

# Site 1: West of Raunds Road

<b>Location</b>			
<b>Address</b>	West of Raunds Road		
<b>SHLAA Reference</b>	N/A		
<b>Site description</b>	Field west of Raunds Road and south of Church Street.		
<b>Current use</b>	Pasture		
<b>Land type</b>	Greenfield		
<b>Adjacent uses</b>	Residential and Primary School to the north. Residential and agriculture to the west. Agriculture to the east and south.		
<b>Capacity</b>	49-57 dwellings	<b>Grid reference</b>	SP 98677 74993
		<b>Site size</b>	1.95ha



<b>Accessibility</b>	
<b>Highway access</b>	Difficult to access from Raunds Road and will need to ascertain access rights and whether the site has a direct frontage to the highway as there appears to be a gap between the highway and the private access track. Junction visibility onto the highway does not appear to be an issue however speeds entering Ringstead may be of concern

	with potential for appropriate mitigation required. A footway fronting Raunds Road connecting the site to the village centre will be required.	
<b>Distances (walking)</b>	Ringstead Church of England Primary School	390m
	Ringstead Village Hall	358m
	Ringstead Post Office	493m
	Ringstead Convenience Store	440m
	Ringstead Village Social Club	530m
	The Axe & Compass PH	872m
	Recreation Ground	700m
	Peace Park	610m
	Ringstead allotments	1038m
	Bus stop	290m
<b>Rights of Way</b>	Bisected by public right of way (NR5). This will require protecting or diverting.	
<b>Heritage Assets</b>		
<b>Archaeology</b>	<p>There is no known activity within the site. However it is within the village core and lies to the south east of the Church of the Nativity of the Blessed Virgin Mary Grade I listed building with medieval origins.</p> <p>The Historic Environment Records (HER) records activity to the south in the form of cropmarks indicating pits, unstratified prehistoric flints identified during the Raunds Area Project. The southern area also contains possible undated industrial activity. No fieldwork has been undertaken within the area and as such the archaeological potential is unknown however due to the undisturbed nature of the site and the location the potential for archaeological activity is high and further information in the form of archaeological assessment would be needed.</p>	
<b>Listed Buildings</b>	<p>There are no Listed Buildings within the curtilage of the site. There are however a number of listed buildings within close proximity of the site: Grade II Ringstead War Memorial 62m to the north, Grade II Manor House 120m to the north west, Grade II Slade Farmhouse 130m to the east and the Grade II Listed Buildings at 5-9 Denford Road, 150m to the north east.</p>	
<b>Other</b>		
<b>Ecology</b>		
<p>TPO preserved trees within the northern part of the site and on the southern boundary.</p> <p>The site is situated within 1.5km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), a European designated site, also listed as a Ramsar site and notified at a national level as a Site of Special Scientific Interest (SSSI). Housing development on this site is therefore expected to contribute to recreational disturbance impacts to the bird population for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategy mitigation project. Will need to determine whether any proposed development is likely to have a significant effect on the SPA. If significant effect cannot be ruled out consideration to be given to the need for an Appropriate Assessment.</p>		
<b>Landscape</b>		
<p>Challenging site topography – slopes down from north to south.</p> <p>Grassed site with pockets of higher level vegetation dispersed across the site.</p>		
<b>Environmental Protection</b>		
Maybe impacted on by noise from Ringstead Grange Quarry and landfill.		
<b>Drainage etc.</b>		
<b>Flood Zone</b>	The Environment Agency have advised that based on the environmental constraints within the area, have no detailed comments to make in relation to the site.	
<b>Water Resources</b>	<p>Network has capacity, but there is no existing water main in Raunds Road. Site would require approx. 180m of 90mm HPPE water distribution pipe to connect to network. Required improvements are not an absolute constraint as there is an established mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site and drain the site effectively.</p> <p>An assessment has been made of the available capacity at the receiving Water Recycling Centre (formerly sewage treatment works). Anglian Water is responsible for any required investment to ensure sufficient sewage treatment capacity is made available in time to secure development.</p> <p>The implementation of Sustainable Urban Drainage (SUDs) is recommended for all developments</p>	

<b>Minerals Safeguarding Area</b>	Small part of the site is within the Minerals Safeguarding Area.
<b>Planning History</b>	
None	
<b>Conclusion</b>	
<b>For</b>	Good access to a number of local services including primary school, village hall, post office, general store and bus stop
<b>Against</b>	Greenfield site Potential highway constraints in terms of accessing the site and speed of traffic when entering Ringstead Challenging site topography
<b>Issues for consideration</b>	Provision of a footway from the site to village centre Right of Way runs across the site Archaeology Proximity of Listed Buildings Several trees are protected by Tree Preservation Orders Close to unneighbourly use with potential adverse impact on amenity, including noise. Small part of the site is located within the Minerals Safeguarding Area Proximity to the Upper Nene Valley Gravel Pits Special Protection Area (SPA)



# Site 2: West of Carlow Road

<b>Location</b>			
<b>Address</b>	West of Carlow Road		
<b>SHLAA Reference</b>	N/A		
<b>Site description</b>	Agricultural land, including agricultural buildings and areas of hardstanding, to the west of Carlow Road.		
<b>Current use</b>	Pasture and agricultural buildings		
<b>Land type</b>	Greenfield		
<b>Adjacent uses</b>	Agriculture to the north, west and south. Residential to the east.		
<b>Capacity</b>	15-18 dwellings	<b>Grid reference</b>	SP 98290 75306
		<b>Site size</b>	0.60ha



<b>Accessibility</b>	
<b>Highway access</b>	Difficult to access site (track between 25 and 27 Carlow Road unlikely to be suitable), but development may be considered as part of a larger development scheme incorporating West Farm

	If this were to be accessed off the private drive opposite the High Street, the Local Highway Authority would only permit a maximum of 5 dwellings in total served from this access. It cannot be made up to adoptable standards due to lack of junction offset spacing with the High Street.	
<b>Distances (walking)</b>	Ringstead Church of England Primary School	730m
	Ringstead Village Hall	488m
	Ringstead Post Office	359m
	Ringstead Convenience Store	370m
	Ringstead Village Social Club	520m
	The Axe & Compass PH	335m
	Recreation Ground	1005m
	Peace Park	540m
	Ringstead allotments	1315m
	Bus stop	640m
<b>Rights of Way</b>		
<b>Heritage Assets</b>		
<b>Archaeology</b>	No fieldwork has been undertaken within the area and as such the archaeological potential is unknown.	
<b>Listed Buildings</b>	There are no Listed Buildings within the curtilage of the site. The nearest building is the Manor House (Grade II), 250m to the south east of the site.	
<b>Other</b>		
<b>Ecology</b>		
The site is situated within 1.5km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), a European designated site, also listed as a Ramsar site and notified at a national level as a Site of Special Scientific Interest (SSSI). Housing development on this site is therefore expected to contribute to recreational disturbance impacts to the bird population for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategy mitigation project. Will need to determine whether any proposed development is likely to have a significant effect on the SPA. If significant effect cannot be ruled out consideration to be given to the need for an Appropriate Assessment.		
<b>Landscape</b>		
Open grassed site with no obvious features.		
<b>Environmental Protection</b>		
Potential contamination issues arising from current use for livestock farming/ agricultural buildings		
<b>Drainage etc.</b>		
<b>Flood Zone</b>	The Environment Agency have advised that based on the environmental constraints within the area, have no detailed comments to make in relation to the site. Flood Zone 2 located to the west of the site, but outside of the site boundary. Site is located within an area that has a high chance of flooding from surface water.	
<b>Water Resources</b>	<p>Site is next to a watercourse which runs directly to the main River Nene. If development were to happen on this site then any run-off or wastewater going into this watercourse would need to be as clean as possible. The implementation of Sustainable Urban Drainage (SUDs) is recommended for all developments however more so with those directly affecting a watercourse. It would also need to be a consideration the extra amount of water in this watercourse as if it is discharging water with large amounts of sediment into the main river this will have an impact on the biodiversity and ecology of the River Nene. There is also risk that due to the angle the watercourse connects to the main River Nene, erosion problems could occur on the opposite bank.</p> <p>Foul sewer crossed site. Anglian Water would expect landowner/developers to consider the location of existing assets as part of the site layout to ensure that we can continue to access and maintain these assets for their customers. Where it is not possible an application can be made to Anglian Water to divert the existing assets. The costs of any required diversions are to be met by the developers. Please note that Anglian Water would not allow the development of buildings over existing water mains or rising mains that are pressurised assets.</p> <p>Network has capacity connect to existing 3in GI main in Carlow Road with a 90mm HPPE connection and pipework. Required improvements are not an absolute constraint as there is an established mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site and drain the site effectively. An assessment has been made of the available capacity at the receiving Water Recycling Centre (formerly sewage treatment works). Anglian Water is responsible for</p>	

	any required investment to ensure sufficient sewage treatment capacity is made available in time to secure development.		
<b>Mineral Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area		
<b>Planning History</b>			
04/00117/FUL	Erection of new agricultural building for storage	Granted	Implemented
<b>Conclusion</b>			
<b>For</b>	Site could be considered as part of larger development scheme incorporating site H5 Good access to a number of local services including village hall, post office, general store and public house.		
<b>Against</b>	Greenfield Potential difficulties in providing highway access with limitations on the size of development.		
<b>Issues for consideration</b>	Contamination Issues Proximity to the Upper Nene Valley Gravel Pits Special Protection Area (SPA) Site is within an area with a high chance of flooding from surface water and also in close proximity to a watercourse which runs directly to the River Nene. Foul sewer crosses the site and potential for its diversion		



# Site 3: Off Denford Road (east)

<b>Location</b>			
<b>Address</b>	Off Denford Road (east)		
<b>SHLAA Reference</b>	N/A		
<b>Site description</b>	Garden land with tree coverage, and pasture accessed from a track leading off Denford Road.		
<b>Current use</b>	Residential gardens		
<b>Land type</b>	Mixture of Greenfield and previously developed land		
<b>Adjacent uses</b>	Agricultural land to the north and east. Residential to the south and west.		
<b>Capacity</b>	26- 31 dwellings	<b>Grid reference</b>	SP 99161 75403
		<b>Site size</b>	1.05ha



<b>Accessibility</b>	
<b>Highway access</b>	Demolition required to create new public access.

	Development will require an adoptable road layout served from Denford Road which may require the demolition of existing property to provide adequate width to get an adoptable road in. A public right of way will require extinguishing and adopted footways should link into the remaining sections. There may be issues with vehicle speeds coming into Ringstead. There are gradient and drainage issues with two ditches crossing the site.		
<b>Distances (walking)</b>	Ringstead Church of England Primary School	750m	
	Ringstead Village Hall	740m	
	Ringstead Post Office	779m	
	Ringstead Convenience Store	810m	
	Ringstead Village Social Club	600m	
	The Axe & Compass PH	1230m	
	Recreation Ground	730m	
	Peace Park	990m	
	Ringstead allotments	467m	
	Bus stop	510m	
<b>Rights of Way</b>	A public right of way across the site will need extinguishing		
<b>Heritage Assets</b>			
<b>Archaeology</b>	The site lies between two areas of potential archaeological activity, the lithic scatter to the north and the possible Romano British activity to the west. No fieldwork has been undertaken within the area and as such the archaeological potential is unknown. The trees will have had an impact on any archaeological activity but survival is still possible.		
<b>Listed Buildings</b>	There are no Listed Buildings within the curtilage of the site. The nearest Listed Buildings is the Grade II building at 5-9 Denford Road, 400m to the south west of the site.		
<b>Other</b>			
<b>Ecology</b>			
The site is situated within 1.5km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), a European designated site, also listed as a Ramsar site and notified at a national level as a Site of Special Scientific Interest (SSSI). Housing development on this site is therefore expected to contribute to recreational disturbance impacts to the bird population for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategy mitigation project. Will need to determine whether any proposed development is likely to have a significant effect on the SPA. If significant effect cannot be ruled out consideration to be given to the need for an Appropriate Assessment.			
<b>Landscape</b>			
Pockets of trees dispersed throughout the site.			
<b>Environmental Protection</b>			
<b>Drainage etc.</b>			
<b>Flood Zone</b>	The Environment Agency have advised that based on the environmental constraints within the area, have no detailed comments to make in relation to the site. Site is located within an area that has a high chance of flooding from surface water.		
<b>Water Resources</b>	Bisected by ordinary watercourse Network has capacity. Connect to the existing 125mm HPPE main in Denford Road with a 90mm HPPE connection and pipework. Required improvements are not an absolute constraint as there is an established mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site and drain the site effectively. An assessment has been made of the available capacity at the receiving Water Recycling Centre (formerly sewage treatment works). Anglian Water is responsible for any required investment to ensure sufficient sewage treatment capacity is made available in time to secure development. The implementation of Sustainable Urban Drainage (SUDs) is recommended for all developments		
<b>Minerals Safeguarding Area</b>	Only part of the site is within the Minerals Safeguarding Area		
<b>Planning History</b>			
89/01136/OUT	Residential development	Appeal dismissed	
<b>Conclusion</b>			
<b>For</b>	<b>Good access to allotments</b>		

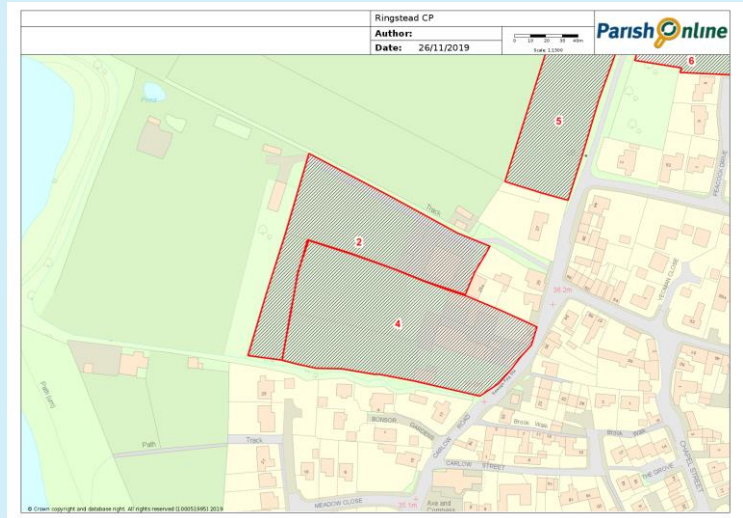


Against	<p>Landownership likely to be piecemeal  Greenfield  Gradient and drainage issues  Potential highway constraints in terms of accessing the site and speed of traffic when entering Ringstead  Proposal for residential development has been dismissed at appeal.</p>
Issues for consideration	<p>Right of Way runs across the site  Archaeology  Proximity to the Upper Nene Valley Gravel Pits Special Protection Area (SPA)  Site is within an area with a high chance of flooding from surface water and is bisected by ordinary watercourse  Part of the site is located within the Minerals Safeguarding Area</p>

# Site 4: West Farm, Carlow Road

## Location

<b>Address</b>	Carlow Road
<b>SHLAA Reference</b>	N/A
<b>Site description</b>	Agricultural land, including agricultural buildings and areas of hardstanding, to the west of Carlow Road.
<b>Current use</b>	Pasture and agricultural buildings
<b>Land type</b>	Greenfield
<b>Adjacent uses</b>	Residential to the east and south. Agricultural land to the north and west.



<b>Capacity</b>	22 - 26 dwellings	<b>Grid reference</b>	SP 98315 75269
		<b>Site size</b>	0.87ha



## Accessibility

<b>Highway access</b>	There are junction visibility issues given the access is on the inside of a bend although this may be overcome depending on which buildings will be demolished. There is a footway link missing fronting the site and this will need attention.	
<b>Distances (walking)</b>	Ringstead Church of England Primary School	720m
	Ringstead Village Hall	549m
	Ringstead Post Office	403m
	Ringstead Convenience Store	380m
	Ringstead Village Social Club	550m
	The Axe & Compass PH	364m
	Recreation Ground	1110m
	Peace Park	580m
	Ringstead allotments	1323m
Bus stop	680m	
<b>Rights of Way</b>		
<b>Heritage Assets</b>		
<b>Archaeology</b>	No fieldwork has been undertaken within the area and as such the archaeological potential is unknown.	
<b>Listed Buildings</b>	There are no Listed Buildings within the curtilage of the site. The nearest building is the Manor House (Grade II), 190m to the south east of the site.	
<b>Other</b>		
<b>Ecology</b>		
<p>The site is situated within 1.5km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), a European designated site, also listed as a Ramsar site and notified at a national level as a Site of Special Scientific Interest (SSSI). Housing development on this site is therefore expected to contribute to recreational disturbance impacts to the bird population for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategy mitigation project. Will need to determine whether any proposed development is likely to have a significant effect on the SPA. If significant effect cannot be ruled out consideration to be given to the need for an Appropriate Assessment.</p>		
<b>Landscape</b>		
<b>Environmental Protection</b>		
Potential contamination issues arising from current use for livestock farming/ agricultural buildings		
<b>Drainage etc.</b>		
<b>Flood Zone</b>	<p>The Environment Agency have advised that based on the environmental constraints within the area, have no detailed comments to make in relation to the site. Flood Zone 2 located to the west of the site, but outside of the site boundary. Site is located within an area that has a high chance of flooding from surface water.</p>	
<b>Water Resources</b>	<p>Southern boundary formed by ordinary watercourse which runs directly to the main River Nene. If development were to happen on this site then any run-off or wastewater going into this watercourse would need to be as clean as possible. The implementation of Sustainable Urban Drainage (SUDs) is recommended for all developments however more so with those directly affecting a watercourse. It would also need to be a consideration the extra amount of water in this watercourse as if it is discharging water with large amounts of sediment into the main river this will have an impact on the biodiversity and ecology of the River Nene. There is also risk that due to the angle the watercourse connects to the main River Nene, erosion problems could occur on the opposite bank.</p> <p>Foul sewer crosses the site. Anglian Water would expect landowner/developers to consider the location of existing assets as part of the site layout to ensure that we can</p>	

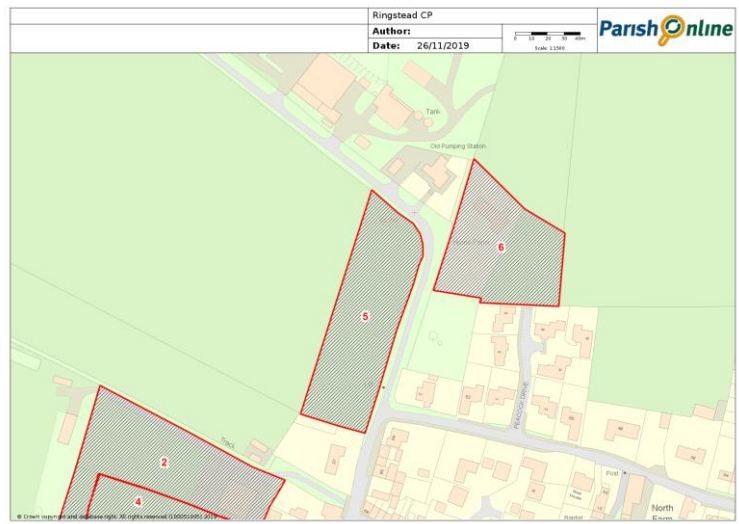


	<p>continue to access and maintain these assets for their customers. Where it is not possible an application can be made to Anglian Water to divert the existing assets. The costs of any required diversions are to be met by the developers. Please note that Anglian Water would not allow the development of buildings over existing water mains or rising mains that are pressurised assets.</p> <p>Network has capacity connect to existing 3in GI main in Carlow Road with a 90mm HPPE connection and pipework Required improvements are not an absolute constraint as there is an established mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site and drain the site effectively.</p> <p>An assessment has been made of the available capacity at the receiving Water Recycling Centre (formerly sewage treatment works). Anglian Water is responsible for any required investment to ensure sufficient sewage treatment capacity is made available in time to secure development.</p>		
<b>Minerals Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area		
<b>Planning History</b>			
15/02087/FUL	To replace irreparable pole barn cattle shed with steel framed cattle shed	Granted (22/12/2015)	
<b>Conclusion</b>			
<b>For</b>	<p>Potential to improve character of Carlow Road through well designed development</p> <p>Site could be considered as part of larger development scheme incorporating site H3</p> <p>Good access to a number of local services including post office, general store and public house</p>		
<b>Against</b>	<p>Greenfield</p> <p>Junction visibility issues and associated demolition of buildings</p>		
<b>Issues for consideration</b>	<p>Provision of a footpath link</p> <p>Proximity to the Upper Nene Valley Gravel Pits Special Protection Area (SPA)</p> <p>Contamination Issues</p> <p>Site is within an area with a high chance of flooding from surface water</p> <p>Ordinary watercourse runs along the southern boundary</p> <p>Foul sewer crosses the site</p>		

# Site 5: Carlow Road/Ham Lane

## Location

<b>Address</b>	Carlow Road/Ham Lane
<b>SHLAA Reference</b>	N/A
<b>Site description</b>	Agricultural land to the west of Ham Lane.
<b>Current use</b>	Arable
<b>Land type</b>	Greenfield
<b>Adjacent uses</b>	Agricultural land and holdings to the north and west. Residential to the east and south.



<b>Capacity</b>	13 – 16 dwellings	<b>Grid reference</b>	SP 98409 75412
		<b>Site size</b>	0.52ha



## Accessibility

<b>Highway access</b>	Ham Lane requires significant improvements in order for the intensification of the use of the site to be supported by the Local Highway Authority. The road width shall be at least 5.5m with 2.0m footways either side, Any footway would need to tie into a footway on Carlow Road. These requirements could affect the viability of the site.
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<b>Distances (walking)</b>	Ringstead Church of England Primary School	730m
	Ringstead Village Hall	458m
	Ringstead Post Office	342m
	Ringstead Convenience Store	460m
	Ringstead Village Social Club	390m
	The Axe & Compass PH	337m
	Recreation Ground	1005m
	Peace Park	540m
	Ringstead allotments	1182m
	Bus stop	620m
<b>Rights of Way</b>		
<b>Heritage Assets</b>		
<b>Archaeology</b>	No known activity within the site although it is within the periphery of the village core. No fieldwork has been undertaken within the area and as such the archaeological potential is unknown.	
<b>Listed Buildings</b>	There are no Listed Buildings within the curtilage of the site. The nearest building is the Manor House (Grade II), 260m to the south east of the site.	
<b>Other</b>		
<b>Ecology</b>		
<p>The site is situated within 1.5km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), a European designated site, also listed as a Ramsar site and notified at a national level as a Site of Special Scientific Interest (SSSI). Housing development on this site is therefore expected to contribute to recreational disturbance impacts to the bird population for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategy mitigation project. Will need to determine whether any proposed development is likely to have a significant effect on the SPA. If significant effect cannot be ruled out consideration to be given to the need for an Appropriate Assessment.</p>		
<b>Landscape</b>		
Gently sloping site with hedgerow running along its frontage (east boundary).		
<b>Environmental Protection</b>		
<b>Drainage etc.</b>		
<b>Flood Zone</b>	The Environment Agency have advised that based on the environmental constraints within the area, have no detailed comments to make in relation to the site.	
<b>Water Resources</b>	<p>Surface water sewer crosses site. Foul sewer crossed site. Anglian Water would expect landowner/developers to consider the location of existing assets as part of the site layout to ensure that we can continue to access and maintain these assets for their customers. Where it is not possible an application can be made to Anglian Water to divert the existing assets. The costs of any required diversions are to be met by the developers. Please note that Anglian Water would not allow the development of buildings over existing water mains or rising mains that are pressurised assets. Network has capacity. Connect to existing 4in GI main in Ham Lane with a 63mm MDPE connection and pipework. Required improvements are not an absolute constraint as there is an established mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site and drain the site effectively. An assessment has been made of the available capacity at the receiving Water Recycling Centre (formerly sewage treatment works). Anglian Water is responsible for any required investment to ensure sufficient sewage treatment capacity is made available in time to secure development.</p> <p>The implementation of Sustainable Urban Drainage (SUDs) is recommended for all developments</p>	

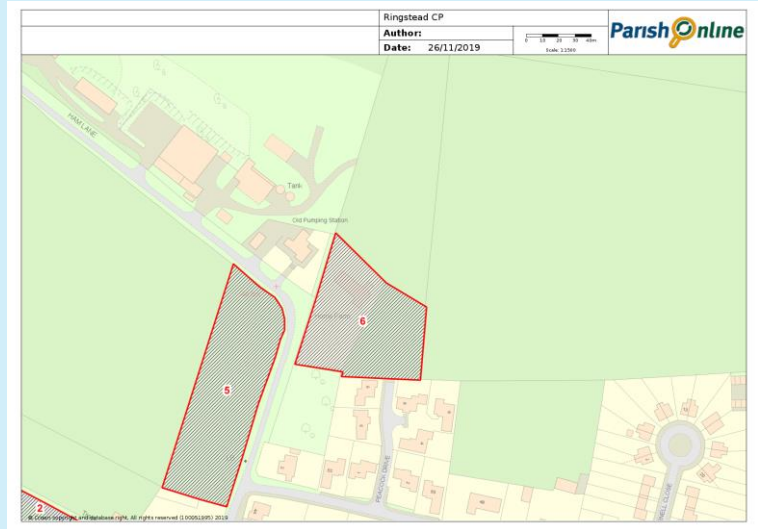


<b>Minerals Safeguarding Area</b>	Part of the site is within the Minerals Safeguarding Area		
<b>Planning History</b>			
None			
<b>Conclusion</b>			
<b>For</b>	<p>Could accommodate linear development along Ham Lane</p> <p>Good access to a number of local services including village hall, post office, general store, social club and public house.</p>		
<b>Against</b>	<p>Greenfield</p> <p>Highway improvements required on Ham Lane may make development of the site financially unviable.</p>		
<b>Issues for consideration</b>	<p>Proximity to the Upper Nene Valley Gravel Pits Special Protection Area (SPA)</p> <p>Surface water sewer and foul water sewer crosses the site</p> <p>Part of the site is located within the Minerals Safeguarding Area</p>		

# Site 6: Home Farm, Ham Lane

## Location

<b>Address</b>	Home Farm, Ham Lane
<b>SHLAA Reference</b>	N/A
<b>Site description</b>	Residential dwelling located to the east of Ham Lane.
<b>Current use</b>	Residential dwelling and pasture.
<b>Land type</b>	A mixture of Greenfield and previously developed land
<b>Adjacent uses</b>	Agricultural land to the north, east and west. Residential to the south.



<b>Capacity</b>	11 - 13 dwellings	<b>Grid reference</b>	SP 98490 75459
		<b>Site size</b>	0.42ha



## Accessibility

<b>Highway access</b>	<p>Potential development constraint is a need to upgrade/ create new access along Ham Lane.</p> <p>Assuming this site would be served from Peacock Drive the maximum permission number of dwellings (including existing dwellings on Peacock Drive) would be 20 dwellings to be served off a continuation of the 4.8m wide carriageway with footways either side. The existing turning head on Peacock Drive would require stopping up and reverting to a private drive as part of the application.</p>	
<b>Distances (walking)</b>	Ringstead Church of England Primary School	800m
	Ringstead Village Hall	535m
	Ringstead Post Office	416m
	Ringstead Convenience Store	450m
	Ringstead Village Social Club	450m
	The Axe & Compass PH	400m
	Recreation Ground	1140m
	Peace Park	610m
	Ringstead allotments	1247m
	Bus stop	700m
<b>Rights of Way</b>		
<b>Heritage Assets</b>		
<b>Archaeology</b>	<p>No known activity within the site. Part of the site has been developed reducing the potential for activity. No fieldwork has been undertaken within the area and as such the archaeological potential is unknown.</p>	
<b>Listed Buildings</b>	<p>There are no Listed Buildings within the curtilage of the site. The nearest building is the Ringstead War Memorial (Grade II), 290m to the south of the site.</p>	
<b>Other</b>		
<b>Ecology</b>		
<p>The site is situated within 1.5km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), a European designated site, also listed as a Ramsar site and notified at a national level as a Site of Special Scientific Interest (SSSI). Housing development on this site is therefore expected to contribute to recreational disturbance impacts to the bird population for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategy mitigation project. Will need to determine whether any proposed development is likely to have a significant effect on the SPA. If significant effect cannot be ruled out consideration to be given to the need for an Appropriate Assessment.</p>		
<b>Landscape</b>		
<p>Sloping site. Hedgerow runs along its east boundary. South west part of the site is treed.</p>		
<b>Environmental Protection</b>		
<b>Drainage etc.</b>		
<b>Flood Zone</b>	<p>The Environment Agency have advised that based on the environmental constraints within the area, have no detailed comments to make in relation to the site.</p>	
<b>Water Resources</b>	<p>Water mains (x2) and rising main (pressurised sewer) crosses site. Foul sewer crossed site. Anglian Water would expect landowner/developers to consider the location of existing assets as part of the site layout to ensure that we can continue to access and maintain these assets for their customers. Where it is not possible an application can be made to Anglian Water to divert the existing assets. The costs of any required diversions are to be met by the developers. Please note that Anglian Water would not allow the development of buildings over existing water mains or rising mains that are pressurised assets.</p>	

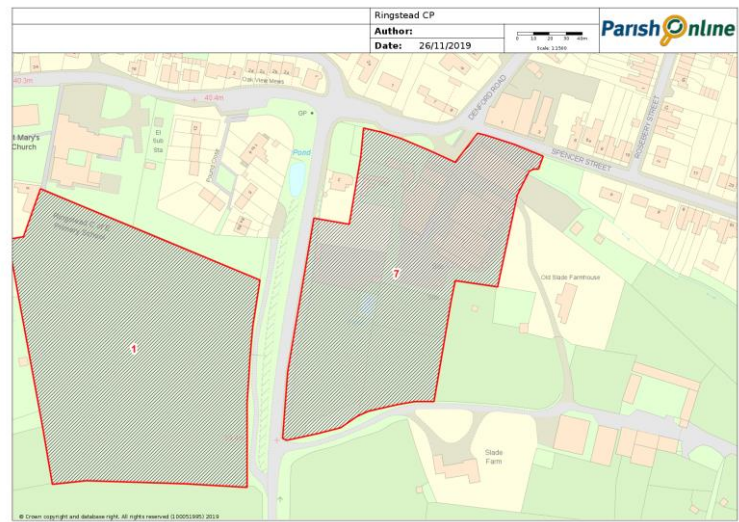


	<p>Network has capacity. Connect to existing 4in GI main in Ham Lane with a 63mm MDPE connection and pipework. Required improvements are not an absolute constraint as there is an established mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site and drain the site effectively. An assessment has been made of the available capacity at the receiving Water Recycling Centre (formerly sewage treatment works). Anglian Water is responsible for any required investment to ensure sufficient sewage treatment capacity is made available in time to secure development.</p> <p>The implementation of Sustainable Urban Drainage (SUDs) is recommended for all developments</p>
<b>Minerals Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area
<b>Planning History</b>	
None	
<b>Conclusion</b>	
<b>For</b>	<p><b>Part Brownfield</b>  <b>Good access to a number of local services including post office, general store, social club and public house.</b></p>
<b>Against</b>	<p><b>Need to upgrade/ create new access along Ham Lane</b>  <b>Highway concerns may limit size of potential development</b></p>
<b>Issues for consideration</b>	<p><b>Proximity to the Upper Nene Valley Gravel Pits Special Protection Area (SPA)</b>  <b>Water mains and rising mains (pressurised sewer) and foul sewer crosses the site</b></p>

# Site 7: Dodson & Horrell, Spencer Street

## Location

<b>Address</b>	Dodson & Horrell, Spencer Street
<b>SHLAA Reference</b>	N/A
<b>Site description</b>	Employment land to the south of Spencer Street
<b>Current use</b>	Employment use
<b>Land type</b>	Brownfield and Greenfield
<b>Adjacent uses</b>	Residential to the north, east and west. Open countryside to the south.



<b>Capacity</b>	36dw	<b>Grid reference</b>	SP 98863 75067
		<b>Site size</b>	1.64ha



## Accessibility

<b>Highway access</b>	Key development constraint is likely to be highways/ access arrangements. There are junction spacing issues given that 80m spacing between Spencer Street and Raunds Road would be needed to fit an adoptable Road as per required highway standards. It may be possible to provide an adoptable road in off Spencer Street but
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	this would need further assessment with more details provided. Required improved footway links.	
<b>Distances (walking)</b>	Ringstead Church of England Primary School	270m
	Ringstead Village Hall	223m
	Ringstead Post Office	370m
	Ringstead Convenience Store	350m
	Ringstead Village Social Club	400m
	The Axe & Compass PH	763m
	Recreation Ground	460m
	Peace Park	500m
	Ringstead allotments	772m
	Bus stop	45m
<b>Rights of Way</b>		
<b>Heritage Assets</b>		
<b>Archaeology</b>	No known activity within the site although it is the village core. The site has been extensively developed with buildings and hardstanding. Archaeological potential should not be entirely discounted however any survival is likely to have been reduced by previous use.	
<b>Listed Buildings</b>	There are no Listed Buildings within the curtilage of the site although there are Listed Buildings within close proximity. The Grade II Listed Building at 5-9 Denford Road is opposite the application site, 19m to the north. Slade Farm (Grade II) is to the south.	
<b>Other</b>		
<b>Ecology</b>		
<p>TPOs located on the southern boundary</p> <p>The site is situated within 1.5km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), a European designated site, also listed as a Ramsar site and notified at a national level as a Site of Special Scientific Interest (SSSI). Housing development on this site is therefore expected to contribute to recreational disturbance impacts to the bird population for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategy mitigation project. Will need to determine whether any proposed development is likely to have a significant effect on the SPA. If significant effect cannot be ruled out consideration to be given to the need for an Appropriate Assessment.</p>		
<b>Landscape</b>		
<p>Topography may also entail significant engineering works.</p> <p>Treed along its east and south boundary.</p>		
<b>Environmental Protection</b>		
Potential for contamination to be present from current use as animal feed mill.		
<b>Drainage etc.</b>		
<b>Flood Zone</b>	The Environment Agency have advised that based on the environmental constraints within the area, have no detailed comments to make in relation to the site. Part of the site is located within an area that has a high chance of flooding from surface water.	
<b>Water Resources</b>	Surface water sewer adjacent to site boundary. Foul sewer crossed site. Anglian Water would expect landowner/developers to consider the location of existing assets as part of the site layout to ensure that we can continue to access and maintain these assets for their customers. Where it is not possible an application can be made to Anglian Water to divert the existing assets. The costs of any required diversions are to be met by the developers. Please note that Anglian Water would not allow the development of buildings over existing water mains or rising mains that are pressurised assets. Network has capacity. Connect to existing 180mm HPPE main in Denford Road at junction of Spencer Street. The 3in GI main in Spencer Street does not have capacity. Required improvements are not an absolute constraint as there is an established	

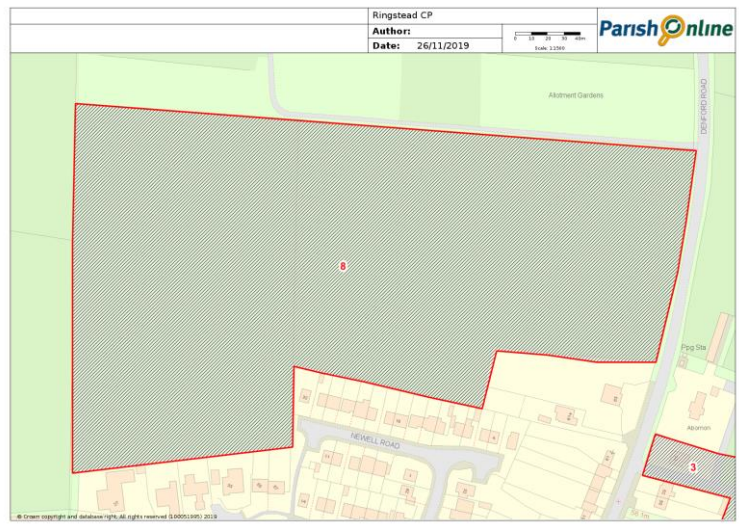


	<p>mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site and drain the site effectively.</p> <p>An assessment has been made of the available capacity at the receiving Water Recycling Centre (formerly sewage treatment works). Anglian Water is responsible for any required investment to ensure sufficient sewage treatment capacity is made available in time to secure development.</p> <p>The implementation of Sustainable Urban Drainage (SUDs) is recommended for all developments</p>
<b>Minerals Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area
<b>Planning History</b>	
None	
<b>Conclusion</b>	
<b>For</b>	<p><b>Brownfield</b></p> <p><b>Good access to a number of local services including primary school, village hall, post office, general store, social club, recreation ground, open space and bus stop</b></p>
<b>Against</b>	<p><b>Highway/access arrangements and provision of an adoptable road</b></p> <p><b>Topography and potential for significant engineering works</b></p>
<b>Issues for consideration</b>	<p><b>Archaeology</b></p> <p><b>Close proximity of Listed Buildings</b></p> <p><b>Several trees are protected by Tree Preservation Orders</b></p> <p><b>Proximity to the Upper Nene Valley Gravel Pits Special Protection Area (SPA)</b></p> <p><b>Potential contamination due to use of site</b></p> <p><b>Site is within an area with a high chance of flooding from surface water</b></p> <p><b>Surface water sewer adjacent to site boundary and foul sewer crosses site</b></p> <p><b>Viability</b></p>

# Site 8: Off Denford Road (west)

## Location

<b>Address</b>	Off Denford Road (west)
<b>SHLAA Reference</b>	N/A
<b>Site description</b>	Field to the west of Denford Road.
<b>Current use</b>	Arable
<b>Land type</b>	Greenfield
<b>Adjacent uses</b>	Agriculture to the north, east and west. Residential to the south.



<b>Capacity</b>	130dw	<b>Grid reference</b>	SP 98933 75553
		<b>Site size</b>	5.92ha



## Accessibility

<b>Highway access</b>	Key development constraint is the requirement to move the speed limit and it is suggested that an application is made to the NCC Speed Limit Review Panel to ascertain whether they would support this. There are also junction visibility issues as the site is on
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	the inside of a bend. Will need a footway linkage to the rest of Denford heading back into the village centre.	
<b>Distances (walking)</b>	Ringstead Church of England Primary School	910m
	Ringstead Village Hall	878m
	Ringstead Post Office	954m
	Ringstead Convenience Store	1000m
	Ringstead Village Social Club	790m
	The Axe & Compass PH	1410m
	Recreation Ground	900m
	Peace Park	1150m
	Ringstead allotments	351m
	Bus stop	605m
<b>Rights of Way</b>		
<b>Heritage Assets</b>		
<b>Archaeology</b>	Southern area has been partially quarried. The Historic Environment Records (HER) record concentrations of unstratified prehistoric flints within the area. No fieldwork has been undertaken within the area and as such the archaeological potential is unknown. Further information in the form of archaeological assessment would be needed.	
<b>Listed Buildings</b>	There are no Listed Buildings within the curtilage of the site. The nearest is the Grade II Listed Building at 5-9 Denford Road, 320m to the south of the site.	
<b>Other</b>		
<b>Ecology</b>		
The site is situated within 1.5km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), a European designated site, also listed as a Ramsar site and notified at a national level as a Site of Special Scientific Interest (SSSI). Housing development on this site is therefore expected to contribute to recreational disturbance impacts to the bird population for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategy mitigation project. Will need to determine whether any proposed development is likely to have a significant effect on the SPA. If significant effect cannot be ruled out consideration to be given to the need for an Appropriate Assessment.		
<b>Landscape</b>		
Trees along its southern boundary.		
<b>Environmental Protection</b>		
Potential for contamination to be present from a historic quarry. It is unclear if quarrying actually took place but would require investigation.		
<b>Drainage etc.</b>		
<b>Flood Zone</b>	The Environment Agency have advised that based on the environmental constraints within the area, have no detailed comments to make in relation to the site. Part of the site is located within an area that has a high chance of flooding from surface water.	
<b>Water Resources</b>	Water main and rising main (pressurised sewer) crosses site. Foul sewer crossed site. Anglian Water would expect landowner/developers to consider the location of existing assets as part of the site layout to ensure that we can continue to access and maintain these assets for their customers. Where it is not possible an application can be made to Anglian Water to divert the existing assets. The costs of any required diversions are to be met by the developers. Please note that Anglian Water would not allow the development of buildings over existing water mains or rising mains that are pressurised assets. Network does not have capacity, offsite mains reinforcement is required.	



	<p>Connect to existing 125mm HPPE main in Denford Road with a 110mm HPPE connection and pipework. Required improvements are not an absolute constraint as there is an established mechanism for developers under the Water Industry Act 1991 to pay Anglian Water directly to supply water to their site and drain the site effectively. An assessment has been made of the available capacity at the receiving Water Recycling Centre (formerly sewage treatment works). Anglian Water is responsible for any required investment to ensure sufficient sewage treatment capacity is made available in time to secure development.</p> <p>The implementation of Sustainable Urban Drainage (SUDs) is recommended for all developments</p>
<b>Minerals Safeguarding Area</b>	The whole of the site is within the Minerals Safeguarding Area. No issues raised but at planning application stage the applicant would need to demonstrate account has been taken of Policy 28 of the Northamptonshire Minerals and Waste Local Plan in developing their proposals.
<b>Planning History</b>	
None	
<b>Conclusion</b>	
<b>For</b>	<p>Potential development link between rural outlier (79-83 Denford Road/ traveller site) and main built up area</p> <p>Good access to allotments</p>
<b>Against</b>	<p>Accommodates significantly higher quantum of development than the anticipated need</p> <p>Greenfield</p> <p>Need to move speed limit</p> <p>Junction visibility issues</p>
<b>Issues for consideration</b>	<p>Provision of footpath linkage</p> <p>Archaeology</p> <p>Proximity to the Upper Nene Valley Gravel Pits Special Protection Area (SPA)</p> <p>Site is within an area with a high chance of flooding from surface water</p> <p>Water main and rising main (pressurised sewer) crosses site. Foul sewer crosses site.</p> <p>Network does not have capacity, offsite mains reinforcement is required.</p> <p>Located with a Minerals Safeguarding Area</p>