

Grafton Underwood Housing Allocation Consultation Statement (February – March 2023)

Introduction

In February – March 2023, a two week consultation was undertaken to explore the potential for a housing allocation in the village of Grafton Underwood. It provided an opportunity for local people to have a further say about new housing in the village.

Format of the Consultation

A consultation leaflet (Appendix A) was delivered to all households in the village and the consultation was also advertised on the Parish Council website as well as the local Facebook page.

The consultation leaflet identified 8 potential housing sites and basic information on each site, (including factors such as heritage, landscape and nature conservation), was provided in the form of supporting documents made available on the Parish Council website (Appendix B). A preferred housing site was also identified.

Feedback was sought on the issues raised and there was opportunity for those responding to advise if they supported or objected to the allocation of a housing site in Grafton Underwood, if they supported the development of First Homes in the Village and which of the potential housing sites they preferred.

Consultation Responses

A total of 32 completed questionnaires were received and the responses are summarised below:

Question 1: Do you support the allocation of a housing site in Grafton Underwood?

Response	No of responses	Percentage of Responses
Yes, but only if they were First Homes	4	13.3%
Yes, without any requirement for First Homes	5	16.6%
No	20	66.7%

1 response (3.3%) answered Yes and No to Question 1, and has therefore not been recorded as either support or objection.

2 of the completed questionnaires did not specifically state if they supported a housing allocation or not, and have also not been recorded as either support or objection.

Question 2: What is the best housing allocation site?

Response	No of Responses
Site D	9
Another Site Option	3
Another Site Entirely	1
No Preference	1

The 'Other Site Options' identified included Site A, Site C and Site G

Alternative Development Sites identified included:

- Redundant stables and agricultural buildings adjacent to Grafton Park Farm - new build starter homes could occupy the site of the redundant barn
- Small Stone Shell of a property – this property needs completion and could provide small starter home.

In addition, a number of those who objected to a housing allocation stated their view that none of the sites identified were suitable for development.

Other Comments

The questionnaire provided an opportunity for other comments. These are summarised below under a number of general headings:-

Reasons why new housing development is not supported:-

- The village envelope provides protection against further development
- New homes are being provided at Grafton Park Farm Yard
- Majority of the sites are outside of the village boundary
- Development over 2 or 3 houses would be disproportionate to the size of the village

- Loss of green spaces
- Lack of services available in the village resulting in an unsustainable form of development. Focus should instead be on the provision of services for current residents
- Loss of bats and their habitats
- Adverse impact on the character, nature and heritage of a small village and its community feel and tranquillity
- Adverse impact on the Conservation Area and historic character
- Need to focus on speed prevention
- The Local Plan makes provision for new builds elsewhere in the local area.
- Potential for a housing allocation would open the flood gates for further development in the village
- Areas of the village suffer from flooding

Site Specific Comments

Housing Site A:-

Against: Viability issues will affect ability to hold the price cap, outside of the village boundary, flooding issues

For: Less of a direct impact on the character of the village, could accommodate 3-4 homes

Housing Site B:-

Against: Issues of water run-off, risk of flooding, uneven ground, outside of the village boundary, highway safety.

Housing Site C:-

Against: Impact on Listed Building, outside of the village boundary

For: Limited detrimental impact, access across existing bridge

Housing Site D:-

Against: Impact on Listed Buildings, difficult access, Listed boundary wall, significant impact on own home, outside of village boundary, unacceptable quantum of development, surface water flooding

For: Improve the area with no detrimental impact on the village of highway, existing buildings on site

Housing Site E:-

Against: Access across a Listed Bridge, impact on Listed Buildings, visually important site, impact on important views including the church, shared access with other properties, designated open space, potential archaeological significance

Housing Site F:-

Against: Needed for Churchyard Expansion, visually important site, impact on important views including the church, shared access with other properties, designated open space, potential archaeological significance

Housing Site G:-

Against: Outside of the village boundary, potential archaeological significance, flood risk

For: Potential in light of 2 previous cottages having been demolished (former site of Nos 2 and 3), no known flooding in 40 years

Housing Site H:

Against: Outside of the village boundary, potential archaeological significance, flood risk

Additional Issues:-

- Consultation appears contrary to the general views highlighted at the May 2022 Consultation Events. Seeking evidence of how the consultation document has been prepared.
- If new homes were approved on Site D, Grafton Underwood will have reached its capacity for new development.
- New development should be in character with the village

Appendix A – Housing Consultation Leaflet

Grafton Underwood Neighbourhood Plan

Introduction

We are currently working on drafting the Grafton Underwood Neighbourhood Plan, and one of the issues raised at the consultation events in May 2022 concerned new housing in the village.

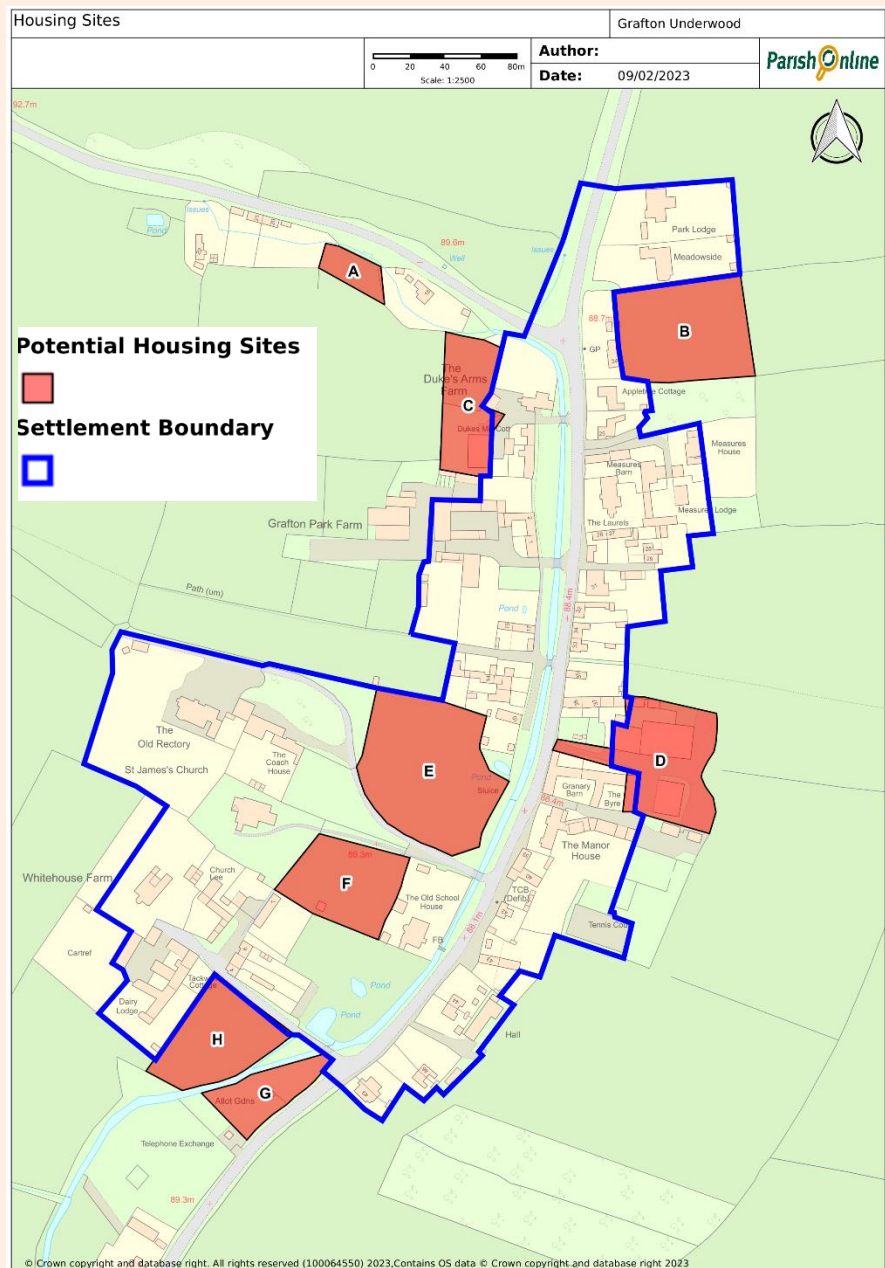
Site Options

Eight potential housing sites have been identified with basic information gathered for each site. Factors such as heritage, nature conservation and landscape have been considered. The background documents can be downloaded from the Parish Council's website.

Some of the sites would involve the development of important green spaces (E, F, G, H), are subject to flood risk (C, G, H) or would extend the Settlement Boundary (B, C, D, G, H). Sites E and F could have an unacceptable impact on adjoining Listed Buildings. There may be highway access problems with sites C, F and H. Site A is very small, prominent and away from the main part of the village.

Preferred Site

Of all the sites, Site D (cattle sheds to the rear of Main Street) is considered to be the best because it involves the redevelopment of existing agricultural buildings which are no longer in use. There are no significant constraints. The site could accommodate up to six new homes.



Why allocate a housing site?

There is no requirement for the Neighbourhood Plan to allocate any housing sites. The Local Plan restricts development to infill within the Settlement Boundary.

However, the opportunities for young people to live in the village are limited and unaffordable. Some responses to our May 2022 consultation events said that a few more homes are needed to improve the vibrancy and viability of the village.

First Homes

If we allocate a site, we could make sure that some, or all, of the houses are First Homes- a specific kind of discounted market sale housing (see <https://www.gov.uk/guidance/first-homes>).

The national standards for a First Home are:

- a First Home must be discounted by a minimum of 30% against the market value;
- after the discount has been applied, the first sale must be at a price no higher than £250,000; and,
- the home is sold to a person who meets certain eligibility criteria. For example, we can make sure that people with a local connection are prioritised.

Consultation

We want your feedback on the issues raised by this leaflet. Please answer the questions below and reply by 5pm Monday 13th March 2023.

1 Do you support the allocation of a housing site in Grafton Underwood?

- Yes, but only if they were First Homes
- Yes, without any requirement for First Homes
- No

2 If 'yes', what is the best site?

- Site D (cattle sheds to the rear of Main Street)
- Another site option (please state which option)-
- Another site entirely (please indicate on map where)
- No preference
- None of the sites are suitable

3 Any comments:

Please return this form to: Alastair Wildgoose at Whitehouse Farmhouse or Penny Sneddon at 26 Grafton Underwood

The deadline for comments is: 5pm on Monday 13th March 2023

Appendix B – Site Profiles

Site A: Land between Nos 18 and 20 Geddington Road

Location			
Address	Land between Nos 18 and 20 Geddington Road		
SHLAA Reference	N/A		
Site description	Open land/field to the south of Geddington Road.		
Current use	Pasture		
Land type	Greenfield		
Adjacent uses	Residential dwellings about the east and west site boundary. Agriculture and countryside to the north and south.		
Capacity	1 dwelling	Grid reference	SP 92256 80540
		Site size	0.0634ha
Accessibility			
Highway access	Ditch runs along the site frontage. As the site is affected by a watercourse it may require approval in principle from the Structures Team with regard to any access over it. Given this constraint it would be advisable to limit the number of dwellings at this site to one.		
Distances (walking)	Geddington Church of England Primary School	3862m	
	Cranford Church of England Primary School	4506m	
	Grafton Underwood Village Hall	592m	
	Pig and Waffle PH and Restaurant	280m	
	St James's Church	590m	
	Bus stop	No bus services serve the village	

Rights of Way	None
Heritage Assets	
Archaeology	<p>Located on the northern edge of the historic settlement. Some below ground potential for archaeology which could be managed with a condition.</p> <p>The Historic Environment Records (HER) record activity to the south west of the site, including areas of ridge and furrow. To the north west of the site is the site of the WWII airfield and associated infrastructure.</p>
Listed Buildings	There are no Listed Buildings within the curtilage of the site. However there are a number of listed buildings within close proximity (to the east), including the adjacent dwellings at Nos 20 and 21 Geddington Road (Grade II) and a further Grade II Listed Building at No 22 Geddington Road.
Conservation Area	The site is located within the Grafton Underwood Conservation Area.
Other	None
Ecology	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
Landscape	
Ditch runs along the site frontage. Grassed site with pockets of higher level vegetation including trees and landscaping along the site frontage. Development of this site would unlikely have a significant impact on the wider landscape in terms of overall field structure and areas of woodland.	
Environmental Protection	
There are no known environmental constraints which would preclude development.	
Drainage etc.	
Flood Zone	<p>Site is located on a Principle aquifer – which provide significant quantities of drinking water and water for business needs. They may also support rivers, lakes and wetlands. Potential impact on ground water would be a consideration.</p> <p>Site is at risk of surface water flooding.</p>
Water Resources	<p>Would be a matter for developers to liaise with Anglian Water to reach a definitive position on whether the site would exceed capacity of infrastructure.</p> <p>Local need and unconstrained infrastructure would need to be demonstrated, and with consideration given to availability of water and network capacity, treatment capacity and capacity and management of surface water using Sustainable Drainage Systems (SuDS). Sites should also look to remove existing surface water drainage connections to the public sewer network.</p> <p>New housing would need to demonstrably achieve or better a 110 litres per person per day level of water efficiency.</p> <p>The Grafton Underwood WRC permit, subject to discussion with the Environment Agency (EA), could serve up to 25 new homes.</p> <p>EA have assessed the village as a High Risk Surface Water Flood Area caused by heavy water not draining away. Sites are either in or would be accessed via land which is shown by the EA as having high flood risk.</p> <p>Any new development should be located so as not to block surface drainage, enable enhancement of existing surface drainage capacity and ensure all rainwater and surface water from new homes is managed using SuDS. There are no Combined Sewer Overflows within the map area showing the possible housing sites.</p>

Minerals Safeguarding Area	The site is not within a Minerals Safeguarding Area		
Planning History			
None			
Local Plan Policy Issues			
<p>Policy LOC1 – Site is located outside of, and detached, from the settlement boundary.</p> <p>Policy RS2 – limits infill development to 1 and 2 dwellings within the defined settlement boundary.</p> <p>Policy GRA1 – seeks the protection of important open space, resists the development of open land within the village boundary, protection of views of the church and development in accordance with the local and historic character.</p>			
Conclusion			
For	Limited scale of development.		
Against	Greenfield site Development of open land outside of the village boundary. Prominent in the street scene.		
Issues for consideration	Access to site – proximity of ditch and affected by watercourse Archaeology Located within the Conservation Area Proximity to Listed Buildings. Impact on ground water.		


Site B: Land to the Rear of 24 Main Street, Grafton Underwood

Location			
Address	Land to the Rear of 24 Main Street		
SHLAA Reference	N/A		
Site description	Agricultural land with landscaping to boundaries.		
Current use	Pasture/Arable land.		
Land type	Greenfield		
Adjacent uses	Frontage and residential development to the north, south and west. Agriculture/countryside to the east.		
Capacity	8 dwellings	Grid reference	SP 92438 80504
		Site size	0.40ha
Accessibility			
Highway access	8 dwellings would require an adoptable access road off Main Street (shared private drive can serve as access to parking to a maximum of 5 dwellings). Even if the access road is to be provided, it would need to be designed to adoptable standards.		
Distances (walking)	Geddington Church of England Primary School	4184m	
	Cranford Church of England Primary School	4345m	
	Grafton Underwood Village Hall	547m	
	Pig and Waffle PH and Restaurant	229m	
	St James's Church	537m	
	Bus Stop	No bus services serve the village	

Rights of Way	None
Heritage Assets	
Archaeology	<p>On the north eastern edge of the historic settlement. Below ground potential for archaeology as within the historic settlement which could be managed by condition.</p> <p>The Historic Environment Records (HER) records activity to the east of the site, including areas of ridge and furrow.</p>
Listed Buildings	There are no Listed Buildings within the curtilage of the site. The nearest Listed Buildings are the Grade II Listed Building at the Dukes Arms Farmhouse, 41m to the south west, and the adjacent Grade II Listed Bridge, on the opposite side of the road.
Conservation Area	The site is located within the Grafton Underwood Conservation Area.
Other	None
Ecology	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
Landscape	
Open farmland with no obvious features. Development of this site would be unlikely have a significant impact on the wider landscape in terms of overall field structure and areas of woodland.	
Environmental Protection	
There at no known environmental constraints which would preclude development.	
Drainage etc.	
Flood Zone	<p>Site is located on a Principle aquifer – which provide significant quantities of drinking water and water for business needs. They may also support rivers, lakes and wetlands. Potential impact on ground water would be a consideration.</p> <p>Land to the south is at risk from surface water flooding.</p>
Water Resources	<p>Would be a matter for developers to liaise with Anglian Water to reach a definitive position on whether the site would exceed capacity of infrastructure.</p> <p>Local need and unconstrained infrastructure would need to be demonstrated, and with consideration given to availability of water and network capacity, treatment capacity and capacity and management of surface water using Sustainable Drainage Systems (SuDS). Sites should also look to remove existing surface water drainage connections to the public sewer network.</p> <p>New housing would need to demonstrably achieve or better a 110 litres per person per day level of water efficiency.</p> <p>The Grafton Underwood WRC permit, subject to discussion with the Environment Agency (EA), could serve up to 25 new homes.</p> <p>EA have assessed the village as a High Risk Surface Water Flood Area caused by heavy water not draining away. Sites are either in or would be accessed via land which is shown by the EA a having high flood risk.</p> <p>Any new development should be located so as not to block surface drainage, enable enhancement of existing surface drainage capacity and ensure all rainwater and surface water from new homes is managed using SuDS. There are no Combined Sewer Overflows within the map area showing the possible housing sites.</p>
Mineral Safeguarding Area	The site is not within a Minerals Safeguarding Area

Planning History	
None	
Local Plan Policy Issues	
<p>Policy LOC1 – Site is located outside of, but adjacent to, the settlement boundary.</p> <p>Policy RS2 – limits infill development to 1 and 2 dwellings within the defined settlement boundary.</p> <p>Policy GRA1 – seeks the protection of important open space, resists the development of open land within the village boundary, protection of views of the church and development in accordance with the local and historic character.</p>	
Conclusion	
For	Not a prominent site in the street scene. Adjoins the settlement boundary.
Against	Greenfield site. Development of open land outside of the village boundary.
Issues for consideration	Highway Access – issues may impact on the size of the development. Archaeology Located within the Conservation Area

Site C: Land to the Rear of The Dukes Arms Farmhouse

Location			
Address	Land to the Rear of The Dukes Arms Farmhouse		
SHLAA Reference	N/A		
Site description	Agricultural/arable land with large scale building.		
Current use	Agriculture		
Land type	Greenfield land		
Adjacent uses	Residential dwellings to the east and south. Agriculture and countryside to the west.		
Capacity	4 dwellings	Grid reference	SP 92312 80470
		Site size	0.22ha
			
Accessibility			
Highway access	Can be accessed via shared private drive which should ideally be separate to that used for any commercial access to the farm as sharing between residential and commercial uses is discouraged. Structural conditions i.e. may require Approval in Principle from the Structures Team given the watercourse adjacent to Brigstock Road.		
Distances (walking)	Geddington Church of England Primary School	4184m	
	Cranford Church of England Primary School	4345m	
	Grafton Underwood Village Hall	470m	
	Pig and Waffle PH and Restaurant	152m	
	St James's Church	452m	
Bus Stop	No bus services serve the village		

Rights of Way	None
Heritage Assets	
Archaeology	<p>Potential to enhance setting of the listed farmhouse. Below ground potential for archaeology as the site is within the historic core which could be addressed by a condition.</p> <p>The Historic Environment Records (HER) records activity to the west and south west of the site, including areas of ridge and furrow. To the north west of the site is the site of the WWII airfield and associated infrastructure.</p>
Listed Buildings	There are no Listed Buildings within the curtilage of the site. Immediately adjacent to the site are the Grade II Listed Buildings of the Dukes Arms Farmhouse and the barn and stable range to the south of the Dukes Arms Farmhouse. Access to the site would involve crossing of one of the Grade II Listed Bridges over Alledge Brook.
Conservation Area	The site is located within the Grafton Underwood Conservation Area.
Other	
Ecology	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
Landscape	
Land to pasture. No large scale landscaping within the site. Development of this site would be unlikely have a significant impact on the wider landscape in terms of overall field structure and areas of woodland.	
Environmental Protection	
Potential for land contamination given the existing use of the site.	
Drainage etc.	
Flood Zone	<p>Site is located on a Principle aquifer – which provide significant quantities of drinking water and water for business needs. They may also support rivers, lakes and wetlands. Potential impact on ground water would be a consideration.</p> <p>Approximately half of the site are located within Flood Zones 2 or 3</p>
Water Resources	<p>Would be a matter for developers to liaise with Anglian Water to reach a definitive position on whether the site would exceed capacity of infrastructure.</p> <p>Local need and unconstrained infrastructure would need to be demonstrated, and with consideration given to availability of water and network capacity, treatment capacity and capacity and management of surface water using Sustainable Drainage Systems (SuDS). Sites should also look to remove existing surface water drainage connections to the public sewer network.</p> <p>New housing would need to demonstrably achieve or better a 110 litres per person per day level of water efficiency.</p> <p>The Grafton Underwood WRC permit, subject to discussion with the Environment Agency (EA), could serve up to 25 new homes.</p> <p>EA have assessed the village as a High Risk Surface Water Flood Area caused by heavy water not draining away. Sites are either in or would be accessed via land which is shown by the EA a having high flood risk.</p> <p>Any new development should be located so as not to block surface drainage, enable enhancement of existing surface drainage capacity and ensure all rainwater and surface water from new homes is managed using SuDS. There are no Combined Sewer Overflows within the map area showing the possible housing sites.</p>

Minerals Safeguarding Area	The site is not within a Minerals Safeguarding Area		
Planning History			
None			
Local Plan Policy Issues			
<p>Policy LOC1 – Site is located outside of, but adjacent to, the settlement boundary.</p> <p>Policy RS2 – limits infill development to 1 and 2 dwellings within the defined settlement boundary.</p> <p>Policy GRA1 – seeks the protection of important open space, resists the development of open land within the village boundary, protection of views of the church and development in accordance with the local and historic character.</p>			
Conclusion			
For	Potential to enhance setting of Listed Building. Adjoins the settlement boundary.		
Against	Greenfield site. Development of open land outside of the village boundary. Potential highway constraints as access should ideally be separate to that used for any commercial access e.g. to the farm Parts of the site are located within Flood Zone 2 and also Flood Zone 3 (An area with a high probability of flooding)		
Issues for consideration	Flooding (Flood Zone 2 and 3) Archaeology Highway Access Located within a Conservation Area Proximity to Listed Buildings Potential contamination and need for mitigation.		

Site D: Cattleheds to the Rear of Main Street

Location						
Address	Cattleheds to the Rear of Main Street					
SHLAA Reference	N/A					
Site description	Irregular shaped site comprising areas of hardstanding and a number of large scale agricultural type buildings.					
Current use	Agricultural buildings and hardstanding					
Land type	Greenfield					
Adjacent uses	Residential to the west and agriculture and countryside to the east.					
Capacity	7 dwellings	<table border="1"> <tr> <td>Grid reference</td> <td>SP 92421 80256</td> </tr> <tr> <td>Site size</td> <td>0.37ha</td> </tr> </table>	Grid reference	SP 92421 80256	Site size	0.37ha
Grid reference	SP 92421 80256					
Site size	0.37ha					
Accessibility						
Highway access	Access required to be an adoptable layout if over 5 dwellings.					
Distances (walking)	Geddington Church of England Primary School	4184m				
	Cranford Church of England Primary School	4023m				
	Grafton Underwood Village Hall	280m				
	Pig and Waffle PH and Restaurant	170m				
	St James's Church	270m				
	Bus Stop	No bus services serve the village				

Rights of Way	None
Heritage Assets	
Archaeology	As RA114 in LDDs. Potential to improved setting of designated barns. Some below ground potential for archaeology which could be addressed by condition. The Historic Environment Records (HER) records activity to the north east of the site, including areas of ridge and furrow.
Listed Buildings	There are no Listed Buildings within the curtilage of the site. However there are a number of Grade II Listed Buildings, adjoining and in close proximity, including No 36, No 37, The Granary Barn and The Manor House, all located on Main Street.
Conservation Area	The site is located within the Grafton Underwood Conservation Area.
Other	
Ecology	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
Landscape	
No significant pockets of landscaping within the site. Development of this site would be unlikely have a significant impact on the wider landscape in terms of overall field structure and areas of woodland.	
Environmental Protection	
Potential contamination issues arising from current/previous use of the land for agriculture related purposes.	
Drainage etc.	
Flood Zone	Site is located on a Principle aquifer – which provide significant quantities of drinking water and water for business needs. They may also support rivers, lakes and wetlands. Potential impact on ground water would be a consideration. Within 20m of a main river. Small part of site at risk from surface water flooding.
Water Resources	Would be a matter for developers to liaise with Anglian Water to reach a definitive position on whether the site would exceed capacity of infrastructure. Local need and unconstrained infrastructure would need to be demonstrated, and with consideration given to availability of water and network capacity, treatment capacity and capacity and management of surface water using Sustainable Drainage Systems (SuDS). Sites should also look to remove existing surface water drainage connections to the public sewer network. New housing would need to demonstrably achieve or better a 110 litres per person per day level of water efficiency. The Grafton Underwood WRC permit, subject to discussion with the Environment Agency (EA), could serve up to 25 new homes. EA have assessed the village as a High Risk Surface Water Flood Area caused by heavy water not draining away. Sites are either in or would be accessed via land which is shown by the EA a having high flood risk.

	Any new development should be located so as not to block surface drainage, enable enhancement of existing surface drainage capacity and ensure all rainwater and surface water from new homes is managed using SuDS. There are no Combined Sewer Overflows within the map area showing the possible housing sites.
Minerals Safeguarding Area	The site is not within the Minerals Safeguarding Area
Planning History	
None	
Local Plan Policy Issues	
<p>Policy LOC1 – Majority of the site is located outside of, but adjacent to, the settlement boundary.</p> <p>Policy RS2 – limits infill development to 1 and 2 dwellings within the defined settlement boundary.</p> <p>Policy GRA1 – seeks the protection of important open space, resists the development of open land within the village boundary, protection of views of the church and development in accordance with the local and historic character.</p>	
Conclusion	
For	<p>Site part within/adjacent to the settlement boundary.</p> <p>Potential to improve the character and appearance of the site that is currently occupied by vacant buildings that are considered to be in poor state of repair.</p> <p>Potential to improve setting of Listed Buildings and the Conservation Area.</p>
Against	<p>Development of land outside of the village boundary.</p> <p>Greenfield land due to its occupation of agricultural buildings</p> <p>Potential highway constraints as access should be of an adoptable layout for the capacity proposed. This would not be applicable if capacity is reduced to 5 dwellings or below.</p>
Issues for consideration	<p>Archaeology</p> <p>Highway Access</p> <p>Located within a Conservation Area</p> <p>Proximity to Listed Buildings</p> <p>Potential land contamination that may need mitigation.</p>

Site E: Land West of Main Street

Location			
Address	Land West of Main Street		
SHLAA Reference	N/A		
Site description	Area of Open Space		
Current use	Pasture		
Land type	Greenfield		
Adjacent uses	Mix of agricultural land, countryside and residential.		
Capacity	9 dwellings	Grid reference	SP 92301 80250
		Site size	0.53ha
Accessibility			
Highway access	Access required to be to an adoptable layout if over 5 dwellings. Structural considerations i.e. may require Approval in Principle from the Structures Team, given the water course.		
Distances (walking)	Geddington Church of England Primary School	4345m	
	Cranford Church of England Primary School	4023m	
	Grafton Underwood Village Hall	225m	
	Pig and Waffle PH and Restaurant	282m	
	St James's Church	130m	
	Bus stop	No bus services serve the village	

Rights of Way	Public Right of Way (footpath) runs along the northern site boundary.
Heritage Assets	
Archaeology	Note the setting of the Old Rectory and Church and must be sensitive to street scene. LiSAR indicates irregularities which may be archaeological. Given its location in the heart of the village an early assessment (pre-application or pre-determination evaluation) is advised.
Listed Buildings	There are no Listed Buildings within the curtilage of the site. Nearby Listed Buildings include St James Church (Grade I), the adjacent bridge over the Brook and Nos 13 and 14. There are also a number of Listed Buildings on the opposite side of the road, including the Manor House, Granary Barn and No 39.
Conservation Area	The site is located within the Grafton Underwood Conservation Area.
Other	Prominent boundary wall along site frontage.
Ecology	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
Landscape	
Number of significant trees along the site's frontage. A prominent open site that contributes to the character of the village. Although the development of this site would be unlikely have a significant impact on the wider landscape in terms of overall field structure and areas of woodland.	
Environmental Protection	
There at no known environmental constraints which would preclude development.	
Drainage etc.	
Flood Zone	Site is located on a Principle aquifer – which provide significant quantities of drinking water and water for business needs. They may also support rivers, lakes and wetlands. Potential impact on ground water would be a consideration. South east part of site is located within Flood Zone 2. (Medium probability of flooding). Part of the site is at risk of surface water flooding.
Water Resources	Would be a matter for developers to liaise with Anglian Water to reach a definitive position on whether the site would exceed capacity of infrastructure. Local need and unconstrained infrastructure would need to be demonstrated, and with consideration given to availability of water and network capacity, treatment capacity and capacity and management of surface water using Sustainable Drainage Systems (SuDS). Sites should also look to remove existing surface water drainage connections to the public sewer network. New housing would need to demonstrably achieve or better a 110 litres per person per day level of water efficiency. The Grafton Underwood WRC permit, subject to discussion with the Environment Agency (EA), could serve up to 25 new homes.

	<p>EA have assessed the village as a High Risk Surface Water Flood Area caused by heavy water not draining away. Sites are either in or would be accessed via land which is shown by the EA as having high flood risk.</p> <p>Any new development should be located so as not to block surface drainage, enable enhancement of existing surface drainage capacity and ensure all rainwater and surface water from new homes is managed using SuDS. There are no Combined Sewer Overflows within the map area showing the possible housing sites.</p>
Minerals Safeguarding Area	The site is not within the Minerals Safeguarding Area.
Planning History	
None	
Local Plan Policy Issues	
<p>Policy LOC1 – Site is located within the settlement boundary.</p> <p>Policy RS2 – limits infill development to 1 and 2 dwellings within the defined settlement boundary.</p> <p>Policy GRA1 – seeks the protection of important open space, resists the development of open land within the village boundary, protection of views of the church and development in accordance with the local and historic character.</p>	
Conclusion	
For	Within the settlement boundary.
Against	<p>Greenfield.</p> <p>Prominent open space within the village and its boundary, that adds to the character of the village.</p> <p>Impact on the setting of a Listed buildings.</p> <p>Potential highway constraints as access should be of an adoptable layout for the capacity proposed.</p> <p>Also structural consideration reference access given the proximity of the watercourse.</p> <p>Potential impact on trees and boundary wall.</p>
Issues for consideration	<p>Archaeology</p> <p>Highway Access</p> <p>Located within a Conservation Area</p> <p>Proximity to Listed Buildings</p> <p>Flooding</p>

Site F: Land to the Rear of The Old School House, Main Street

Location		
Address	Land to the rear of the Old School House, Main Street	
SHLAA Reference	N/A	
Site description	Area of open space	
Current use	Pasture	
Land type	Greenfield	
Adjacent uses	Mix of residential and open space. St James's Church and churchyard to the west.	
Capacity	5 dwellings	Grid reference SP 92248 80198
		Site size 0.27ha
Accessibility		
Highway access	Existing access to the church is private, The site would likely need to be accessed off this private road. However sharing of a private road between non-residential and residential uses is discouraged, It is also thought that the road serves several dwellings, View of Building Regulations fire services and waste collection teams should be sought as to how they would service the site.	
Distances (walking)	Geddington Church of England Primary School	4345m
	Cranford Church of England Primary School	4023m
	Grafton Underwood Village Hall	232m
	Pig and Waffle PH and Restaurant	297m
	St James's Church	82m
	Bus stop	No bus services serve the village

Rights of Way	None
Heritage Assets	
Archaeology	Note the setting of the Church. LiSAR indicates irregularities which may be archaeological. Given its location in the heart of the village an early assessment (pre-application or pre-determination evaluation) is advised.
Listed Buildings	There are no Listed Buildings within the curtilage of the site although sited adjacent to the curtilage of the Grade I Listed St James' Church and No 7 (Grade II)
Conservation Area	The site is located within the Grafton Underwood Conservation Area.
Other	
Ecology	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
Landscape	
Central part of the site is open. Few trees located adjacent to the site boundaries. Although the development of this site would be unlikely have a significant impact on the wider landscape in terms of overall field structure and areas of woodland.	
Environmental Protection	
There are no known environmental constraints which would preclude development.	
Drainage etc.	
Flood Zone	<p>Site is located on a Principle aquifer – which provide significant quantities of drinking water and water for business needs. They may also support rivers, lakes and wetlands. Potential impact on ground water would be a consideration.</p> <p>Small part of site is located within Flood Zone 2.(Medium Probability of Flooding)</p>
Water Resources	<p>Would be a matter for developers to liaise with Anglian Water to reach a definitive position on whether the site would exceed capacity of infrastructure.</p> <p>Local need and unconstrained infrastructure would need to be demonstrated, and with consideration given to availability of water and network capacity, treatment capacity and capacity and management of surface water using Sustainable Drainage Systems (SuDS). Sites should also look to remove existing surface water drainage connections to the public sewer network.</p> <p>New housing would need to demonstrably achieve or better a 110 litres per person per day level of water efficiency.</p> <p>The Grafton Underwood WRC permit, subject to discussion with the Environment Agency (EA), could serve up to 25 new homes.</p> <p>EA have assessed the village as a High Risk Surface Water Flood Area caused by heavy water not draining away. Sites are either in or would be accessed via land which is shown by the EA as having high flood risk.</p> <p>Any new development should be located so as not to block surface drainage, enable enhancement of existing surface drainage capacity and ensure all rainwater and</p>

	surface water from new homes is managed using SuDS. There are no Combined Sewer Overflows within the map area showing the possible housing sites.
Minerals Safeguarding Area	The site is not within the Minerals Safeguarding Area
Planning History	
None	
Local Plan Policy Issues	
<p>Policy LOC1 – Site is located within the settlement boundary.</p> <p>Policy RS2 – limits infill development to 1 and 2 dwellings within the defined settlement boundary.</p> <p>Policy GRA1 – seeks the protection of important open space, resists the development of open land within the village boundary, protection of views of the church and development in accordance with the local and historic character.</p>	
Conclusion	
For	Within the settlement boundary.
Against	<p>Greenfield and open space with the village boundary. Adds to the character of the village.</p> <p>Potential highway constraints due to access being off a private road, which is also used to access church and possible other dwellings.</p> <p>Impact on the setting of a Listed buildings.</p>
Issues for consideration	<p>Archaeology</p> <p>Highway Access. Further advice should be sought from the Fire Service and Waste Collection Teams.</p> <p>Located within a Conservation Area</p> <p>Proximity to Listed Buildings</p> <p>Flooding</p>

Site G: Grafton Underwood Allotments, Main Street

Location			
Address	Grafton Underwood Allotments, Main Street		
SHLAA Reference	N/A		
Site description	Site has been laid out as allotments, Includes a single storey brick built shed. Landscaping to boundary.		
Current use	Residential Garden		
Land type	Greenfield		
Adjacent uses	Predominantly agriculture and pasture.		
Capacity	3 dwellings	Grid reference	SP 92205 80077
		Site size	0.14ha
Accessibility			
Highway access	Access onto the public highway would need to be via a shared private drive.		
Distances (walking)	Geddington Church of England Primary School	4506m	
	Cranford Church of England Primary School	3862m	
	Grafton Underwood Village Hall	140m	
	Pig and Waffle PH and Restaurant	375m	
	St James's Church	316m	
	Bus stop	No bus services serve the village	

Rights of Way	None
Heritage Assets	
Archaeology	Cropmarks observed on opposite side of road and partly extending into the site are interpreted as medieval house site or sites and a house is shown within the site on the PS First Edition. There is likely to have been truncation caused by use as allotments but information is likely to be requested with an application and therefore early assessment is advised.
Listed Buildings	There are no Listed Buildings within the curtilage of the site.
Conservation Area	The site is located within the Grafton Underwood Conservation Area.
Other	
Ecology	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
Landscape	
Site is in use a residential garden. Established hedgerow along the site frontage boundary. Although the development of this site would be unlikely have a significant impact on the wider landscape in terms of overall field structure and areas of woodland.	
Environmental Protection	
There at no known environmental constraints which would preclude development.	
Drainage etc.	
Flood Zone	<p>Site is located on a Principle aquifer – which provide significant quantities of drinking water and water for business needs. They may also support rivers, lakes and wetlands. Potential impact on ground water would be a consideration.</p> <p>Complete site is located within either Flood Zone 2 or Flood Zone 3 (High probability of flooding).</p> <p>Site at risk from surface water flooding,</p>
Water Resources	<p>Would be a matter for developers to liaise with Anglian Water to reach a definitive position on whether the site would exceed capacity of infrastructure.</p> <p>Local need and unconstrained infrastructure would need to be demonstrated, and with consideration given to availability of water and network capacity, treatment capacity and capacity and management of surface water using Sustainable Drainage Systems (SuDS). Sites should also look to remove existing surface water drainage connections to the public sewer network.</p> <p>New housing would need to demonstrably achieve or better a 110 litres per person per day level of water efficiency.</p> <p>The Grafton Underwood WRC permit, subject to discussion with the Environment Agency (EA), could serve up to 25 new homes.</p> <p>EA have assessed the village as a High Risk Surface Water Flood Area caused by heavy water not draining away. Sites are either in or would be accessed via land which is shown by the EA a having high flood risk.</p>

	Any new development should be located so as not to block surface drainage, enable enhancement of existing surface drainage capacity and ensure all rainwater and surface water from new homes is managed using SuDS. There are no Combined Sewer Overflows within the map area showing the possible housing sites.		
Minerals Safeguarding Area	The site is not within the Minerals Safeguarding Area.		
Planning History			
None			
Local Plan Policy Issues			
<p>Policy LOC1 – Site is located outside of, but adjacent to, the settlement boundary.</p> <p>Policy RS2 – limits infill development to 1 and 2 dwellings within the defined settlement boundary.</p> <p>Policy GRA1 – seeks the protection of important open space, resists the development of open land within the village boundary, protection of views of the church and development in accordance with the local and historic character.</p> <p>Policy NEH4 – Identified as open space.</p>			
Conclusion			
For	Adjoins the settlement boundary.		
Against	Greenfield site. Designated Open Space in the Local Plan. Visually prominent site when entering the villages and provides a transition between countryside and the village. The majority of the site is located within Flood Zone 2 and 3		
Issues for consideration	Archaeology Located within Conservation Area. Highways Flooding		

Site H: Land to the rear of Allotments

Location

Address	Land to rear of the Allotments		
SHLAA Reference	N/A		
Site description	Open space with landscaping along its boundaries.		
Current use	Pasture/Grazing		
Land type	Greenfield		
Adjacent uses	Residential to the north and west. Agriculture/open land to the remainder	Grid reference	SP 92173 80109
Capacity	6 dwellings	Site size	0.28ha



Accessibility

Highway access	Presumed to be served by the existing private road adjacent to site which serves several commercial and residential developments already. If there are already 5 dwellings served from this private road, then the prospective additional dwellings would exceed this policy. The private road is also not suitable in width for allowing two vehicles to pass.	
Distances (walking)	Geddington Church of England Primary School	4506m
	Cranford Church of England Primary School	3862m
	Grafton Underwood Village Hall	189m
	Pig and Waffle PH and Restaurant	430m
	St James's Church	368m
	Bus stop	No bus services serve the village

Rights of Way	None
Heritage Assets	
Archaeology	Some irregularities on LiDAR which may relate to the possible house sites to the east. Early assessment is advised.
Listed Buildings	There are no Listed Buildings within the curtilage of the site. A terraced row of Listed Buildings at Nos 4,5 and 6, just to the north east of the site.
Conservation Area	The site is located within the Grafton Underwood Conservation Area.
Other	None
Ecology	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
Landscape	
Generally open site with boundary trees and landscaping. Although the development of this site would be unlikely have a significant impact on the wider landscape in terms of overall field structure and areas of woodland.	
Environmental Protection	
There at no known environmental constraints which would preclude development.	
Drainage etc.	
Flood Zone	<p>Site is located on a Principle aquifer – which provide significant quantities of drinking water and water for business needs. They may also support rivers, lakes and wetlands. Potential impact on ground water would be a consideration.</p> <p>Complete site is located within either Flood Zone 2 or Zone 3 (High probability of flooding).</p>
Water Resources	<p>Would be a matter for developers to liaise with Anglian Water to reach a definitive position on whether the site would exceed capacity of infrastructure.</p> <p>Local need and unconstrained infrastructure would need to be demonstrated, and with consideration given to availability of water and network capacity, treatment capacity and capacity and management of surface water using Sustainable Drainage Systems (SuDS). Sites should also look to remove existing surface water drainage connections to the public sewer network.</p> <p>New housing would need to demonstrably achieve or better a 110 litres per person per day level of water efficiency.</p> <p>The Grafton Underwood WRC permit, subject to discussion with the Environment Agency (EA), could serve up to 25 new homes.</p> <p>EA have assessed the village as a High Risk Surface Water Flood Area caused by heavy water not draining away. Sites are either in or would be accessed via land which is shown by the EA a having high flood risk.</p> <p>Any new development should be located so as not to block surface drainage, enable enhancement of existing surface drainage capacity and ensure all rainwater and surface water from new homes is managed using SuDS. There are no Combined Sewer Overflows within the map area showing the possible housing sites.</p>

Minerals Safeguarding Area	The site is not within the Minerals Safeguarding Area.		
Planning History			
None			
Local Plan Policy Issues			
<p>Policy LOC1 – Site is located outside of, but adjacent to, the settlement boundary.</p> <p>Policy RS2 – limits infill development to 1 and 2 dwellings within the defined settlement boundary.</p> <p>Policy GRA1 – seeks the protection of important open space, resists the development of open land within the village boundary, protection of views of the church and development in accordance with the local and historic character.</p> <p>Policy NEH4 – Identified as open space.</p>			
Conclusion			
For	Adjoins the settlement boundary.		
Against	<p>Greenfield site.</p> <p>Designated Open Space in the Local Plan.</p> <p>Potential highway constraints given that the existing private road already serves more than 5 dwellings. The road width is also not suitable to allow 2 cars to pass.</p> <p>The majority of the site is located within Flood Zone 2 and 3.</p>		
Issues for consideration	<p>Archaeology</p> <p>Located within the Conservation Area</p> <p>Proximity to Listed Buildings.</p> <p>Highways</p> <p>Flooding</p>		