffic related pollution? • Minimise or reduce light pollution? • Reduce levels of dust or particulates?	
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11A	Air	Air quality is not a consideration	Air quality is likely to be a consideration	Site lies in or adjoining an Air Quality Management Area	http://www.east-northamptonshire.gov.uk/info/2/00232/pollution_control_-_air_quality/58/air_quality	<p>The National Air Quality Strategy outlined recommended maximum levels of eight pollutants which had to be obtained nationally by 2005. The eight pollutants being; Benzene, 1,3 Butadiene, Carbon Monoxide, Sulphur Dioxide, Lead, Particulates, Nitrogen Dioxide and Ozone.</p> <p>The main source of air pollution in the district is road traffic emissions from major roads, notably the A5028, A6 and A45. East</p>

						<p>Northamptonshire suffers from significant congestion during rush hours, particularly in the Rushden/Higham Ferrers area.</p> <p>Other pollution sources, including commercial, industrial and domestic, also contribute to background pollution concentrations.</p>
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12	Maintain or improve the quality of ground and surface water resources and minimise the demand for water				Minimise or reduce the risk of pollution to water? • Encourage water efficiency? • Will it reduce levels of pollution to water (SUDS)? • Reduce water consumption? • Ensure capacity of available water resources, taking into account climate change?	
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12A	Drinking Water Protected Area	No known risk	Safeguard Zones are areas where activities can impact adversely on the quality of water abstracted in the DrWPA	At Risk Drinking Water Protected Areas	https://environment-agency.cloud.esri.uk.com/farmers/	Drinking Water Protected Areas (DrWPAs) are water bodies (e.g. rivers, reservoirs, canals for Surface Water or underground reservoirs for Groundwater) where 'raw' water is abstracted for human consumption at a rate of at least 10m ³ /day or over 50 people are served.
12B	Groundwater Protection	No groundwater source protection issues.	SPZ2 – Outer protection zone	SPZ1 – Inner protection zone	https://magic.defra.gov.uk/MagicMap.aspx	The Environment Agency has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells,

							boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.
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13	Reduce the impact of flooding and avoid additional risk				Reduce the risk of/effects of flooding, taking into account climate change? • Encourage Sustainable Drainage Systems? • Ensure adaptability of environments and buildings to natural hazards?	
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13A	Flood risk	Predominantly Flood Zone 1		Predominantly Flood Zone 2 or 3	https://www.floodtoolkit.com/risk/	New development will be directed towards land at the lowest risk of flooding; with priority given to land within Flood Zone 1.
13B	Surface water	Likelihood of flooding from surface water: Predominantly less than 1 in 1,000	Likelihood of flooding from surface water: Predominantly less than 1 in 30 but greater than 1 in 1,000	Likelihood of flooding from surface water: Predominantly greater than 1 in 30	https://www.floodtoolkit.com/risk/	

14	Ensure the efficient use of land and maintain the resource of productive soil				Maintain the best and most versatile agricultural land? • Reduce the risk of land contamination • Remediate contaminated land? • Minimise the loss of green field land? • Maximise the use of Brownfield land? Maximise densities?	
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14A	Agricultural Land Quality	Land not in grades 1, 2 and 3a of the Agricultural Land Classification.	Land in grade 3 of the Agricultural Land Classification (where there is no evidence showing the subdivision of Grade 3).	Land in grades 1, 2 and 3a of the Agricultural Land Classification.	A 1:250,000 scale map series show only five grades: their preparation preceded the subdivision of Grade 3 and the refinement of criteria. http://magic.defra.gov.uk/MagicMap.aspx (under Landscape Classifications) http://www.nnjpu.org.uk/docs/Appendix%206%20-%20Agricultural%20Land%20Classification(1).pdf	Planning decisions should take into account the economic and other benefits of the best and most versatile agricultural land (Grades 1, 2 and 3A). Where significant development of agricultural land is demonstrated to be necessary, we should use areas of poorer quality land in preference to that of a higher quality.

14B	Contamination	No land contamination issues.	Land has the potential to pose unacceptable levels of risk to human health.	Site is known to pose unacceptable levels of risk to human health and mitigation measures would make development unviable.	Landfill sites are where local authorities and industry can take waste to be buried and compacted with other wastes.	England has a substantial legacy of chemical contaminants in soil, much of it caused by industrial and domestic pollution. Land contamination can pose a threat to the environment and the health of humans, animals and plants.
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15	Ensure the efficient use of minerals and primary resources				Avoid the sterilisation of known minerals reserves? • Promote the appropriate use of primary and secondary aggregates? • Will it make use of previously developed land or buildings?	
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
15A	Minerals safeguarding	No minerals safeguarding issues.	Minerals Safeguarding Consultation Area.		http://northamptonshire.opus3.co.uk/ldf/maps/MWLP-land-use-constraints-map#x=498757.59408366&y=275356.00500883&scale=10000&4458&71&252&25&138&139&195&480&182&185&853&855&50&94&201&240&250&345&346&419&421&526&402&2381&4560	
15B	Make the most efficient use of land	Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any	Land that is or has been occupied by agricultural or forestry buildings; land in built-up areas such as private	Greenfield land	NPPF definition of previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated	Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

		associated fixed surface infrastructure.	residential gardens..		fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.	However, there is no 'brownfield first' policy.
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16	To reduce waste arisings and increase reuse, recycling and composting				Promote resource efficient buildings? • Encourage the use of recycled materials? • Reduce the production of waste?	
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
16A	Reduce waste generation and promote re-use and recycling	Nearest Recycling and Household Waste Site within 10min drive time	Nearest Recycling and Household Waste Site 10-30min drive time	Nearest Recycling and Household Waste Site more than 30min drive time	Nearest Recycling and Household Waste Sites is at Rushden Household Waste Recycling Centre, Northampton Road, East of Sanders Londge on old A45 Road, Rushden, NN10 6BW	<p>The National Assessment of Civic Amenity Sites recommendations for minimum levels of Household Waste Recycling Centre provision:</p> <p>Maximum driving times to a site for the great majority of residents of 20 minutes in urban areas, and 30 minutes in rural areas; though preferably less than this by the order of 10 minutes in each case.</p>

17	Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs			Provide new jobs? • Encourage efficient patterns of movement? • Increase the proportion of knowledge based and high tech businesses? • Will it sustain and promote jobs in urban and rural areas? • Increase the diversity and quality of employment opportunities in the rural area • Will it utilise and enhance the existing infrastructure? • Will it help maintain a transport network that minimises the impact on the environment? • Will it help sustain existing businesses?		
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
17A	Access to employment	Walking distance to local employment 500m or less	Walking distance to local employment 500-2,000m	Walking distance to local employment more than 2,000m	Ringstead Business Centre/Dodson & Horrell	<p>The Institute of Highways and Transportation’s “Providing for Journeys on Foot” contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.</p> <p>Local employment opportunities should provide for a range of job types. They can be large single employers providing for a range of job</p>

						opportunities or sites with multiple employers e.g. industrial estates.
17B	Access to public transport	Walking distance to nearest bus stop providing a commuter service is less than 300m.	Walking distance to nearest bus stop providing a commuter service is 300-400m or development is of such a scale that buses may be diverted into the site.	Walking distance to nearest bus stop providing a commuter service is more than 400m.		<p>The Institute of Highways and Transportation's 'Planning for Public Transport in Developments' states at paragraph 6.20, that "the maximum walking distance to the bus stop should not exceed 400m and preferably be no more than 300m".</p> <p>A commuter service is a Monday-Saturday bus service, which connects to a major employment centre(s) at the beginning and end of the working day.</p>

18	Retain and enhance the factors which are conducive to wealth creation, including personal creativity, infrastructure and the local strengths and qualities that are attractive to visitors and investors				Encourage enterprise and innovation? • Exploit opportunities for new technologies? • Enhance and promote the image of the area as a business and a sustainable tourist location? • Improve House price/earnings ratio?	
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
18A	Loss of employment land	Site not identified as good quality employment land.	Some loss of existing or potential employment	Site identified as good quality employment land.		

19	Protect and enhance the vitality and viability of town centres and market towns. For the purposes of the Ringstead Neighbourhood Plan, we will consider the vitality and viability of the village centre.				Retain and develop a wide range of uses, attractions and amenities? • Ensure good accessibility to and within the centre? • Attract continuing investment in development or refurbishment • Encourage the evening economy • Encourage increased housing	
Ref:	Site Assessment Criteria	Likely to contribute to the achievement of greater sustainability according to the identified objective	Likely effect but too unpredictable to specify, or multiple impacts which are potentially both positive and negative	Likely to hinder the achievement of greater sustainability according to the identified objective	Evidence	Comments
19A	Enhance the vitality and viability of Ringstead village centre	Walking distance to village centre 200m or less	Walking distance to village centre 200-800m or development is of such a scale that new store may be provided on site.	Walking distance to village centre more than 800m		The Institute of Highways and Transportation's "Providing for Journeys on Foot" contains at table 3.2, suggested acceptable walking distances, for pedestrians without mobility impairment for some common facilities.
19B	Impact of traffic on village centre	Site has good access to A45 without need to travel through village centre.		Site cannot access A45 by most direct route without need to travel through village centre.		Ringstead village centre is not suited to modern traffic. The High Street is the main route through the village and it is the place where many of village's services and facilities are located, including the convenience store and Post Office. The High Street and adjoining side-roads (including

							<p>Carlow Road and Chapel Street) are feeder roads into the High Street are narrow and many properties have no off-street parking provision. As a consequence, cars are often parked on the street creating traffic congestion.</p>
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