



Housing Sites Assessment

Rennington Parish Council

March 2024

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1.0 Introduction

- 1.1 This report is produced as part of the evidence base for the Rennington Parish Neighbourhood Plan. It includes assessments of all the available sites that have been put forward to, and considered by, Rennington Parish Council as part of the process of preparing the neighbourhood plan.
- 1.2 To deliver sustainable development, the Parish Council are considering suitable sites for housing. This work is being carried out alongside other work to identify settlement boundaries for Rennington and Rock, and the identification of Local Green Spaces in both settlements. A separate report has been prepared to set out the criteria and methodology being used to identify the settlement boundaries and proposed Local Green Space designations.
- 1.3 National Planning Practice Guidance states that: ‘Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. Plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.’¹
- 1.4 The aim is to identify some sites for additional housing in consultation with the community, to ensure that the overall Plan delivers sustainable development. This report contains the detailed assessment of sites and is a comprehensive and robust component of the neighbourhood plan evidence base for selecting potential development sites to be allocated in the Rennington Neighbourhood Plan.
- 1.5 The report comprises a comprehensive, objective assessment of each site, alongside a consideration of the achievability and availability of the sites. This is then balanced against an ‘acceptability’ assessment that considers matters that have been identified as important to the community in consultations undertaken so far. The conclusion to the report identifies one housing site in each of the three settlements as being suitable to take forward to the next stage of consultation with the community.

2.0 Background

- 2.1 A Housing Needs Assessment has been commissioned by the Parish Council and is included in the evidence base documents for the Neighbourhood Plan. Although there is some affordable housing need in the Neighbourhood Area, it is difficult to deliver this through the allocation of sites as affordable housing can only be required on sites of 10 units and over unless a site is allocated specifically for affordable housing. The Parish Council have not been given any indication by any of the landowners of the sites put forward, that they would be available for affordable housing.
- 2.2 There are no large site allocations proposed (i.e., over 10 units) due to two factors. Firstly, the scale of development should comply with locational strategic policy in the development plan. Policy STP1 in the NLP seeks to ensure that the scale of housing is proportionate to the size of the settlements in which the housing is to be situated. Secondly, consultation in the neighbourhood area revealed that residents would only

¹ Paragraph: 007 Reference ID: 37-007-20140306

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wish to see smaller sites come forward for principal occupancy development.

- 2.3 The County Council are responsible for setting out the housing requirement that should be delivered in each neighbourhood area. Due to the amount of housing built or permitted, there is no housing requirement that needs to be met by the Neighbourhood Area over and above that already provided by recent development.
- 2.4 However, the purpose of neighbourhood planning is to plan positively for the area to deliver the vision and objectives of the community. The vision and objectives identified in the Rennington Neighbourhood Plan are to encourage more young families to the area and create more sustainable communities which will support local services and facilities. Whilst it is accepted that allocating land for housing may not wholly deliver these objectives, it is considered important to assess whether there are suitable sites for development in the neighbourhood area that could contribute to these objectives.
- 2.5 The allocation of sites for housing will also fit in with the overall need for neighbourhood plans to plan positively for their areas and will allow the qualifying body to identify suitable areas of Local Green Space which will be part an overall vision for community sustainability and to be confident in containing development within settlement boundaries and reducing the likelihood of speculative development being approved.
- 2.6 Any new housing development provided in the Neighbourhood Area will be for permanent occupancy only. This will help to deliver some of the objectives of creating sustainable communities in the three settlements of Rennington, Rock and Stamford.

3.0 Methodology

- 3.1 The initial list of development site options was identified through three sources:
 - Northumberland County Council's Strategic Housing Land Availability Assessment (SHLAA) sites.
 - Sites put forward through the Parish Council's Call for Sites in Summer 2022
 - Other sites known to be available locally or put forward informally to the Parish Council or members of the Steering Group.
- 3.2 The information below has been taken from the most up to date SHLAA information contained on the Northumberland County Council website:

i) SHLAA sites submitted to NCC

- 3.3 Sites identified in Rennington and Rock are shown on the maps and tables below. The blue sites are already consented or constructed and so need not be considered here, other than to ensure that any future settlement boundary defined for Rennington and Rock include those site boundaries.

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3.4 Sites put forward for development in Rennington (Source: NCC SHLAA updated April 2022 (excluding sites with planning permission) are set out in the table below.

SHLAA Site number	Location	Number/type of houses
0048	NW of the Old School	Site area: 3.14 ha – total est. yield 15 - suitable, available and deliverable but not LP compliant (doesn't say why)
9339	Land west of B1340	Site area: 1.82 ha – total est. yield 18 – suitable, available and deliverable (in part)
9515	Land east of The Masons Arms	0.44 ha – not suitable, but available and achievable. Not suitable because not in a settlement.
9338	Land SE of North Farm Steading	Not suitable and discounted. No explanation in SHLAA papers

3.5 Sites put forward for development in the SHLAA in Rock are shown below:



SHLAA Site number	Location	Number/type of houses
9242	Land east of The Old Vicarage, Church Road, Rock	5.11 ha – not suitable, available, not achievable
9241	Land south of The Old Vicarage, Church Road, Rock	4.24ha – not suitable, available, not achievable

ii) Sites put forward as a result of the Parish Council's Call for Sites:

- 3.6 A Call for Sites was conducted by the Parish Council to identify whether there were any further potential development sites in addition to those already identified in the SHLAA. The Parish Council wrote to landowners in the Neighbourhood Area and published information on the Parish Council website offering the opportunity to put potential sites forward for consideration. Several responses were received. Some sites put forward had already been identified in the County Council SHLAA, other sites suggested were new sites.
- 3.7 The sites put forward as a result of the Call for Sites have been divided into 4 locations: i) Rennington, ii) Rock, iii) Stamford, and iv) the open countryside (i.e. in locations that are in the countryside and not within or adjacent to a settlement).

Open countryside sites

- 3.8 Three sites were submitted in locations not within identified settlements. These were all on land to the northeast of Rennington.

Call for Sites number	Location	Number/type of houses
CFS1 (shown as purple on Rennington map opposite)	Land North of Stamford Cottages	12-16 dwellings
CFS2 (orange on map opposite)	Land North of Stamford Burn	Up to 2 self-build dwellings

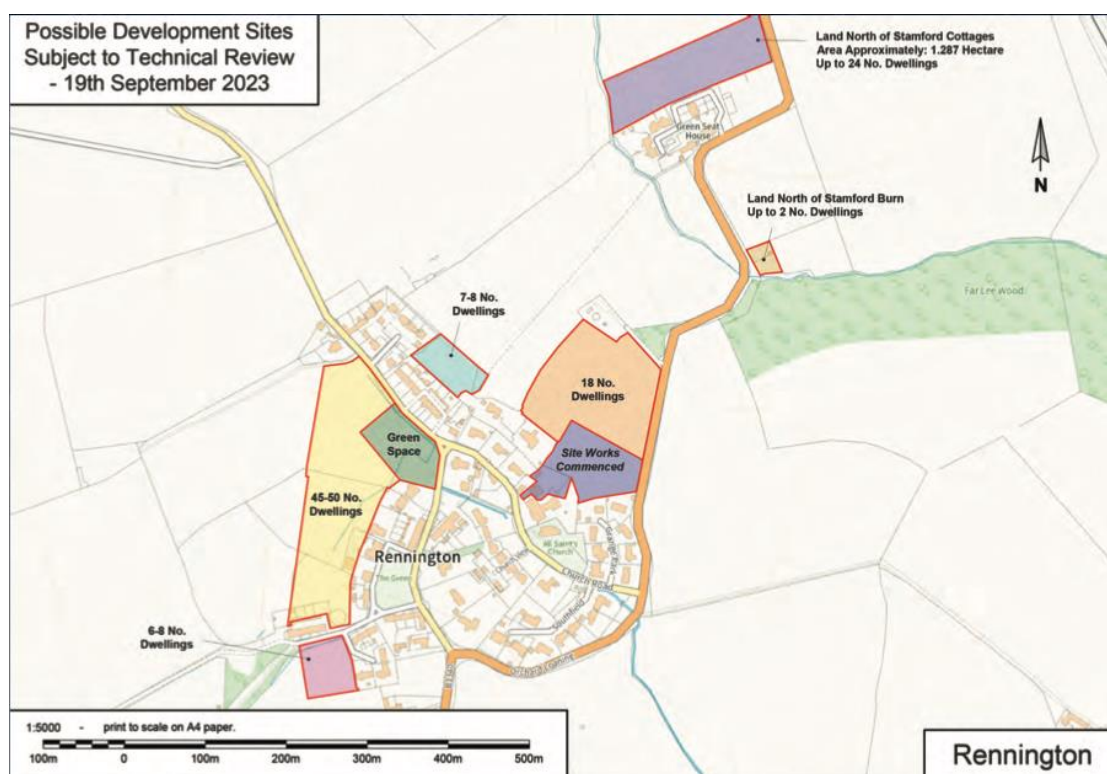
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CFS3 (not included on original map due to late submission)	Land East of Stamford Cottages	Up to 5 dwellings
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Rennington

- 3.9 The previously unidentified sites are shown on the maps below. In Rennington there were 3 previously unidentified sites put forward:

Call for sites number		
CFS4 (red on attached map)	Land south of Rennington 2-5	Between 6 and 8 dwellings

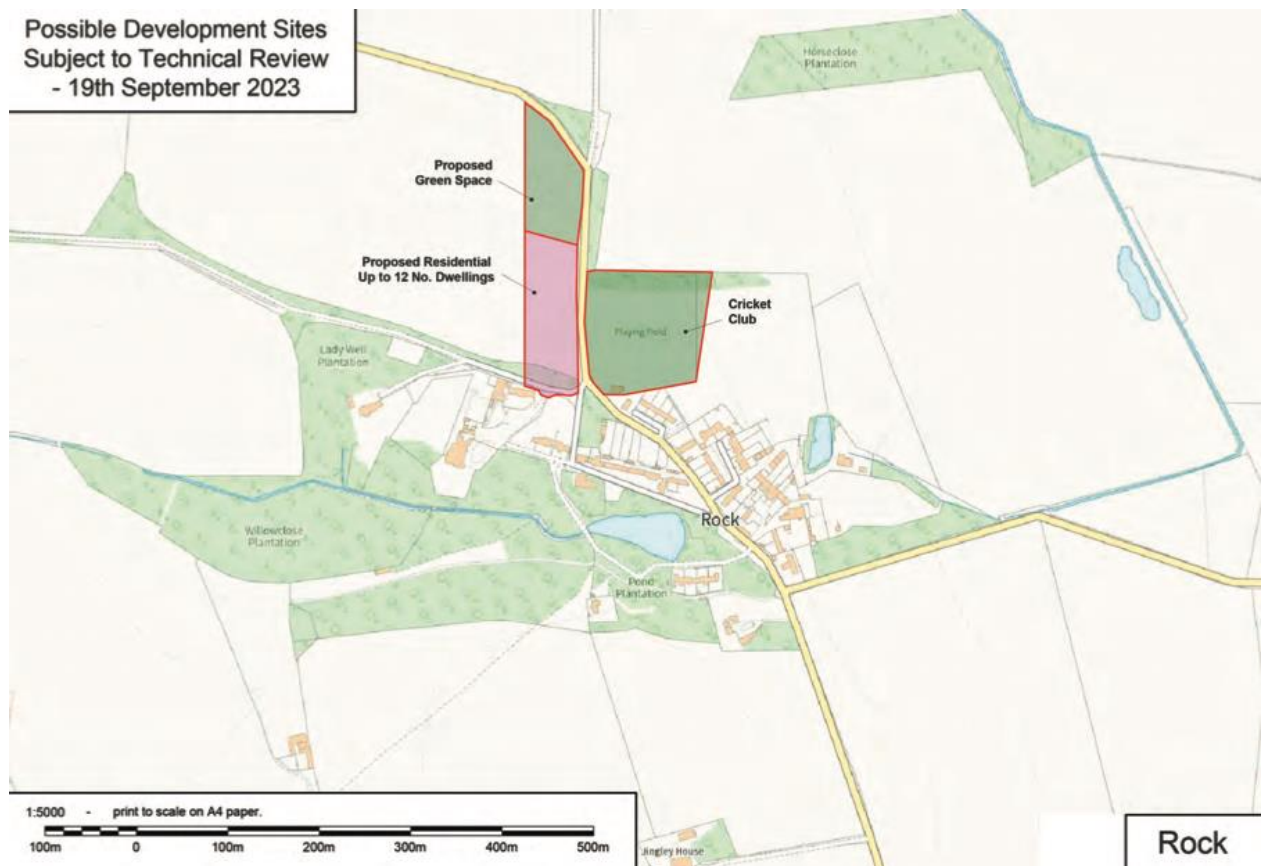


Rock

- 3.10 In Rock one site was submitted on land to the west of the Cricket Club.

Call for Sites number	Location	Number/type of houses
CFS5	Land west of cricket ground	Up to 12 dwellings

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Stamford

3.11 One site was put forward in Stamford.

Call for sites number	Location	Number/type of houses
CFS6	Land west of Long Row	6-8 dwellings



4.0 Assessment of sites

- 4.1 An initial review of the sites put forward both in the SHLAA, Call for Sites and other sites that were identified was undertaken. The total number of sites available was 12.
- 4.2 The sites are assessed in accordance with the following elements:
- Compliance of site allocation with **national planning policy** set out in the NPPF, and compliance with **strategic policy** set out in the Northumberland Local Plan (first sift).
 - A detailed further site assessment of the **suitability of sites** following the first sift will give an indication of whether there are any constraints to development, and put forward deliverable, available and suitable sites for consultation with the local community.
- 4.3 A first sift of sites was carried out, which sought to identify those sites which clearly would not comply with national or strategic planning policy. This meant that sites that were situated in isolated sites or sites within the open countryside were automatically discounted as they would not be compatible with strategic planning policy set out in Northumberland Local Plan (Policy STP1).
- 4.4 Policy STP1 seeks to restrict new housing development to larger towns and settlements in the County. It lists 'small villages' within which some housing will be supported. Both Rennington and Rock are defined as 'small villages' (listed in Appendix A of the NLP). Stamford is not listed as a small village however it is considered to be a settlement and will be defined as such in the Rennington and Rock Neighbourhood Plan.
- 4.5 Part f) of NLP Policy STP1 supports development 'in other settlements not identified as Main Towns, Service Centres, Service Villages or Small Villages will be limited to that within the built form of the settlement, and the conversion, extension or redevelopment of existing buildings....'. The site identified in Stamford is within the built form of the settlement of Stamford, with housing situated to the east, and south of the proposed site.
- 4.6 The Neighbourhood Plan will seek to support new housing provision on sites which are within or adjacent to existing settlements (Rock, Rennington and Stamford). It will not support new housing development on sites that are not related to these settlements. With this context in mind, the sites identified as CFS1, CFS2 and CFS3 will not be taken forward for a full site assessment, as they are not considered to be in places that are consistent with strategic planning policy.
- 4.7 All the SHLAA sites that had been dismissed by the Council (i.e. shown in red) are dismissed, with the exception of SHLAA site 9338 which is situated within the village of Rennington. Other red SHLAA sites were either isolated locations, or in locations that are large tracts of land not well-related to existing settlements.
- 4.8 As a result of this initial 'first sift', 6 sites remain that are assessed in detail:

5.0 Site assessment

- 5.1 A detailed site assessment for each site follows. Each site is assessed against a set of criteria. Each site has been visited and photographed. It is concluded that 3 of the 6 sites are preferable to be taken forward into the next round of consultation.

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Sites in Rennington:

Site 1: Land south of Rennington 2-5

Site 2: Land behind Village Hall in Rennington

Site 3: Land southeast of North Farm Steading

Site 4: Land west of B1340

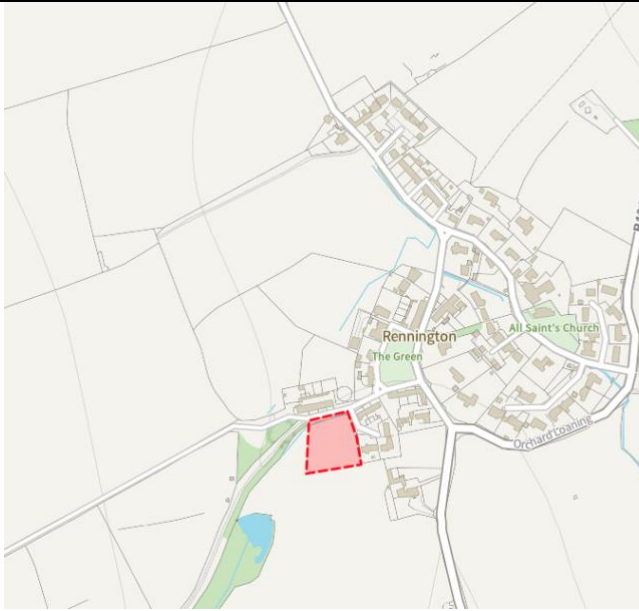
Sites in Rock:

Site 5: Land west of Rock Cricket Field

Sites in Stamford:

Site 6: Land west of Long Row

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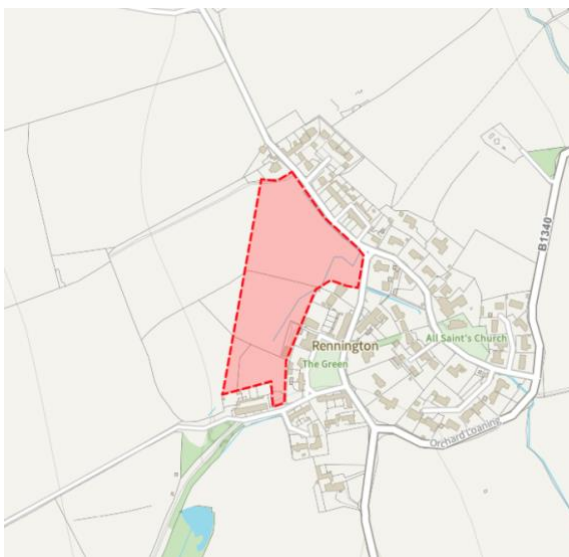
Site 1: Land south of Rennington 2-5	
	
Site Address / Location	Site outside but adjacent to existing settlement boundary for Rennington. The settlement boundary could be re-defined to include the site.
Site Area (Hectares)	0.36ha
NCC SHLAA Reference (if applicable)	N/A
Existing land use	Agricultural
Landowner estimate of development capacity (if known)	6-8 dwellings
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified by NP group through consultation with landowner
Planning history	None
Neighbouring uses	Existing housing to north and east
Natural Environment	Assessment
Statutory environmental designations	Site not within any protected areas (Ancient Woodland, AONB, LNR, NNR, SSSI, SAC, SPA) but is within Mitigation Zone for Coastal Mitigation as set out in Policy ENV1 of the NLP.
Non statutory environmental designations	The site is not within any non-statutory designated sites. The site is not identified as a Priority Habitat in the Priority Habitat Inventory (source – Magic maps). Land is a piece of grazed agricultural land. To the west is an area of woodland which would benefit from a buffer/enhancement/extension and there is a pond beyond the southwest boundary of the site.
Flood Risk	Site is in Flood Zone 1.
Agricultural Land Classification	Grade 3
Biodiversity potential of the site	Land is a piece of grazed agricultural land. Potential for habitat improvements as part of any future housing scheme.

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Site 1: Land south of Rennington 2-5		
Physical Constraints		Assessment
Topography of the site		Site is sloping up to the south, raised from the main road.
Is there existing vehicle access, or potential to create vehicle access to the site?		Yes. There is an access to the site from the recent development of the land to the east.
Is there safe existing pedestrian/cycle access, or potential to create safe pedestrian/cycle access to the site?		There is no existing pedestrian or cycle access, but this can be incorporated into any new development.
Are there any known Tree Preservation Orders on the site?		No TPOs on site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?		No
Are there any Public Rights of Way (PRoW) crossing the site?		No
Is the site likely to be affected by ground contamination?		No – Greenfield site
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?		Unknown
Would development of the site result in a loss of social, amenity or community value?		No. Land has not been identified as of community or amenity value.
Services and facilities		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. There are no schools or train stations in the neighbourhood area.		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local services and facilities	>400m	Pub in Rennington
Bus /Tram Stop	>800m	No existing bus service in Rennington although a Saturday bus service is due to being in March 2024.
Open Space / recreation facilities	<400m	Rennington Village Green is situated close by
Cycle Route	>800m	No dedicated cycle route
Public Rights of Way	<400m	Right of way adjacent to the site
Landscape		Assessment
Is the site low, medium or high sensitivity in terms of landscape?		The site is of medium/high landscape sensitivity in this area of pasture opposite some traditional single storey row of cottages on the edge of the village of Rennington.
Is the site low, medium or high sensitivity in terms of visual amenity?		The site is of medium/high sensitivity in terms of impact on visual amenity. The site is quite elevated from the road and the row of single storey cottages to the north which look over the site. Any development here is likely to be imposing unless significant excavation takes place to set the level down and set back from the road to avoid blocking light to properties to the north. Elsewhere the site is not readily visible (i.e. from the heart of the village).

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Site 1: Land south of Rennington 2-5	
Historic Environment	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	There is a listed building within visibility of the proposed site (Rennington Southeast Farmhouse – Gd II) but this building is some distance from the site and the site is not within the setting.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	There is a row of single storey largely unaltered stone cottages directly to the north of the site (Rennington 2-5). These could be considered non-designated heritage assets as a traditional set of cottages pre-dating the 1860s. An old Mill Race associated with sluice and Mill Dam to the south is no longer in sight on the ground but is of some historic interest. There would be some harm caused to the setting of Rennington 2-5 if the site is taken forward as an allocation.
CONCLUSION	Allocating this site for housing would have some impact on NDHAs and potentially the setting of a listed building. There would likely be an amenity impact on occupiers of the small cottages along Rennington 2-5 (to be identified as NDHAs in the neighbourhood plan), as the site is directly south of these single storey dwellings. Overall, the site is not considered to be suitable to meet the limited demand for housing in the neighbourhood area. 

SITE 2: Land behind Village Hall in Rennington	
	
Site Address / Location	Land northwest of old school (village hall).
Gross Site Area (Hectares)	3.59
SHLAA Reference (if applicable)	0048
Existing land use	Agricultural with stable block.
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	15
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified in SHLAA.
Planning history	None
Neighbouring uses	Housing to east. Countryside to west. Small row of cottages at Rennington 2-5 to the south. North Farm development to the north west.
Natural Environment	
Statutory environmental designations	Site not within any protected areas (Ancient Woodland, AONB, LNR, NNR, SSSI, SAC, SPA) but is within Mitigation Zone for Coastal Mitigation as set out in Policy ENV1 of the NLP.
Non statutory environmental designations.	The site is not within any non-statutory designated sites. The site is not identified as a Priority Habitat in the Priority Habitat Inventory (source – Magic maps). Land is a piece of grazed pasture land. To the west is an area of woodland which would benefit from a buffer/enhancement/extension and there is a pond beyond the southwest boundary of the site.

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SITE 2: Land behind Village Hall in Rennington		
Flood Risk		Flood risk maps show site as being in Zone 1. There is a small burn running through the site which is partly culverted.
Agricultural classification		Land is shown as Grade 3
Biodiversity potential of the site		Land is a piece of grazed agricultural land. Potential for habitat improvements as part of any future housing scheme. Potential for wetland habitats due to burn running through the site.
Physical constraints		
Topographical constraints		Site is relatively flat. There is a burn running through the site. Humps and hollows and old field boundaries are evident (see old maps)
Is there existing vehicle access, or potential to create vehicle access to the site?		No access at present – difficult to provide access without causing landscape impacts as nearest access is from the Lonnen to the south.
Is there safe existing pedestrian/cycle access, or potential to create safe pedestrian/cycle access to the site?		No access.
Are there any known Tree Preservation Orders on the site?		No
Are there veteran/ancient or other significant trees within or adjacent to the site?		No
Are there any Public Rights of Way (PRoW) crossing the site?		No
Is the site likely to be affected by ground contamination?		No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?		Overhead power lines
Would development of the site result in a loss of social, amenity or community value?		No although the site does provide an important and attractive setting to some parts of the village, particularly the northern section.
Services and Facilities		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. There are no schools or train stations in the neighbourhood area.		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local services and facilities	<400m	Pub, village hall and church in Rennington
Bus /Tram Stop	<400m	No bus stop in Rennington at present. Service due to start in March 2024 (Saturday service only)
Open Space / recreation facilities	<400m	Village Green is situated close by
Cycle Route	>800m	No nearby dedicated cycle routes
Public Rights of Way	<400m	Yes there are PROWs nearby

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SITE 2: Land behind Village Hall in Rennington	
Landscape	
Landscape: Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.	Although parts of the site are less sensitive (i.e. behind the village hall/school and other buildings along the west of the green), the northern parts of the site have higher landscape sensitivity.
Visual amenity: High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	The site is very visible from the northern parts of the village and provides an important rural setting to the village. Its characteristic humps and bumps and areas of wetland make it an interesting area with a lot of potential for biodiversity improvements.
Historic Environment	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting?	North Farmhouse to the north of the site is Grade II listed, as is the former cartshed/granary opposite. Development to the north of the site would harm the setting of North Farmhouse which stands alone on the exit of the village northwards. Although there has been some modern development close to North Farm, this has been on the other side of the road, and therefore had less impact on setting.
Would the development of the site cause harm to a non-designated heritage asset or its setting?	The site contains rig and furrow/drainage ditches that are of some historic interest. The site encircles the west of the village which has non-designated assets within sight. 
CONCLUSION	Vehicle access to this land is limited any new access would have significant visual impacts. Furthermore, an overall loss of visual amenity particularly when viewed from the north and south. Not suitable for housing.

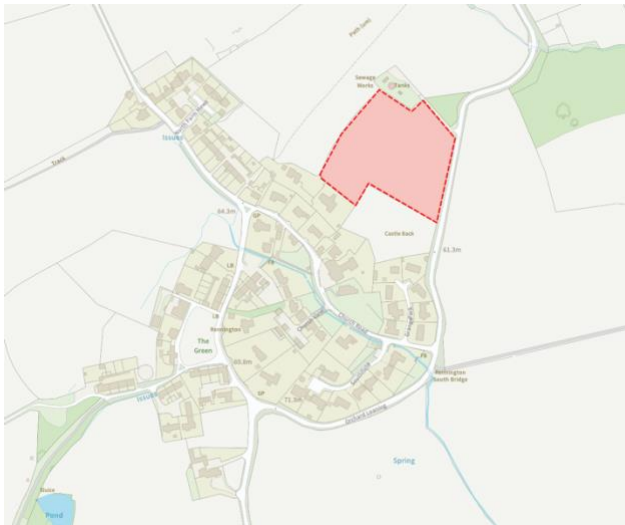
SITE 3: Land southeast of North Farm Steading	
	
Site Address / Location	Land southeast of North Farm Steading, Rennington
Gross Site Area (Hectares)	0.33
SHLAA Reference (if applicable)	9338
Existing land use	Agricultural
Landowner estimate of development capacity (if known)	Not known – likely capacity 5-8 dwellings.
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified in SHLAA.
Planning history	No planning applications but a pre-application consultation has been carried out.
Neighbouring uses	Recent housing development to NW of site (North Farm development). Existing housing development to SW. Open farmland to NE.
Indicator of Suitability	Assessment
Statutory environmental designations	Site not within any protected areas (Ancient Woodland, AONB, LNR, NNR, SSSI, SAC, SPA) but is within Mitigation Zone for Coastal Mitigation as set out in Policy ENV1 of the NLP.
Non statutory environmental designations:	Site is not within a Green Infrastructure Corridor, Local Wildlife Site (LWS)Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site
Flood zone and surface water	Site entirely within Flood Zone 1. No known risk of surface water flooding

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SITE 3: Land southeast of North Farm Steading		
Agricultural land classification		Land is shown as Grade 3
Site contains habitats with the potential to support priority species?		No. Land is a piece of grazed agricultural land with little in the way of boundary features.
Physical Constraints		Assessment
Topographical constraints		Flat
Is there existing vehicle access, or potential to create vehicle access to the site? Is there potential to create safe pedestrian/cycle access.		Access can be achieved from North Farm development
Are there any known Tree Preservation Orders on the site?		No
Are there veteran/ancient or other significant trees within or adjacent to the site?		No
Are there any Public Rights of Way (PRoW) crossing the site?		No
Is the site likely to be affected by ground contamination?		No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Unknown		None known
Would development of the site result in a loss of social, amenity or community value?		No
Services and facilities		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. There are no schools or train stations in the neighbourhood area.		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local services and facilities	<400m	No shop in Rennington but there is a public house, village hall and church within walking distance
Bus /Tram Stop	<400m	No bus in Rennington but Saturday service due to start in March 2024.
Open Space / recreation facilities	<400m	Village Green is situated close by
Cycle Route	>800m	No dedicated cycle routes
Public Rights of Way	<400m	A number of PROWs exist in the area
Landscape		Assessment
Landscape sensitivity: Is the site low, medium or high sensitivity in terms of landscape?		Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. The site comprises an infill site between two areas of relatively modern housing in the village.
Is the site low, medium or high sensitivity in terms of visual amenity?		Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

SITE 3: Land southeast of North Farm Steading	
Heritage	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Limited or no impact or no requirement for mitigation	
Would the development of the site cause harm to a non-designated heritage asset or its setting?	No impact on any designated or non-designated heritage assets.
CONCLUSION	The site is considered suitable for inclusion in any future consultation with the community. Any development on the site would be required to comply with a site-specific design code.

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SITE 4: LAND WEST OF B1340 Rennington	
	
Site Address / Location	Land west of B1340
Gross Site Area (Hectares)	1.58ha
SHLAA Reference (if applicable)	9339
Existing land use	Agricultural (arable)
Landowner estimate of development capacity (if known)	18 units
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified in SHLAA process
Planning history	None
Neighbouring uses	Housing to south (site under construction). Open countryside to northwest and east. On the edge of the settlement of Rennington.
Natural Environment	Assessment
Statutory designations	Site not within any protected areas (Ancient Woodland, AONB, LNR, NNR, SSSI, SAC, SPA) but is within Mitigation Zone for Coastal Mitigation as set out in Policy ENV1 of the NLP.
Non-statutory environmental designations	The site is not within any statutorily designated site. It is not in a Green Infrastructure Corridor Local Wildlife Site (LWS), Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area, Regionally Important Geological Site or other site of natural interest.
Flood Risk	Site is in Flood Zone 1. There is a known surface water runoff issue related to this site.
Agricultural land classification	Land is shown as Grade 3
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats?	No. Land is a piece of grazed agricultural land. To the west is an area of woodland which would benefit from a buffer and there is a pond beyond the southwest boundary of the site.
Physical constraints	Assessment
Topography of the site	Flat/relatively flat. No constraints

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SITE 4: LAND WEST OF B1340 Rennington		
Is there existing vehicle access, or potential to create vehicle access to the site?		Yes. There is an access to the site from the recent development of the land to the west.
Is there safe existing pedestrian/cycle access, or potential to create safe pedestrian/cycle access to the site?		There is no existing pedestrian or cycle access but this can be incorporated into any new development.
Are there any known Tree Preservation Orders on the site?		No TPOs on site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?		No (check on site)
Are there any Public Rights of Way (PRoW) crossing the site?		No
Is the site likely to be affected by ground contamination?		No – Greenfield site
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?		Unknown
Would development of the site result in a loss of social, amenity or community value?		No. Land has not been identified as of community or amenity value
Site accessibility		
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. There are no schools or train stations in the neighbourhood area.		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local services and facilities	>1200m	No shop in Rennington
Bus /Tram Stop	>800m	No bus stop in Rennington
Open Space / recreation facilities	<400m	Village Green is situated close by
Cycle Route	N/A	No dedicated cycle route nearby
Public Rights of Way	<400m	PROWs nearby in Rennington
Landscape		Assessment
Is the site low, medium or high sensitivity in terms of landscape?		Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
Is the site low, medium or high sensitivity in terms of visual amenity?		Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
Historic Environment constraints		Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? Limited or no impact or no requirement for mitigation		No.

SITE 4: LAND WEST OF B1340 Rennington	
CONCLUSION	Although the site has limited physical and landscape constraints, it is a large site which is adjacent to a site currently under development and on the edge of the settlement. Any development here is likely to lead to the eventual merging of Rennington and Stamford Cottages in the longer term. This piece of land provides an important green wedge/setting to the village. The scale of development deliverable here is too large for the village to accommodate without significantly increasing its size, contrary to policy set out in the NLP.

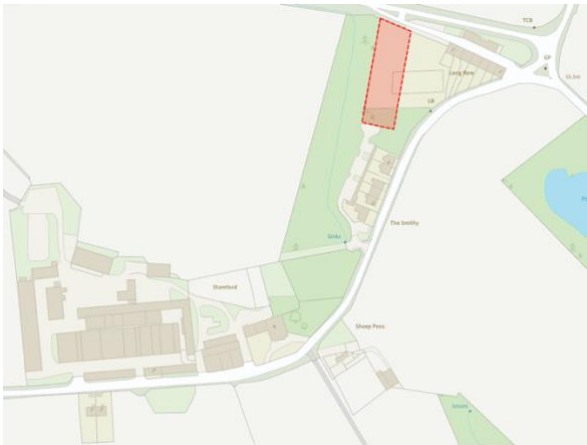
Rennington Neighbourhood Plan – Housing Sites Assessment (March 2024)

SITE 5: Land west of Rock Cricket Pitch	Assessment
	
Site Address / Location	Land West of Rock Cricket Pitch
Gross Site Area (Hectares)	0.62
SHLAA/A Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Housing
Landowner estimate of development capacity (if known)	12
Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)	Identified by NP group through consultation with landowner
Planning history	None
Neighbouring uses	Housing and Rock Hall Estate office to southeast; cricket pitch to north east. Open countryside to southwest and northwest.
Natural Environment Constraints	Assessment
Environmental designations	Site not within any protected areas but is within Mitigation Zone for Coastal Mitigation as set out in Policy ENV1 of the NLP.
Non-statutory environmental designations.	The site is not within any statutorily designated site. It is not in a Green Infrastructure Corridor, Local Wildlife Site (LWS), Public Open Space, Site of Importance for Nature Conservation (SINC) Nature Improvement Area, Regionally Important Geological Site or other site of natural interest.
Flood Risk	Site is in Flood Zone 1. There is a small watercourse along the northern boundary of the site
Agricultural land classification	Land is shown as Grade 3
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats?	No. Land is part of an arable field. There is potential for habitat improvements on the site to link with the tree planting in and around Rock.
Physical Constraints	Assessment
Topography of the site	Flat/relatively flat. No constraints

Rennington Neighbourhood Plan – Housing Sites Assessment (March 2024)

SITE 5: Land west of Rock Cricket Pitch		Assessment
Is there existing vehicle access, or potential to create vehicle access to the site?		No existing access, but potential to create access from the main road.
Is there safe existing pedestrian/cycle access, or potential to create safe pedestrian/cycle access to the site?		There is no existing pedestrian or cycle access but this can be incorporated into any new development.
Are there any known Tree Preservation Orders on the site?		No TPOs on site
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?		A row of mature ash trees are situated along the northeast boundary of the site (along the roadside)
Are there any Public Rights of Way (PRoW) crossing the site?		No
Is the site likely to be affected by ground contamination?		No – Greenfield site
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?		Unknown
Would development of the site result in a loss of social, amenity or community value?		No. Land has not been identified as of community or amenity value.
Accessibility		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. There are no schools or train stations in the neighbourhood area.		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local services and facilities	>1200m	No local facilities in Rock
Bus /Tram Stop	<400m	Currently no bus service although a service is due to begin in March 2024 (Saturdays only)
Open Space / recreation facilities	<400m	Cricket ground is opposite the site
Cycle Route	N/A	No dedicated routes in the area
Public Rights of Way	<400m	Yes, PROW in the vicinity
Landscape Constraints		Assessment
Is the site low, medium or high sensitivity in terms of landscape?		Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
Is the site low, medium or high sensitivity in terms of visual amenity?		Low sensitivity. The site is relatively well screened due to its topography. Although there are far reaching views across to the coast, there are intervening areas of woodland that mean that the site would not be visible from a distance. The site is adjacent to the Rock Conservation Area (see next section).

SITE 5: Land west of Rock Cricket Pitch	Assessment
Historic Environment constraints	Assessment
The site is opposite Rock Hall and the Estate Office. However, it is not within the setting of those listed buildings. The design and landscaping of any future development on the site would be important to ensure that designated heritage assets and the setting of the Rock Conservation Area is conserved.	 The top image shows a stone wall in the foreground with a road and buildings in the background. The middle image shows a road lined with trees and a stone wall. The bottom image is a historical map of Rock, showing the location of the site relative to Rock Hall, the Church, and various plantations.
CONCLUSION	This site is suitable in part. The site put forward is not suitable in terms of scale, but a smaller area (half the length of the site) to provide a small terrace of up to 6-8 dwellings would give the opportunity to provide a small amount of additional housing in Rock. Any housing on this site would need to be carefully designed to reflect traditional styles in the village, using locally sourced/traditional materials. There is an opportunity to provide biodiversity enhancements and significant net gain for biodiversity. Any new residences should be for permanent occupancy only to ensure that new housing does contribute to the long term sustainability of the village.

SITE 6: Land west of Long Row, Stamford	
	
Site Address / Location	Land in Stamford
Gross Site Area (Hectares)	0.6 acres
SHLAA Reference (if applicable)	N/A
Existing land use	Mown area of grassland
Landowner estimate of development capacity	6-8 units
Site identification method / source (e.g. SHLAA, Call for Sites consultation, identified by neighbourhood planning group)	Submitted during Call for Sites
Planning history	None
Neighbouring uses	Housing to south and east. Woodland to west. Site bounded by private road and highway to north.
Natural Environment Constraints	Assessment
Statutory environmental designations	Site is not within any protected areas but is within Mitigation Zone for Coastal Mitigation as set out in Policy ENV1 of the NLP. The site is partly shown as being within mixed conifer woodland, but a site visit confirms that the site is not in the woodland area.

SITE 6: Land west of Long Row, Stamford	
Non-statutory environmental designations	The site is not within any statutorily designated site. It is not in a Green Infrastructure Corridor Local Wildlife Site (LWS), Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area, Regionally Important Geological Site or other site of natural interest. There are areas of woodland adjacent to the site as seen below. 
Flood Risk	Site is in Flood Zone 1.
Agricultural land classification	Land is shown as Grade 3
Does the site contain habitats with the potential to support priority species? Does the site contain local wildlife-rich/priority habitats?	Site is mown grassland with an area in the middle used by some residents in Stamford as allotments (by informal consent of landowner) which can be replaced elsewhere if there is demand.
Physical Constraints	Assessment
Topography of the site	Flat/relatively flat. No constraints
Is there existing vehicle access, or potential to create vehicle access to the site?	Yes
Is there safe existing pedestrian/cycle access, or potential to create safe pedestrian/cycle access to the site?	Yes
Are there any known Tree Preservation Orders on the site?	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No
Are there any Public Rights of Way (PRoW) crossing the site?	No
Is the site likely to be affected by ground contamination?	No – Greenfield site
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Unknown

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SITE 6: Land west of Long Row, Stamford		
Would development of the site result in a loss of social, amenity or community value?	No. Land has not been identified as of community or amenity value. The allotments in the site are poorly used, and can be re-located if necessary.	
Accessibility	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances assume that 400m is equal to approximately 5 minutes' walk. There are no schools or train stations in the neighbourhood area.		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Local services and facilities	>1200m	No local facilities in Stamford
Bus /Tram Stop	>800m	No buses in Stamford
Open Space / recreation facilities	<400m	There are open spaces within Stamford for residents to use
Cycle Route	N/A	None
Public Rights of Way	<400m	PROW nearby between Stamford and Rennington
Landscape Constraints	Assessment	
Is the site low, medium or high sensitivity in terms of landscape?	Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.	
Is the site low, medium or high sensitivity in terms of visual amenity?	Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.	
Historic Environment constraints	Assessment	
There are no designated heritage assets in Stamford. However, almost all the buildings in the hamlet are pre-1860. Some of the buildings could be considered as non-designated heritage assets. The cottages have been significantly altered over the years, with additional storeys incorporated, and pebble dash render on most of the properties.		
CONCLUSION	Site is suitable for a small-scale scheme which fits in with the character, layout and density of the settlement of Stamford – between 4 and 8 units of a terraced style similar to existing residences. Opportunities exist to improve habitats as part of the scheme. Any scheme should be for permanent occupancy only.	

6.0 Conclusions

- 6.1 12 sites were initially considered. 6 were discounted in the first sift of sites due to being contrary to planning policy (not within or adjacent to defined settlements, isolated locations in the countryside or otherwise contrary to planning policy).
- 6.2 6 sites were taken forward and this document contains an assessment of those sites. It is suggested that the Steering Group/Parish Council consider this assessment and carry forward preferred sites to a stage of consultation with the local community to assess the level of support for each site.
- 6.3 Rennington:

Site 1: Land south of Rennington 2-5

Conclusion: This site is not considered suitable for new housing development.

Site 2: Land behind Village Hall in Rennington

Conclusion: This site is considered unsuitable for housing due to no access and high landscape sensitivity within the village.

Site 3: Land southeast of North Farm Steading

Conclusion: This site is considered suitable for a small-scale housing development of approximately 6 dwellings providing a detailed site-specific design policy is included in the neighbourhood plan

Site 4: Land west of B1340

Conclusion: This site is a large site and due to its scale and location is not considered suitable for new housing development.

- 6.4 Rock:

Site 5: Land west of Rock Cricket Field

Conclusion: This site could be suitable in part (southern section) to deliver a small-scale development of permanent occupancy dwellings. There is an opportunity to deliver biodiversity net gain as part of the development. 6 dwellings maximum.

- 6.5 Stamford:

Site 6: Land west of Long Row

Conclusion: This site is suitable for a small development of new permanent occupancy housing. It will be important to ensure that any development here is well related to existing development and reflects the local vernacular styles and materials (although stone would be preferable to render as existing). 4-6 dwellings.