

BARBY AND ONLEY NEIGHBOURHOOD PLAN

SITE SELECTION PROCESS

1. Introduction

- 1.1 The Neighbourhood Plan Review for Barby and Onley Parish Council has been prepared by the Barby and Onley Neighbourhood Plan Advisory Committee on behalf of the Parish Council. One of the most important objectives of the Neighbourhood Plan is to say where new houses should be built within the Parish to contribute towards the housing need across West Northamptonshire as identified in the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 (the Local Plan).
- 1.2 This document sets out how the Barby and Onley Neighbourhood Plan Advisory Committee identified sustainable sites for the allocation of land for housing development. The recommendations made by the Advisory Committee were informed by an independently produced Site Options and Assessment Report produced by AECOM as part of a technical support package made available by Locality.
- 1.3 The Neighbourhood Plan Review supports the provision of sustainable housing in the Parish and has embraced the desire to meet the District-wide housing provision targets by identifying potential housing sites within the Parish to meet, and exceed, these minimum requirements within a location that is deliverable, developable and most acceptable to the local community.
- 1.4 The site chosen as an allocation within the Neighbourhood Plan Review is within the village confines for Barby. Barby is in the Secondary Service Village category with 17 other settlements, within WNC, where residential development 'should be within the confines of the village and a scale appropriate to the village'. Development outside of the Village Confines is only acceptable where West Northants Council cannot demonstrate a 5-year land supply; where the development meets an identified local need or where development would help to support an essential local service that may be under threat.
- 1.5 Onley is classified within the Local Plan in the 'Other Villages' category which is described as performing 'a predominantly local role in providing a limited number of services and facilities for their residents'. Development is expected to fall within village confines, unless it is required to meet an identified local need or is needed to support an essential local service.

2. Where did the site suggestions come from?

- 2.1 The Advisory Committee carried out a call for sites, writing to each landowner (see Appendix 1) and inviting expressions of interest. This resulted in five sites coming forward.

One further site was identified through the West Northamptonshire Strategic Land Availability Assessment (SLAA).

2.2 These 6 sites are:

- Old Hay Barn at Windybridge Farm, Welton Road – call for sites
- Land to the west of Rugby Road – call for sites
- Land to the south of School Close – call for sites
- Land to the west of Daventry Road – call for sites
- Land to the north of Longdown Lane – call for sites
- Land to the east of Daventry Road SLAA

2.5 Each site was then subject to an independent assessment from consultants AECOM and a traffic light system applied to measure suitability for allocation. In particular, the assessments considered the site locations and development proposals and their compliance with the Adopted Development Plan.

2.6 The Site Options and Assessment Report is attached as Appendix 2.

3 Site Selection Criteria

3.1 The Advisory Committee took the AECOM Report as its basis and applied locally agreed criteria about proximity to the built-up area, type and scale of development to determine the most appropriate site to put forward as an allocation in the Neighbourhood Plan Review.

3.2 These criteria included a preference for sites to be within the Village Confines, for the development to be no more than 4 dwellings and for the housing mix to include smaller dwellings of 2/3 bedrooms, bungalows and Affordable Housing.

3.3 The figure of four dwellings was identified as being of a scale appropriate to the village of Barby and sufficient to meet a local need in the context of their being no specific housing requirement for the Parish and its status as a Secondary Service Village.

4 The assessment outcome

4.1 The Site Options and Assessment Report found that of the six sites assessed, five were potentially suitable for allocation subject to mitigation of identified constraints, of which four were only suitable for partial allocation due to potential landscape and settlement character impacts if developed in full. The remaining site is unsuitable for allocation.

4.2 The only site wholly within the Village Confines was the site on land south of School Close. This site was therefore a preferred location for development, although the Assessment Report from AECOM highlighted the potential need for a buffer between the development

and a water tower and telecommunication mast and associated infrastructure would be required by the Local Authority.

- 4.3 Of the sites considered as potentially suitable by AECOM, this site was the smallest and offered development closer to the 4 dwellings identified by the Advisory Committee as being appropriate for the Parish but was still three times the scale required.
- 4.4 A meeting therefore took place with the landowner to discuss this issue and at the meeting it was agreed to reduce the site boundary to an area closet to School Close to enable 4 dwellings to be built and to establish distance between the development and the water tower and telecommunications equipment. This will allow space for a buffer or other screening to be provided should this be required by West Northamptonshire Council as a condition of planning permission.
- 4.5 The landowner also agreed to providing 2 bungalows on site, a further two x 2 bed dwellings and for two of the dwellings to be Affordable Housing.
- 4.6 The AECOM site Options and Assessment Report was shared with Planning Officers from West Northamptonshire Council. The Senior Planning Policy Officer responded 'In terms of the suitability of site NP3 (the site chosen for allocation), it is within the confines, which, subject to other material considerations, suggest that the principle of development would be acceptable. There are a few constraints and issues referred to in the individual site assessment which would need to be addressed. Please note that this advice represents my professional views only, and although given in good faith, cannot prejudice any decision which the Council, as local planning authority, may make at either Planning Committee or delegated officer level'.

**Barby and Onley Neighbourhood Plan Advisory Committee
February 2024**