


Site 1: Brigstock Camp

Location

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|-------------------------|--|--|----------------|
| Address | Brigstock Camp Stanion Road Brigstock Kettering Northamptonshire NN14 3HW |  | |
| SHLAA Reference | N/A | | |
| Site description | Former army camp | | |
| Current use | Vacant | | |
| Land type | Brownfield | | |
| Adjacent uses | Agriculture | | |
| Capacity | Up to 123dw | Grid reference | SP 93552 86380 |
| | | Site size | 4.10ha |

Accessibility

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|----------------------------|--|--------|--|
| Highway access | The site is accessed off the busy, high speed, A6116 Stanion Road. A new access or intensification of use of the existing access would not be acceptable due to the safety concerns with turning traffic in this location. The site is also severed from Brigstock by the A6116 making access to services by sustainable means (walking, cycling, bus) difficult and potentially raising safety concerns. The site is not seen to be an acceptable location for further development. | | |
| Distances (walking) | Brigstock Latham's Church of England School | 1,611m | |
| | Brigstock Village Hall | 1,696m | |
| | Central England Co-op Brigstock convenience store | 1,664m | |
| | Brigstock Surgery | 1,696m | |
| | Bus Stop (Cenrebus 8) | 1,120m | |
| Rights of Way | N/A | | |

Heritage Assets

| | |
|--------------------------|--|
| Archaeology | N/A |
| Conservation Area | N/A |
| Listed Buildings | N/A |
| Other | Brigstock Camp Built 1928 as an emigration camp for Canadians latterly refurbished as an army camp. The site has some surviving buildings representing this period which may need a heritage assessment. |

Ecology

N/A

Landscape

Environmental Protection


This site may be impacted by traffic noise from the A6116. Mitigation may significantly reduce the number of units that can be accommodated on the site. May have landscape implications if a significant noise bund is required alongside the A 6116.

Further contamination assessment may be required.

Drainage etc.


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|---------------------------------|---|----------------------------------|----------------------------|
| Flood Zone | These sites fall within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. There are no reports of flood within the site boundary. Is at very low risk of groundwater flooding. Presence of a spring flow in the north of the site. | | |
| Water Resources | Offsite mains reinforcements will be required. There is no existing main along the A6116. It could take up to 12 months to deliver this scheme once a requisition has been received. | | |
| Waste Water | May require enhancement to treatment process capacity to receive foul water. | | |
| Planning History | | | |
| 06/00823/FUL | Demolition of existing buildings and redevelopment of the site with a 54 bed hospital, associated landscaping works, including attenuation, wildlife pond and construction of new access (resubmission) | Brigstock Camp Site Stanion Road | Appeal Allowed 06 Jul 2007 |
| 04/01717/FUL | Demolition of existing buildings and erection of proposed 54 bed hospital, associated landscaping works, including attenuation and wildlife pond, and construction of new access | Brigstock Camp Site Stanion Road | Refused 13 Apr 2005 |
| 03/00252/FUL | Change of use of agricultural land to surface water attenuation pond | Brigstock Camp Site Stanion Road | Withdrawn 23 Jun 2003 |
| 02/00394/FUL | Specialist residential care facility including landscaping and access road | Brigstock Camp Site Stanion Road | Withdrawn 24 Apr 2002 |
| 60/0074//OTR | Use of disused camp as hostel (temporary) | Brigstock Camp Site Stanion Road | Permitted |
| 98/00819/FUL | Three detached dwellings, access roads, landscaping and demolition of existing buildings | Brigstock Camp Site Stanion Road | Permitted 19 Oct 1999 |
| 92/00874/VAR | Variation of time limit condition EN89/1275 - permanent use of land for flying model aircraft | Brigstock Camp Site Stanion Road | Permitted 10 Feb 1993 |
| 89/01275/FUL | Use of land for flying model aircraft (Revision of times) | Brigstock Camp Site Stanion Road | Permitted |
| 89/00484/FUL | Additional use of agricultural land for the flying of model aircraft | Brigstock Camp Site Stanion Road | Permitted |
| Community consultation | | | |
| Conclusion | | | |
| For | Brownfield site | | |
| Against | Poor access to all village services and facilities A new access or intensification of use of the existing access would not be acceptable due to the safety concerns with turning traffic in this location. | | |
| Issues for consideration | Need for heritage assessment Traffic noise Contamination | | |

Site 2: Land off Woodyard Close

| Location | | | |
|---|--|--|----------------|
| Address | Land Off Woodyard Close, Brigstock |  | |
| SHLAA Reference | 2211 | | |
| Site description | One fields/paddocks. | | |
| Current use | Agriculture/paddock | | |
| Land type | Greenfield | | |
| Adjacent uses | Residential to south. Paddock to west. Agriculture to north. Woodland to east. | | |
| Capacity | Up to 26dw | Grid reference | SP 94625 85726 |
| | | Site size | 0.81ha |
| Accessibility | | | |
| Highway access | Woodyard Close is adopted highway. In principle Woodyard Close could accommodate a limited amount of additional housing and this site would be likely to be acceptable for some future development. | | |
| Distances (walking) | Brigstock Latham's Church of England School | 592m | |
| | Brigstock Village Hall | 677m | |
| | Central England Co-op Brigstock convenience store | 447m | |
| | Brigstock Surgery | 677m | |
| | Bus Stop (Cenrebus 8) | 506m | |
| Rights of Way | N/A | | |
| Heritage Assets | | | |
| Archaeology | The site contains extensive ridge and furrow remains. The archaeological potential is currently unknown as only geophysical survey has been undertaken on the site. The trial trenching component has not yet been undertaken. It is within a potentially archaeologically sensitive area. | | |
| Conservation Area | N/A | | |
| Listed Buildings | N/A | | |
| Ecology | | | |
| N/A | | | |
| Landscape | | | |
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| Environmental Protection | | | |
| This site may be impacted by traffic noise from the A6116 but should be able to be mitigated through good design. | | | |
| Drainage etc. | | | |
| Flood Zone | These sites fall within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. | | |

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| | There are no reports of flood within the site boundaries. Is at negligible risk from ground water flood. |
| Water Resources | Offsite mains reinforcements will be required. It could take up to 12 months to deliver this scheme once a requisition has been received. |
| Waste Water | May require enhancement to treatment process capacity to receive foul water. |
| Planning History | |
| Community consultation | |
| Conclusion | |
| For | |
| Against | Poor access to bus stop |
| Issues for consideration | Potentially archaeologically sensitive area Traffic noise |


Site 3: East side of Grafton Road

| Location | | | |
|--------------------------|---|--|----------------|
| Address | Land east side of Grafton Road |  | |
| SHLAA Reference | 974 | | |
| Site description | Paddock | | |
| Current use | Paddock and allotment | | |
| Land type | Greenfield | | |
| Adjacent uses | Agricultural, residential | | |
| Capacity | Up to 17dw | Grid reference | SP 94617 84903 |
| | | Site size | 0.50ha |
| Accessibility | | | |
| Highway access | Grafton Road. The site is on the edge of the village and the 30mph speed limit ends at the site frontage, and would be likely to need to be relocated. A speed survey may be required to determine vehicle speeds and if any traffic calming is required. In principle this site is likely to be acceptable for some future development. | | |
| Distances (walking) | Brigstock Latham's Church of England School | 743m | |
| | Brigstock Village Hall | 828m | |
| | Central England Co-op Brigstock convenience store | 580m | |
| | Brigstock Surgery | 828m | |
| | Bus Stop (Cenrebus 8) | 475m | |
| Rights of Way | N/A | | |
| Heritage Assets | | | |
| Archaeology | A possible Roman Road the Gartree Road representing a possible section to west of Titchmarsh 'the gravel Walk runs across the north east corner of the site. Potential for activity in this area and further information would be needed. | | |
| Conservation Area | N/A | | |
| Listed Buildings | N/A | | |
| Ecology | | | |
| N/A | | | |
| Landscape | | | |
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| Environmental Protection | | | |
| N/A | | | |
| Drainage etc. | | | |

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| Flood Zone | Part of this site falls within Flood Zone 2, defined by the PPG as having a medium probability of flooding. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. There are no reports of flood within the site boundaries. West of site adjacent Grafton Road is at very high risk of ground water flood. Source of ground water is a bedrock aquifer. |
| Water Resources | Offsite mains reinforcements will be required. It could take up to 12 months to deliver this scheme once a requisition has been received. |
| Waste Water | May require enhancement to treatment process capacity to receive foul water. |
| Planning History | |
| N/A | |
| Community consultation | |
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| Conclusion | |
| For | |
| Against | Poor access to bus stop, healthcare, village hall West of site adjacent Grafton Road is at very high risk of ground water flood. |
| Issues for consideration | Archaeology |

Site 4: North of Stanion Road

Location

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|------------------|--|--|----------------|
| Address | Stanion Road |  | |
| SHLAA Reference | 1101 | | |
| Site description | Field north of Stanion road and south of A6116 | | |
| Current use | Agriculture | | |
| Land type | Greenfield | | |
| Adjacent uses | Agriculture, residential. | | |
| Capacity | Up to 50dw | Grid reference | SP 94097 86043 |
| | | Site size | 3.24ha |

Accessibility

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| Highway access | <p>Stanion Road No direct access would be permitted off the A6116. The site is on the edge of the village and the 30mph speed limit ends at the site frontage, and would be likely to need to be relocated. A speed survey may be required to determine vehicle speeds and if any traffic calming is required. Any new access should be located as close to the existing built-up extent of the village as possible to ensure speeds are naturally constrained. In principle this site is likely to be acceptable for some future development.</p> | |
| Distances (walking) | Brigstock Latham's Church of England School | 808m |
| | Brigstock Village Hall | 893m |
| | Central England Co-op Brigstock convenience store | 868m |
| | Brigstock Surgery | 893m |
| | Bus Stop (Cenrebus 8) | 317m |
| Rights of Way | N/A | |

Heritage Assets

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|-------------------|---|--|
| Archaeology | No known archaeological activity but cropmarks to the north are indicative of Romano British activity. The landscape to the south contains extensive prehistoric activity. Potential for activity in this area and further information would be needed. | |
| Conservation Area | N/A | |
| Listed Buildings | N/A | |

Ecology

N/A

Landscape

Environmental Protection

This site may be impacted by traffic noise from the A6116. Mitigation may significantly reduce the number of units that can be accommodated on the site. May have landscape implications if a significant noise bund is required alongside the A 6116. May make parts of the site unviable.

Drainage etc.

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|-------------------|--|
| Flood Zone | These sites fall within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. There are no reports of flood within the site boundaries. North West and northern boundary is at very high risk of ground water flood. Source of ground water is a bedrock aquifer. Central areas are at very low risk however this area is subject to spring flow. South of the site is at negligible risk of ground water flood. |
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| Water Resources | Offsite mains reinforcements will be required. It could take up to 12 months to deliver this scheme once a requisition has been received. |
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| Waste Water | May require enhancement to treatment process capacity to receive foul water. |
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Planning History

N/A


Community consultation

Conclusion

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| For | |
| Against | Poor access to convenience store, healthcare, village hall North West and northern boundary is at very high risk of ground water flood. |
| Issues for consideration | Potential for prehistoric activity Traffic noise |

Site 5: Pocket Park

Location

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|-------------------------|-------------------------------------|--|----------------|
| Address | Pocket Park, Barnard's Way |  | |
| SHLAA Reference | N/A | | |
| Site description | Mainly hawthorn scrub and grassland | | |
| Current use | Nature conservation area | | |
| Land type | Greenfield | | |
| Adjacent uses | Business, residential | | |
| Capacity | Up to 40dw | Grid reference | SP 95104 84891 |
| | | Site size | 1.35ha |

Accessibility

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| Highway access | Barnard's Way There appears to be a ditch along the site frontage which would need to be piped to create a new access. In principle this site is likely to be acceptable for some future development. | |
| Distances (walking) | Brigstock Latham's Church of England School | 913m |
| | Brigstock Village Hall | 998m |
| | Central England Co-op Brigstock convenience store | 764m |
| | Brigstock Surgery | 998m |
| | Bus Stop (Cenrebus 8) | 395m |

Rights of Way N/A

Heritage Assets

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|--------------------------|-----------------------------|
| Archaeology | The site is mainly quarried |
| Conservation Area | N/A |
| Listed Buildings | N/A |

Ecology

Natural area of countryside which are owned, looked after and cherished by the local community for peaceful enjoyment, the protection of wildlife and to provide access for all.
Notable species record.

Landscape

The Pocket Park was originally part of the Country Park until 1984 when the site was split by the construction of a bypass. Prior to this the site was a sand stone quarry with Pocket Park land left at the edge of the extraction area.
Heavily wooded and forms an established mature screening barrier between the Barnards Way/ Lyveden Road estate and the A6116 Bypass.


Environmental Protection

This site may be impacted by traffic noise from the A6116. Mitigation may significantly reduce the number of units that can be accommodated on the site. May have landscape implications if a significant noise bund is required alongside the A 6116. May make parts of the site unviable.

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| Site was part of the old quarry workings which is now Brigstock Country Park before the A6116 dissected the site. Contamination and land stability will need to be taken into consideration. | |
| Drainage etc. | |
| Flood Zone | These sites fall within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. There are no reports of flood within the site boundaries. North of the site is at very high risk of ground water flood. Source of ground water is a bedrock aquifer. Central and south of the site are at negligible risk of ground water flood. |
| Water Resources | Offsite mains reinforcements will be required. It could take up to 12 months to deliver this scheme once a requisition has been received. |
| Waste Water | |
| Planning History | |
| N/A | |
| Community consultation | |
| | |
| Conclusion | |
| For | |
| Against | Poor access to healthcare, village hall North of the site is at very high risk of ground water flood. Natural areas of countryside for peaceful enjoyment, the protection of wildlife and to provide access for all. Notable species. |
| Issues for consideration | Land instability Contamination Traffic noise |

Site 6: Hunt Kennels

Location

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|-------------------------|---|--|----------------|
| Address | Woodland Pytchley Hunt Kennels, Kennel Hill |  | |
| SHLAA Reference | 1093 | | |
| Site description | Land and buildings associated with hunt kennels | | |
| Current use | Hunt kennels, stables, paddocks | | |
| Land type | Greenfield | | |
| Adjacent uses | Residential, allotments, agriculture | | |
| Capacity | Up to 63dw | Grid reference | SP 94942 85437 |
| | | Site size | 3.71ha |

Accessibility

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|----------------------------|---|------|
| Highway access | Kennel Hill No direct access would be permitted off the A6116. The site has no frontage to the public highway. Access appears to be via a private drive which appears to be substandard in width, alignment and is in poor condition. The visibility where the private drive joins the Kennel Hill is restricted by the existing building and the bend in close proximity. The access appears to be inadequate to allow any further development. | |
| Distances (walking) | Brigstock Latham's Church of England School | 482m |
| | Brigstock Village Hall | 567m |
| | Central England Co-op Brigstock convenience store | 368m |
| | Brigstock Surgery | 567m |
| | Bus Stop (Cenrebus 8) | 348m |

Rights of Way Footpath MK7 runs along the eastern side of the site.

Heritage Assets

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|--------------------------|--|
| Archaeology | Extensive ridge and furrow earthworks. To the south east the HER records a possible Romano British -Saxon settlement. Potential for activity in this area and further information would be needed. |
| Conservation Area | The southern part of the site (33 Kennel Hill and outbuildings) is situated within the Conservation Area. |
| Listed Buildings | N/A |

Ecology

Landscape

Environmental Protection

Northern part of site encroaches on an 'inert' landfill site probably associated with the construction of the Brigstock bypass. Contamination and land stability will need to be taken into consideration.

This site may be impacted by traffic noise from the A6116. Mitigation may significantly reduce the number of units that can be accommodated on the site. May have landscape implications if a significant noise bund is required alongside the A 6116. May make parts of the site unviable.

Drainage etc.

Flood Zone These sites fall within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding.
There are no reports of flood within the site boundaries.
Very low risk of ground water flood, presence of bedrock aquifer.

Water Resources Offsite mains reinforcements will be required. It could take up to 12 months to deliver this scheme once a requisition has been received.

Waste Water May require enhancement to treatment process capacity to receive foul water.

Planning History


N/A

Community consultation

Conclusion

| | |
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| For | Good access to primary school |
| Against | Access appears to be via a private drive which appears to be substandard in width, alignment and is in poor condition. |
| Issues for consideration | Archaeology Contamination Land stability Traffic noise Conservation Area |

Site 7: Lyveden Road

| Location | | | |
|---|--|--|----------------|
| Address | Lyveden Road |  | |
| SHLAA Reference | 1005 | | |
| Site description | Land between Lyveden Road and bypass | | |
| Current use | Agriculture, paddocks | | |
| Land type | Greenfield | | |
| Adjacent uses | Residential, agriculture, paddocks | | |
| Capacity | Up to 70dw | Grid reference | SP 94963 85307 |
| | | Site size | 2.37ha |
| Accessibility | | | |
| Highway access | Lyveden Road No direct access would be permitted off the A6116. In principle this site is likely to be acceptable for some future development. | | |
| Distances (walking) | Brigstock Latham's Church of England School | 509m | |
| | Brigstock Village Hall | 594m | |
| | Central England Co-op Brigstock convenience store | 364m | |
| | Brigstock Surgery | 594m | |
| | Bus Stop (Cenrebus 8) | 334m | |
| Rights of Way | Footpath MK7 along western edge of site | | |
| Heritage Assets | | | |
| Archaeology | Contains a possible Romano British -Saxon settlement. Potential for activity in this area and further information would be needed. | | |
| Conservation Area | N/A | | |
| Listed Buildings | N/A | | |
| Ecology | | | |
| N/A | | | |
| Landscape | | | |
| | | | |
| Environmental Protection | | | |
| This site may be impacted by traffic noise from the A6116. Mitigation may significantly reduce the number of units that can be accommodated on the site. May have landscape implications if a significant noise bund is required alongside the A 6116. May make parts of the site unviable. | | | |
| Drainage etc. | | | |
| Flood Zone | These sites fall within Flood Zone 1, defined by the Planning Practice Guidance (PPG) as having a low probability of flooding. There are no reports of flood within the site boundaries. Very low/ negligible risk of ground water flood. North West of site, presence of spring flow. | | |

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|---------------------------------|---|
| Water Resources | Offsite mains reinforcements will be required. It could take up to 12 months to deliver this scheme once a requisition has been received. |
| Waste Water | May require enhancement to treatment process capacity to receive foul water. |
| Planning History | |
| N/A | |
| Community consultation | |
| Conclusion | |
| For | |
| Against | |
| Issues for consideration | Archaeology Traffic noise |