

# Site A: Land between Nos 18 and 20 Geddington Road

Location			
<b>Address</b>	Land between Nos 18 and 20 Geddington Road		
<b>SHLAA Reference</b>	N/A		
<b>Site description</b>	Open land/field to the south of Geddington Road.		
<b>Current use</b>	Pasture		
<b>Land type</b>	Greenfield		
<b>Adjacent uses</b>	Residential dwellings about the east and west site boundary. Agriculture and countryside to the north and south.		
<b>Capacity</b>	1 dwelling	<b>Grid reference</b>	SP 92256 80540
		<b>Site size</b>	0.0634ha
Accessibility			
<b>Highway access</b>	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.		
<b>Distances (walking)</b>	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	

<b>Rights of Way</b>	None
<b>Heritage Assets</b>	
<b>Archaeology</b>	<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>
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	The site is located within the Grafton Underwood Conservation Area.
<b>Other</b>	None
<b>Ecology</b>	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
<b>Landscape</b>	
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.	
<b>Environmental Protection</b>	
There at no known environmental constraints which would preclude development.	
<b>Drainage etc.</b>	
<b>Flood Zone</b>	<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>
<b>Water Resources</b>	<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>

<b>Minerals Safeguarding Area</b>	The site is not within a Minerals Safeguarding Area		
<b>Planning History</b>			
None			
<b>Local Plan Policy Issues</b>			
<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>			
<b>Conclusion</b>			
<b>For</b>	<b>Limited scale of development.</b>		
<b>Against</b>	<b>Greenfield site</b> <b>Development of open land outside of the village boundary.</b> <b>Prominent in the street scene.</b>		
<b>Issues for consideration</b>	<b>Access to site – proximity of ditch and affected by watercourse</b> <b>Archaeology</b> <b>Located within the Conservation Area</b> <b>Proximity to Listed Buildings.</b> <b>Impact on ground water.</b>		


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

Location			
<b>Address</b>	Land to the Rear of 24 Main Street		
<b>SHLAA Reference</b>	N/A		
<b>Site description</b>	Agricultural land with landscaping to boundaries.		
<b>Current use</b>	Pasture/Arable land.		
<b>Land type</b>	Greenfield		
<b>Adjacent uses</b>	Frontage and residential development to the north, south and west. Agriculture/countryside to the east.		
<b>Capacity</b>	8 dwellings	<b>Grid reference</b>	SP 92438 80504
		<b>Site size</b>	0.40ha
Accessibility			
<b>Highway access</b>	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.		
<b>Distances (walking)</b>	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	

<b>Rights of Way</b>	None
<b>Heritage Assets</b>	
<b>Archaeology</b>	<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>
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	The site is located within the Grafton Underwood Conservation Area.
<b>Other</b>	None
<b>Ecology</b>	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
<b>Landscape</b>	
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.	
<b>Environmental Protection</b>	
There at no known environmental constraints which would preclude development.	
<b>Drainage etc.</b>	
<b>Flood Zone</b>	<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>
<b>Water Resources</b>	<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>
<b>Mineral Safeguarding Area</b>	The site is not within a Minerals Safeguarding Area

<b>Planning History</b>	
None	
<b>Local Plan Policy Issues</b>	
<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>	
<b>Conclusion</b>	
<b>For</b>	<b>Not a prominent site in the street scene. Adjoins the settlement boundary.</b>
<b>Against</b>	<b>Greenfield site. Development of open land outside of the village boundary.</b>
<b>Issues for consideration</b>	<b>Highway Access – issues may impact on the size of the development. Archaeology Located within the Conservation Area</b>

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

Location			
<b>Address</b>	Land to the Rear of The Dukes Arms Farmhouse		
<b>SHLAA Reference</b>	N/A		
<b>Site description</b>	Agricultural/arable land with large scale building.		
<b>Current use</b>	Agriculture		
<b>Land type</b>	Greenfield land		
<b>Adjacent uses</b>	Residential dwellings to the east and south. Agriculture and countryside to the west.		
<b>Capacity</b>	4 dwellings	<b>Grid reference</b>	SP 92312 80470
		<b>Site size</b>	0.22ha
			
Accessibility			
<b>Highway access</b>	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.		
<b>Distances (walking)</b>	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	

<b>Rights of Way</b>	None
<b>Heritage Assets</b>	
<b>Archaeology</b>	<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>
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	The site is located within the Grafton Underwood Conservation Area.
<b>Other</b>	
<b>Ecology</b>	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
<b>Landscape</b>	
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.	
<b>Environmental Protection</b>	
Potential for land contamination given the existing use of the site.	
<b>Drainage etc.</b>	
<b>Flood Zone</b>	<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>
<b>Water Resources</b>	<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>



<b>Minerals Safeguarding Area</b>	The site is not within a Minerals Safeguarding Area
<b>Planning History</b>	
None	
<b>Local Plan Policy Issues</b>	
<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>	
<b>Conclusion</b>	
<b>For</b>	<b>Potential to enhance setting of Listed Building. Adjoins the settlement boundary.</b>
<b>Against</b>	<b>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)</b>
<b>Issues for consideration</b>	<b>Flooding (Flood Zone 2 and 3) Archaeology Highway Access Located within a Conservation Area Proximity to Listed Buildings Potential contamination and need for mitigation.</b>

# Site D: Cattlesheds to the Rear of Main Street

Location						
<b>Address</b>	Cattlesheds to the Rear of Main Street					
<b>SHLAA Reference</b>	N/A					
<b>Site description</b>	Irregular shaped site comprising areas of hardstanding and a number of large scale agricultural type buildings.					
<b>Current use</b>	Agricultural buildings and hardstanding					
<b>Land type</b>	Greenfield					
<b>Adjacent uses</b>	Residential to the west and agriculture and countryside to the east.					
<b>Capacity</b>	7 dwellings	<table border="1"> <tr> <td><b>Grid reference</b></td> <td>SP 92421 80256</td> </tr> <tr> <td><b>Site size</b></td> <td>0.37ha</td> </tr> </table>	<b>Grid reference</b>	SP 92421 80256	<b>Site size</b>	0.37ha
<b>Grid reference</b>	SP 92421 80256					
<b>Site size</b>	0.37ha					
Accessibility						
<b>Highway access</b>	Access required to be an adoptable layout if over 5 dwellings.					
<b>Distances (walking)</b>	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				

<b>Rights of Way</b>	None
<b>Heritage Assets</b>	
<b>Archaeology</b>	<p>As RA114 in LDDs. Potential to improved setting of designated barns. Some below ground potential for archaeology which could be addressed by condition.</p> <p>The Historic Environment Records (HER) records activity to the north east of the site, including areas of ridge and furrow.</p>
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	The site is located within the Grafton Underwood Conservation Area.
<b>Other</b>	
<b>Ecology</b>	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
<b>Landscape</b>	
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.	
<b>Environmental Protection</b>	
Potential contamination issues arising from current/previous use of the land for agriculture related purposes.	
<b>Drainage etc.</b>	
<b>Flood Zone</b>	<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>Within 20m of a main river.</p> <p>Small part of site at risk from surface water flooding.</p>
<b>Water Resources</b>	<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>

	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.
<b>Minerals Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area
<b>Planning History</b>	
None	
<b>Local Plan Policy Issues</b>	
<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>	
<b>Conclusion</b>	
<b>For</b>	<p><b>Site part within/adjacent to the settlement boundary.</b></p> <p><b>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.</b></p> <p><b>Potential to improve setting of Listed Buildings and the Conservation Area.</b></p>
<b>Against</b>	<p><b>Development of land outside of the village boundary.</b></p> <p><b>Greenfield land due to its occupation of agricultural buildings</b></p> <p><b>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.</b></p>
<b>Issues for consideration</b>	<p><b>Archaeology</b></p> <p><b>Highway Access</b></p> <p><b>Located within a Conservation Area</b></p> <p><b>Proximity to Listed Buildings</b></p> <p><b>Potential land contamination that may need mitigation.</b></p>

# Site E: Land West of Main Street

Location			
<b>Address</b>	Land West of Main Street		
<b>SHLAA Reference</b>	N/A		
<b>Site description</b>	Area of Open Space		
<b>Current use</b>	Pasture		
<b>Land type</b>	Greenfield		
<b>Adjacent uses</b>	Mix of agricultural land, countryside and residential.		
<b>Capacity</b>	9 dwellings	<b>Grid reference</b>	SP 92301 80250
		<b>Site size</b>	0.53ha
Accessibility			
<b>Highway access</b>	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.		
<b>Distances (walking)</b>	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	

<b>Rights of Way</b>	Public Right of Way (footpath) runs along the northern site boundary.
<b>Heritage Assets</b>	
<b>Archaeology</b>	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.
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	The site is located within the Grafton Underwood Conservation Area.
<b>Other</b>	Prominent boundary wall along site frontage.
<b>Ecology</b>	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
<b>Landscape</b>	
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.	
<b>Environmental Protection</b>	
There at no known environmental constraints which would preclude development.	
<b>Drainage etc.</b>	
<b>Flood Zone</b>	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.
<b>Water Resources</b>	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>
<b>Minerals Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area.
<b>Planning History</b>	
None	
<b>Local Plan Policy Issues</b>	
<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>	
<b>Conclusion</b>	
<b>For</b>	<b>Within the settlement boundary.</b>
<b>Against</b>	<p><b>Greenfield.</b></p> <p><b>Prominent open space within the village and its boundary, that adds to the character of the village.</b></p> <p><b>Impact on the setting of a Listed buildings.</b></p> <p><b>Potential highway constraints as access should be of an adoptable layout for the capacity proposed.</b></p> <p><b>Also structural consideration reference access given the proximity of the watercourse.</b></p> <p><b>Potential impact on trees and boundary wall.</b></p>
<b>Issues for consideration</b>	<p><b>Archaeology</b></p> <p><b>Highway Access</b></p> <p><b>Located within a Conservation Area</b></p> <p><b>Proximity to Listed Buildings</b></p> <p><b>Flooding</b></p>

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



Location			
<b>Address</b>	Land to the rear of the Old School House, Main Street		
<b>SHLAA Reference</b>	N/A		
<b>Site description</b>	Area of open space		
<b>Current use</b>	Pasture		
<b>Land type</b>	Greenfield		
<b>Adjacent uses</b>	Mix of residential and open space. St James's Church and churchyard to the west.		
<b>Capacity</b>	5 dwellings	<b>Grid reference</b>	SP 92248 80198
		<b>Site size</b>	0.27ha
Accessibility			
<b>Highway access</b>	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.		
<b>Distances (walking)</b>	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	



<b>Rights of Way</b>	None
<b>Heritage Assets</b>	
<b>Archaeology</b>	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.
<b>Listed Buildings</b>	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)
<b>Conservation Area</b>	The site is located within the Grafton Underwood Conservation Area.
<b>Other</b>	
<b>Ecology</b>	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
<b>Landscape</b>	
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.	
<b>Environmental Protection</b>	
There are no known environmental constraints which would preclude development.	
<b>Drainage etc.</b>	
<b>Flood Zone</b>	<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>
<b>Water Resources</b>	<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.
<b>Minerals Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area
<b>Planning History</b>	
None	
<b>Local Plan Policy Issues</b>	
<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>	
<b>Conclusion</b>	
<b>For</b>	<b>Within the settlement boundary.</b>
<b>Against</b>	<p><b>Greenfield and open space with the village boundary. Adds to the character of the village.</b></p> <p><b>Potential highway constraints due to access being off a private road, which is also used to access church and possible other dwellings.</b></p> <p><b>Impact on the setting of a Listed buildings.</b></p>
<b>Issues for consideration</b>	<p><b>Archaeology</b></p> <p><b>Highway Access. Further advice should be sought from the Fire Service and Waste Collection Teams.</b></p> <p><b>Located within a Conservation Area</b></p> <p><b>Proximity to Listed Buildings</b></p> <p><b>Flooding</b></p>

# Site G: Grafton Underwood Allotments, Main Street

Location		
<b>Address</b>	Grafton Underwood Allotments, Main Street	
<b>SHLAA Reference</b>	N/A	
<b>Site description</b>	Site has been laid out as allotments, Includes a single storey brick built shed. Landscaping to boundary.	
<b>Current use</b>	Residential Garden	
<b>Land type</b>	Greenfield	
<b>Adjacent uses</b>	Predominantly agriculture and pasture.	
<b>Capacity</b>	3 dwellings	<b>Grid reference</b> SP 92205 80077
		<b>Site size</b> 0.14ha
		
Accessibility		
<b>Highway access</b>	Access onto the public highway would need to be via a shared private drive.	
<b>Distances (walking)</b>	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

<b>Rights of Way</b>	None
<b>Heritage Assets</b>	
<b>Archaeology</b>	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.
<b>Listed Buildings</b>	There are no Listed Buildings within the curtilage of the site.
<b>Conservation Area</b>	The site is located within the Grafton Underwood Conservation Area.
<b>Other</b>	
<b>Ecology</b>	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
<b>Landscape</b>	
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.	
<b>Environmental Protection</b>	
There at no known environmental constraints which would preclude development.	
<b>Drainage etc.</b>	
<b>Flood Zone</b>	<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>
<b>Water Resources</b>	<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.		
<b>Minerals Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area.		
<b>Planning History</b>			
None			
<b>Local Plan Policy Issues</b>			
<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>			
<b>Conclusion</b>			
<b>For</b>	<b>Adjoins the settlement boundary.</b>		
<b>Against</b>	<b>Greenfield site.</b> <b>Designated Open Space in the Local Plan.</b> <b>Visually prominent site when entering the villages and provides a transition between countryside and the village.</b> <b>The majority of the site is located within Flood Zone 2 and 3</b>		
<b>Issues for consideration</b>	<b>Archaeology</b> <b>Located within Conservation Area.</b> <b>Highways</b> <b>Flooding</b>		

# Site H: Land to the rear of Allotments

## Location

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



## Accessibility

<b>Highway access</b>	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.	
<b>Distances (walking)</b>	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

<b>Rights of Way</b>	None
<b>Heritage Assets</b>	
<b>Archaeology</b>	Some irregularities on LiDAR which may relate to the possible house sites to the east. Early assessment is advised.
<b>Listed Buildings</b>	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.
<b>Conservation Area</b>	The site is located within the Grafton Underwood Conservation Area.
<b>Other</b>	None
<b>Ecology</b>	
There are no Tree Preservations Order or Ecological designations (both statutory and non-statutory designations) on site.	
<b>Landscape</b>	
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.	
<b>Environmental Protection</b>	
There are no known environmental constraints which would preclude development.	
<b>Drainage etc.</b>	
<b>Flood Zone</b>	<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>
<b>Water Resources</b>	<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>

<b>Minerals Safeguarding Area</b>	The site is not within the Minerals Safeguarding Area.		
<b>Planning History</b>			
None			
<b>Local Plan Policy Issues</b>			
<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>			
<b>Conclusion</b>			
<b>For</b>	<b>Adjoins the settlement boundary.</b>		
<b>Against</b>	<p><b>Greenfield site.</b></p> <p><b>Designated Open Space in the Local Plan.</b></p> <p><b>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.</b></p> <p><b>The majority of the site is located within Flood Zone 2 and 3.</b></p>		
<b>Issues for consideration</b>	<p><b>Archaeology</b></p> <p><b>Located within the Conservation Area</b></p> <p><b>Proximity to Listed Buildings.</b></p> <p><b>Highways</b></p> <p><b>Flooding</b></p>		