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**West Northamptonshire Joint Planning Unit  
Strategic Housing Land Availability Assessment (SHLAA)**

The WNJPU has published a draft SHLAA inviting people to send information to be considered as additional planning evidence. The draft publication will be available for people to submit further relevant evidence about the suitability of any of the registered sites until **Thursday 11 February 2010**.

The SHLAA looks to identify and assess all pieces of land in West Northamptonshire that could be developed for 10 or more homes – and are therefore considered potential strategic sites for new housing. Each Local Authority in England is required to produce a SHLAA which forms part of the evidence base to inform future plan making. It identifies sites that are technically available, where they are, and, in theory, when they might be able to deliver housing. **The inclusion of a site in the SHLAA does not, however, mean that it will be allocated for development or receive planning permission.**

The SHLAA includes:

- An executive summary
- The Draft SHLAA report
- A schedule of sites around West Northamptonshire
- Location maps to show the sites
- A methodology paper of the process followed
- Frequently asked questions to guide people to submit relevant 'technical' evidence to the information on each site.

The SHLAA is a technical evidence based document. The WNJPU are interested in any additional 'technical', specific, objective information that may be relevant in assessing the suitability of any of the registered sites. They won't consider adding subjective or anecdotal evidence. So it is no good sending general comment about the merits of a particular site as a location for housing. However, evidence of a flood risk on a piece of land, or some unrecorded natural history or archaeological value, might be relevant considerations. If you're not sure on whether to send information, then read the guidance offered by the JPU to ensure your response will be valid.

A total of 885 specific sites have been identified and, of these, 781 have been assessed and inspected. These range from the small (10 dwelling capacity or 0.25 hectares) to the very large sites with the potential for many hundreds of houses. The remaining 104 sites were discarded before being assessed as they were either too small, had already been developed at the base date (April 2008) or duplicated other sites. The circumstances on some sites may have changed since the base date.

For each site that has been identified, there is a list of information and a map – therefore, overall, the published materials are substantial. In publishing this Draft Assessment the WNJPU has considered how to make the large amount of information available to the public:

**Website:** [www.westnorthamptonshirejpu.org](http://www.westnorthamptonshirejpu.org) If possible the WNJPU recommends that you use their website to access the information. On the Home page click on 'here' in the first paragraph to access the data, then scroll down the next page to the bottom and click on 'Proceed to SHLAA Main Page' Then click on one of the three Districts near the top to show a list of settlements within that District. You can then select by settlement (village, town or ward in Northampton) to identify sites within an area.

**Council Offices:** If you are unable to get access to their website, the published materials will be available for public viewing at each of the Local Authority Offices:  
Northampton Borough Council – Cliftonville House Bedford Road Northampton NN4 7NR  
Daventry District Council – Lodge Road Daventry NN11 4FP  
Both open Monday – Thursday 8.30 – 17.00 Friday 8.30 – 16.30 (closed bank holidays)  
South Northants Council – Springfields Towcester NN12 6AE  
Open Monday – Thursday 8.45 – 17.15 Friday 8.45 – 16.45 (closed bank holidays)  
You will be able to photocopy any of the SHLAA information available at the Council Offices for payment of a copying charge.

**On request:** The WNJPU is also able to offer, on request, printed copies of specific sections or sites within the schedule, but they ask that you try to access the website or Council Offices in the first instance. The schedule of sites should provide sufficient information if the sites are known to you, the map will help if you do not know the site.

**CD-Rom:** Also able to provide information on CD-Rom but, again, please try to access the website or Council Offices in the first instance. CD-Roms have been put in all the local libraries for reference.

**Precept**

The Precept (the money allocated to the Parish Council from your Council Tax) has been agreed at £12,500 for the year 2010 - 11. Although we anticipate that this will not quite cover our expenditure, it has been decided to take any overspend from our reserves, to keep the precept increase to a minimum in these difficult times. This is £1500 higher than that set last year, largely because the Parish Council has taken over the responsibility for, and maintenance of, the Alley Gardens Play area. It is, however, worth pointing out that the Parish Council is continually examining ways of using voluntary help wherever possible and, as a result, our village has benefitted considerably at various times over the last eighteen months: British Trust for Conservation Volunteers work on our Village Pond, Unpaid Workers clearing verges on Bridle Path, Village Enhancement Gangs starting to clear footpath across Church field. These three give an estimated saving of £1500.

Full details of the 2010 – 11 Precept will be available online when the January minutes are published after the next Parish Council Meeting.

**Village Spring Clean**

As part of the Northamptonshire 'Stop the Drop' campaign, Brafield is holding another Village Spring Clean to help clear accumulated rubbish from in and around the village and would welcome help from local residents. We will be meeting on the **Village Green on Saturday 10<sup>th</sup> April at 10 a.m.** If you would like to give a hand to make the village a more pleasant place to be, please come along! Rubbish sacks and gloves will be provided. Please contact Dawn Allingham 899083 or Gill Ager on 891488 for further details.

**Salt boxes / grit**

In November 2009 the Parish Council requested three new grit bins for Brafield, to be put in strategic places away from through roads so as to be less obvious to passing motorists: on Church Lane corner near the Village Hall, near Bridle Close, and on Elm Close. We have also requested that the three existing bins be refilled urgently, and have been advised that this has been done, but apparently not. Another request has been sent – we hope they will be refilled shortly.

**Crime information**

There was a Panel Meeting of the Towcester Rural Safety Community Team for our Hackleton area on Wednesday 9<sup>th</sup> December where crime statistics for the beat were discussed. Cogenhoe are currently suffering with auto crime – number plate theft continues to be a problem and many plates are subsequently used for serious criminal activity. Innocent motorists could be saddled with fines and accused of speeding and other offences as a result.

Northamptonshire West (in which South Northants falls) has seen a rise in burglaries from dwellings, mainly around Road and Blisworth villages. This is often seasonal with the onset of the dark nights. Officers have conducted patrol visits to elderly residents in the community and those in sheltered housing, to encourage them to use door chains and other crime prevention methods, and to keep vigilant at night and ensure their dwelling is properly secured. Those with poor security measures, and those who are vulnerable are referred to 'Care and Repair' who can provide extra locks, window restrictors, chains and intercoms etc. which are provided and fitted for free.

Further surveys around local villages have highlighted that the top concerns amongst residents are currently :  
1.Speeding 2.Neighbour anti-social behaviour and 3.Youths gathering in inappropriate places.  
These will now, therefore, be the main focus for the local Safer Community Teams.

We have also been informed that several gardens and sheds in Furze Road Brafield were broken into during the night/early hours of 20<sup>th</sup> January and several pieces of garden machinery were taken. Please ensure that all outbuildings/sheds are kept as secure as possible, and if you witness any suspicious activity please contact the police.

**Village Website**

The draft SHLAA website published by the WNJPU (described on this newsletter) is not particularly easy to navigate and locate the information you may be looking for. General information has been summarised on the village website. The potential building sites cover the whole of the west and south of Northamptonshire, and are not always grouped in a logical manner. Therefore, the sites in the Northampton South East region, which may be of particular interest to those in our village, have been tabulated on the village site. A link is provided for each entry to take you directly to each of these proposed development sites within the JPU SHLAA structure. There you will be able to view the details and maps, and enter feedback if you can provide evidence as to why each site is, or is not, suitable for housing development.

Just follow the link on the village website home page, which will then provide more details: [www.brafieldonthegreen.org.uk](http://www.brafieldonthegreen.org.uk)

**Next Parish Council Meeting:**  
Monday 15<sup>th</sup> March at 7.30 p.m. in the Sargeant Memorial Hall Brafield

**Members of the public are most welcome to attend any meeting  
At the start of the Parish Council meeting, time is set aside for public enquiries**