Site 1: Brigstock Camp

Location				
SHLAA Reference Site	Brigstock Camp Stanion Road Brigstock Kettering Northamptonshire NN14 3HW			
description	Former army camp			
Current use	Vacant			
Land type	Brownfield	\		
Adjacent uses	Agriculture		18/1	1
Capacity	Up to 123dw	Grid reference		SP 93552 86380
		Site size		4.10ha
Accessibility Highway		d off the busy, high speed, A		
access	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		Church of England School	1,611m	
(walking)	Brigstock Village Ha		1,696m	
	store	op Brigstock convenience 1,664m		
	Brigstock Surgery		1,696m	
D'ala a CM	Bus Stop (Cenrebus	(8)	1,120m	
Rights of Way	N/A			
Heritage Assets Archaeology	N/A			
Conservation	N/A			
Area 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.

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	Flood Zone	Those sites fall within Flood 7one 1 do	fined by the Planning Pr	actico Guidanco
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 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 Waste Water Waste 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) 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 (resubmission) 03/00252/FUL Change of use of agricultural land to surface water attenuation pond Stanion Road 02/00394/FUL Specialist residential care facility including landscaping and access road of 10/0074//OTR Use of disused camp as hostel (temporary) 98/00819/FUL Three detached dwellings, access roads of flying model aircraft (Revision of times) 92/00874/VAR Variation of time limit condition existing buildings 89/00484/FUL Additional use of agricultural land for flying model aircraft (Revision of times) 89/00484/FUL Additional use of agricultural land for the flying of model aircraft (Revision of times) 89/00484/FUL Additional use of agricultural land for the flying of model aircraft the flying of model aircraft Community consultation Conclusion For Brownfield site Permitted Permitted Permitted Permitted Permitted Stanion Road Permitted Stanion Road Permitted Permitted Permitted Stanion Road Permitted Permitted Stanion Road Permitted Permitted Stanion Road Permitted Permitted Stanion Road Permitted Permitted Traffic noise	rioda Zone			actice duidance
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Issues for Need for heritage assessment Consideration Traffic noise				
consideration Traffic noise	Issues for		U	
• ·		Contamination		

Site 2: Land off Woodyard Close

Location			
Address	Land Off		
Addiess	Woodyard		
	Close,	1000 C	
	Brigstock	MARYON	
SHLAA		13-31 1-8:37 - War It	
Reference	2211		
Site description	One fields/ paddocks.	1 1000	. 12
Current use	Agriculture/ paddock	The latest	N/N/
Land type	Greenfield	14275	
Adjacent uses	Residential		
Adjacent uses	to south.		
	Paddock to		
	west.	44. 16. 46. 77. 7	for the second s
	Agriculture	- A 100 200 (P)	
	to north.		SD-2/2
	Woodland	1 1 2 7 A COMPANY OF THE PARTY	
	to east.		
Capacity	Up to 26dw	Grid reference	SP 94625 85726
		Site size	0.81ha
Accessibility	ļ		
Highway	Woodyard Clo	se is adopted highway. In principle V	Voodyard Close could
access		e a limited amount of additional hous	
	to be accepta	ble for some future development.	
Distances		nam's Church of England School	592m
(walking)	Brigstock Villa		677m
		nd Co-op Brigstock convenience	447m
	store		
	Brigstock Surg	gery	677m
	Bus Stop (Cen	rebus 8)	506m
Rights of Way	N/A	,	
Heritage Assets			
Archaeology		ains extensive ridge and furrow rema	ins. The archaeological
		urrently unknown as only geophysical	
		trial trenching component has not ye	et been undertaken. It is within a
	potentially ar	chaeologically sensitive area.	
Conservation	N/A		
Area			
Listed	N/A		
Buildings			
Ecology			
N/A			
Landscape			
Environmental	Protoction		
		raffic noise from the A6116 but the	ld be able to be mitigated
This site may be impacted by traffic noise from the A6116 but should be able to be mitigated through good design.			
Drainage etc.	ะวเลิแ"		
Flood Zone	These sites fall within Flood Zone 1, defined by the Planning Practice Guidance		
1 1000 ZUITE	(PPG) as having a low probability of flooding.		
	(11 0) as navi	is a tow probability of itooding.	

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

Site 3: East side of Grafton Road

Location			
Address	Land east	EAT TO SHOW THE STATE OF THE ST	8//01
Addiess	side of		
	Grafton		
	Road	The state of the s	
SHLAA	Noau		
Reference	974		
Site	Paddock	A Little	
description		,	
Current use	Paddock		
	and		/ \
	allotment		X - XX - >
Land type	Greenfield	1 A 1 E 1	
Adjacent	Agricultural,		
uses	residential		
		1	
			/ N/ = //
Capacity	Up to 17dw	Grid reference	SP 94617 84903
		Site size	0.50ha
A 11. 11.1			
Accessibility	Cuefter Deed		
Highway	Grafton Road.		
access		the edge of the village and the 30mph speed lin	
		would be likely to need to be relocated. A spee	
		etermine vehicle speeds and if any traffic calmir	
D: 1		site is likely to be acceptable for some future de	
Distances		nam's Church of England School	743m
(walking)	Brigstock Villa		828m
	Central Englai	nd Co-op Brigstock convenience store	580m
	Brigstock Surg	verv	828m
	Drigstock sarg		020111
	Bus Stop (Cen	rebus 8)	475m
Rights of Way	N/A		
Heritage Asset			
Archaeology		man Road the Gartree Road representing a possi	ble section to west of
3,		he gravel Walk runs across the north east corner	
		this area and further information would be need	
Conservation	N/A		
Area			
Listed	N/A		
Buildings			
Ecology			
N/A			
Landscape			
Environmental	Protection		
N/A			
Drainage etc.			

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	Offsite mains reinforcements will be required. It could take up to 12 months to
Resources	deliver this scheme once a requisition has been received.
Waste Water	May require enhancement to treatment process capacity to receive foul water.
Planning Histor	
N/A	
Community co	nsultation
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			. 10 010.
Location	Chamian		
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			
Highway	Stanion Road		
	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.		
Distances		ham's Church of England School	808m
(walking)	Brigstock Vill		893m
, <i>3,</i>	Central Engla	nd Co-op Brigstock convenience store	868m
	Brigstock Sur	gery	893m
	Bus Stop (Cenrebus 8) 317m		
Rights of Way	N/A		
Heritage Asset 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 n 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.	e build is required alongside the A orro. May make parts of the site unviable.			
Flood Zone	These sites fall within Flood Zone 1, defined by the Planning Practice Guidance			
Flood Zone	(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.			
Water	Offsite mains reinforcements will be required. It could take up to 12 months to			
Resources	deliver this scheme once a requisition has been received.			
Waste Water	May require enhancement to treatment process capacity to receive foul water.			
Planning Histor	у			
N/A	N/A			
Community cor	nsultation			
Conclusion				
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	Potential for prehistoric activity			
consideration	Traffic noise			

Site 5: Pocket Park

Location			
Address	Pocket Park,	50 2 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	/
Addiess	Barnard's		
	Way		
SHLAA	way		
Reference	N/A		
Reference			
Site	Mainly		
description	hawthorn		
	scrub and		
	grassland		
Current use	Nature		
	conservation		
	area		
Land type	Greenfield		
Adjacent	Business,		
uses	residential		
Capacity	Up to 40dw	Grid reference	SP 95104 84891
		Site size	1.35ha
		Site size	1.3311a
Accessibility			
Highway	Barnard's Way		
access		to be a ditch along the site frontage which v	
	to create a new access. In principle this site is likely to be acceptable for some		
	future develop		
Distances		am's Church of England School	913m
(walking)	Brigstock Villa		998m
	Central Englar	nd Co-op Brigstock convenience store	764m
	Brigstock Surg	ery	998m
	Bus Stop (Ceni	rehus 8)	395m
	. `		373111
Rights of Way	N/A		
Heritage Asset	S		
Archaeology	The site is ma	inly quarried	
Conservation	N/A		
Area			
Listed	N/A		
Buildings			

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.

	f 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 Histor	ry	
N/A		
Community con	nsultation	
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			
Address	Woodland		
Address	Pytchley		
	Hunt		
	Kennels,	1	
	Kennel Hill	1	
SHLAA			
Reference	1093		
Site	Land and		100 X
description	buildings	97/33/97/1	
description	associated	70.010	
	with hunt	0.500//2017	
	kennels		
Current use	Hunt		
	kennels,	State of the state	7.31
	stables,		
	paddocks		/ (3)
Land type	Greenfield	12 1 10 10 10 10 10 10 10 10 10 10 10 10 1	
Adjacent uses	Residential,	Called 1	1/4/4
	allotments,		
	agriculture		
Capacity	Up to 63dw	Grid reference	SP 94942 85437
		Site size	3.71ha
Accessibility			
Highway	Kennel Hill		
access	No direct access would be permitted off the A6116. The site has no frontage to		
access	No direct acc	cess would be permitted off the A611	6. The site has no frontage to
access		ess would be permitted off the A611 ghway. Access appears to be via a pr	
access	the public his	ghway. Access appears to be via a pr in width, alignment and is in poor co	ivate drive which appears to be ndition. The visibility where the
access	the public his substandard private drive	ghway. Access appears to be via a pr in width, alignment and is in poor co joins the Kennel Hill is restricted by	ivate drive which appears to be ndition. The visibility where the the existing building and the
access	the public his substandard private drive bend in close	ghway. Access appears to be via a pr in width, alignment and is in poor co joins the Kennel Hill is restricted by proximity. The access appears to be	ivate drive which appears to be ndition. The visibility where the the existing building and the
	the public his substandard private drive bend in close development	ghway. Access appears to be via a pr in width, alignment and is in poor co joins the Kennel Hill is restricted by proximity. The access appears to be	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further
Distances	the public his substandard private drive bend in close development Brigstock Lat	ghway. Access appears to be via a pr in width, alignment and is in poor co joins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further
	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England Schoolage Hall	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m
Distances	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Engla	ghway. Access appears to be via a pr in width, alignment and is in poor co joins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further
Distances	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m
Distances	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Engla	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m
Distances	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m
Distances (walking)	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be and the control of England School age Hall and Co-op Brigstock convenience gery	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m
Distances	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m
Distances (walking)	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be a proximity and School age Hall and Co-op Brigstock convenience agery are bus 8) 7 runs along the eastern side of the soge and furrow earthworks. To the soge and furrow earthworks. To the soge and furrow earthworks.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite.
Distances (walking) Rights of Way Heritage Assets	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKT)	ghway. Access appears to be via a prin width, alignment and is in poor conjoins the Kennel Hill is restricted by a proximity. The access appears to be a proximity and School age Hall and Co-op Brigstock convenience and Co-op Brigstock convenience are gery and along the eastern side of the source and furrow earthworks. To the source and British -Saxon settlement. Poten	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite.
Distances (walking) Rights of Way Heritage Assets Archaeology	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MK). Extensive rid possible Rom further inform	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery Truns along the eastern side of the span and furrow earthworks. To the so ano British -Saxon settlement. Poten mation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and
Distances (walking) Rights of Way Heritage Assets Archaeology Conservation	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ Extensive rid possible Rom further inform The southern	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery prebus 8) 7 runs along the eastern side of the segment and furrow earthworks. To the sogno British -Saxon settlement. Potentiation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and
Distances (walking) Rights of Way Heritage Assets Archaeology Conservation Area	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ Extensive rid possible Rom further inform The southern the Conserva	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery prebus 8) 7 runs along the eastern side of the segment and furrow earthworks. To the sogno British -Saxon settlement. Potentiation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and
Distances (walking) Rights of Way Heritage Assets Archaeology Conservation Area Listed	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ Extensive rid possible Rom further inform The southern	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery prebus 8) 7 runs along the eastern side of the segment and furrow earthworks. To the sogno British -Saxon settlement. Potentiation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and
Distances (walking) Rights of Way Heritage Assets Archaeology Conservation Area Listed Buildings	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ Extensive rid possible Rom further inform The southern the Conserva	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery prebus 8) 7 runs along the eastern side of the segment and furrow earthworks. To the sogno British -Saxon settlement. Potentiation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and
Distances (walking) Rights of Way Heritage Assets Archaeology Conservation Area Listed	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ Extensive rid possible Rom further inform The southern the Conserva	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery prebus 8) 7 runs along the eastern side of the segment and furrow earthworks. To the sogno British -Saxon settlement. Potentiation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and
Distances (walking) Rights of Way Heritage Assets Archaeology Conservation Area Listed Buildings Ecology	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ Extensive rid possible Rom further inform The southern the Conserva	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery prebus 8) 7 runs along the eastern side of the segment and furrow earthworks. To the sogno British -Saxon settlement. Potentiation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and
Distances (walking) Rights of Way Heritage Assets Archaeology Conservation Area Listed Buildings	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ Extensive rid possible Rom further inform The southern the Conserva	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery prebus 8) 7 runs along the eastern side of the segment and furrow earthworks. To the sogno British -Saxon settlement. Potentiation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and
Distances (walking) Rights of Way Heritage Assets Archaeology Conservation Area Listed Buildings Ecology	the public his substandard private drive bend in close development Brigstock Lat Brigstock Vill Central Englastore Brigstock Sur Bus Stop (Cer Footpath MKZ Extensive rid possible Rom further inform The southern the Conserval N/A	ghway. Access appears to be via a prin width, alignment and is in poor cojoins the Kennel Hill is restricted by proximity. The access appears to be ham's Church of England School age Hall and Co-op Brigstock convenience gery prebus 8) 7 runs along the eastern side of the segment and furrow earthworks. To the sogno British -Saxon settlement. Potentiation would be needed.	ivate drive which appears to be ndition. The visibility where the the existing building and the inadequate to allow any further 482m 567m 368m 567m 348m ite. uth east the HER records a stial for activity in this area and

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 Offsite mains reinforcements will be required. It could take up to 12 months to Resources deliver this scheme once a requisition has been received. May require enhancement to treatment process capacity to receive foul water. Waste Water

Planning History

N/A

Community consultation

Conclusion	
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	Archaeology
consideration	Contamination
	Land stability
	Traffic noise
	Conservation Area

Site 7: Lyveden Road

Site it Lyvedell Road				
Location				
Address	Lyveden Road	2098/L A 1		
SHLAA Reference	1005			
Site description	Land between Lyveden Road and bypass			
Current use	Agriculture, paddocks			
Land type	Greenfield			
Adjacent uses	Residential, agriculture, paddocks		A C	
Capacity	Up to 70dw	Grid reference	SP 94963 85307	
		Site size	2.37ha	
Accessibility				
Highway	Lyveden Road			
access	No direct access would be permitted off the A6116. In principle this site is likely to be acceptable for some future development.			
Distances	Brigstock Latham's Church of England School 509m			
(walking)	Brigstock Vill		594m	
	Central England Co-op Brigstock convenience store 364m			
	Brigstock Sur Bus Stop (Cer		594m 334m	
	bus stop (cei	irebus 6)	334111	
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.	<u> </u>	, ,	

Water	Offsite mains reinforcements will be required. It could take up to 12 months to			
Resources	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				
	Aughanalam			
Issues for	Archaeology			
consideration	Traffic noise			