



Sustainability Appraisal (SA) (September 2006)

For Site 5b, Middlemore, Daventry : Development Brief



1. Introduction

- 1.1 This Sustainability Appraisal has been prepared by Daventry District Council and accompanies the Site 5b, Middlemore, Development Brief. Should you require any further information about it, please contact: Karen Britton, Senior Planning Officer, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP. Tel: 01327 302581
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- 1.2 A Scoping Report of the SA was prepared in January 2006. This highlighted a suggested Sustainability Framework and objectives, which provided a base line for further work, in order to prepare the SA (Consultation Draft) and the Site 5b, Middlemore, Development Brief (Consultation Draft). The Scoping Report was circulated to the four SEA Consultation Bodies (Countryside Agency, English Heritage, English Nature and The Environment Agency) as required by legislation. In addition to this statutory requirement and to provide an opportunity at an early stage for a more local input, we also sought views from Daventry Town Council and Daventry and District Civic Society. The responses to the Scoping Report are summarised in Appendix A.
- 1.3 A Middlemore Site 5b Sustainability Appraisal (Consultation Draft) (SACD) was then produced to accompany the Site 5b Development Brief (Consultation Draft) in March 2006. Both documents were approved for public consultation at the Council's Planning Committee on 15 March 2006 and Strategy Group on 18 April 2006. Consultation took place on these documents for a period of 6 weeks until 9 June 2006. The consultation was in accordance with the Statement of Community Involvement. The final drafts of both documents have returned and been approved by Planning Committee on 14 August 2006 and Strategy Group on 14 September 2006, with the Site 5b Development Brief being adopted as a Supplementary Planning Document under the Planning and Compulsory Purchase Act 2004 at Full Council on 28 September 2006. The Sustainability Appraisal (SA) is approved as an accompanying, but separate document to the Development Brief. The responses to the SACD are contained in Appendix B.

1.4 This SA provides a brief background to Site 5b and contains an explanation of the nature of Sustainability Appraisal and its relationship to planning. It then appraises the objectives of the proposed Supplementary Planning Document - Site 5b, Middlemore, Daventry.

2. The SA Context

2.1 Middlemore (Fig. 1) is an area allocated for residential development in the Daventry District Local Plan 1997. It lies in the Northern area of Daventry and is bounded by the disused railway line to the west, Drayton Reservoir to the south, Ashby Road (A361) to the east and open countryside to the north.

2.2 Middlemore covers a gross area of 30ha (75 acres) and is anticipated to accommodate 700+ houses. In accordance with Local Plan requirements an area of 1.2ha (Site 10) has been reserved for the future provision of a school, and areas of public open space have been planned throughout the whole site. Outline planning permission for development of the whole site was granted in May 1999.

2.3 Site-specific Development Briefs will expand upon the objectives and development codes set out in the Middlemore Masterplan Framework, which was approved by Planning Committee (14 June 2000). Specific issues pertaining to Middlemore are highlighted within the Masterplan and the site allocation itself through the Local Plan process. It should also be highlighted that various surveys have already taken place to inform the development of Middlemore, for example an Ecological Survey.

2.4 Development Briefs have already been adopted and construction work has commenced on Sites 1, 2, 3 a,b,c, 5a and 11.

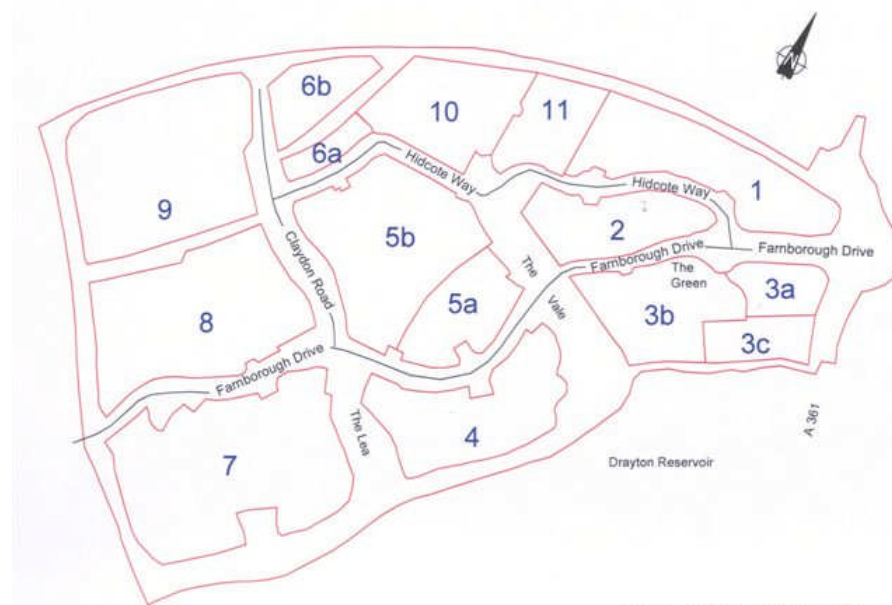


Fig 1 - Site Location Plan

3. Introduction to Sustainability Appraisal

- 3.1 Local planning authorities must now comply with European Union Directive 2001/42/EC. This requires formal strategic environmental assessment of certain plans and programmes, which are likely to have significant effects on the environment. This applies to all local development documents. PPS 12: Local Development Frameworks (2004) also makes this a requirement.
- 3.2 Section 39 of the Planning and Compulsory Purchase Act 2004 requires local development documents to be prepared with a view to contributing to the achievement of sustainable development. A widely used definition of this was drawn up by the World Commission on Environment and Development (1987) as: “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”.
- 3.3 The Government has set out 5 principles in Securing the Future Delivering UK Sustainable Development Strategy (DEFRA 2005) which are:
- Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Sustainable economy
 - Using sound science responsibly
 - Promoting good governance.
- 3.4 Sustainability Appraisal (SA) is a systematic appraisal process aimed to appraise the social, environmental and economic effects of planning strategies and policies to ensure that decisions are made in accord with sustainable development.
- 3.5 To assist in ensuring that SA meets the requirements of the SEA Directive, the Office of the Deputy Prime Minister (ODPM) has prepared “Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents” (November 2005).

4. The SA Framework and Objectives

- 4.1 The SA Framework is there to identify sustainability issues and the desirable directions of change, whilst the objectives define what the SPD will be assessed against.
- 4.2 In order to facilitate legibility and ease of understanding and use, the sustainability objectives and criteria have been set out in the form of a matrix. An explanation of the methodology for formulating the Appraisal Framework is presented below.

- 4.3 The SEA topics, as identified in the SEA Directive, form the general basis for the contents of the matrix. These topics include: Biodiversity, Water & Soil, Population & Human Health, Air, Climatic Factors, Material Assets, Social Inclusiveness and Economic Development.
- 4.4 The next step was to identify and develop the sustainability objectives that will underpin the SPD. The objectives for the Site 5b Middlemore Development Brief have been developed from work carried out by Jaquelin Fisher Associates Ltd, which has been revised by Environ UK Ltd, who have been working on a joint SEA/SA of the Core Strategy for Daventry District Council, Northampton Borough Council and South Northamptonshire Council. The full list of SEA/SA objectives are included in the matrix, however some will not be applicable to the SPD. Where this is the case N/A has been put into the matrix criteria section with a brief comment in italics. For information, SEA/SA is an iterative process, therefore the objectives may change in the future.
- 4.5 Following on from the identification of objectives, a range of associated criteria have been identified to provide further clarity in respect of future development directions as well as to assist in the appraisal process. The criteria provide a more specific elaboration of the individual objectives. They focus specifically on the items, which are of direct relevance to the SPD preparation. The results of the appraisal will be recorded using the key developed by Jaquelin Fisher Associate and revised by Environ UK Ltd.

Key to Colour Coding

	Strongly supports achievement of the objective
	Supports achievement of the objective
	No relationship
	Uncertain / Level of support unknown
	Conflicts with the achievement of the objective
	Strongly Conflicts with the achievement of the objective

Compatibility Key

✓	Compatible
-	Neutral
?	Uncertainty
X	Potential Conflict

- 4.6 It should be highlighted that the SA should not aim to repeat work already highlighted through the Local Plan/Local Development Framework, Middlemore Masterplan or Planning Application process. The aim of the SA will be to try and ensure that Site 5b, Middlemore is designed to fit into the rest of the Middlemore Development Area in a sustainable manner; that it has sustainable links with off site areas; and that building materials, landscape works etc promote sustainability. Sustainability issues to be considered include social, environmental and economic aspects.
- 4.7 Some of the SA table below relies on information contained within the Middlemore Masterplan and its accompanying documentation. This information may therefore be limited due to the date when it was collated and the techniques of collation carried out by the consultants/authors.
- 4.8 It should be noted that if this SA document is being viewed in black and white, rather than colour, the following table includes just 2 types of shading – the darker being “Strongly supports achievement of the objective” with the lighter being “Supports achievement of the objective”.

Table Abbreviations

DB = Development Brief

LAPs = Local Areas of Play

MMCD = Middlemore Masterplan Compact Disc

SA Framework – Objectives and Criteria

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA1	To protect and enhance designated wildlife sites and the qualifying habitats and species and increase biodiversity and variety of habitats within the area	Is there potential for negative impacts on designated or qualifying sites/protected species? If so can these be mitigated?	✓	An Ecological Survey was carried out prior to the Middlemore Development Area being developed (refer to MMCD for details). There are no designated sites, however it indicated various wildlife species present. Bats are the most likely protected species and this has been mitigated against by the requirement for the provision of bat tubes in 30% of all dwellings.
		Will the development enhance biodiversity/ habitats?	✓	The DB requires provision of bat tubes and requires a net gain in Northamptonshire Biodiversity Action Plan habitats/species. It also requires the developer to landscape at least 70% of private gardens with wildlife-friendly and drought resistant species.
SA2	Provide opportunities for people to increase awareness and appreciation of the ecological resource	Will people's awareness/appreciation of the ecological resource be increased?	✓	Developers are required to provide information leaflets to those purchasing properties containing bat tubes. The showhome is also required to highlight the sustainability principles of the site through the provision of information leaflets.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA3	Maintain or enhance air quality across the area and supports a transport network which minimises detrimental impacts on air quality	Does the development increase opportunities for cycling, walking, bus travel and include measures to reduce transport contribution to the degradation of air quality?	✓	A bus service has been provided, along with pedestrian and cycle links across the site to off site areas. The whole area is a 20mph zone which should encourage pedestrians and cyclists.
SA4	To minimise energy usage and to increase the proportion of energy generated from renewable sources whilst limiting risk to people and properties from the effects of climate change	Does the development include measures aimed at promoting reduced energy demand and enhanced energy efficiency and renewable generation in the layout and design of buildings?	✓	The DB highlights the use of natural light and solar gain in the positioning and design of dwellings and sets requirements for energy efficiency. A carbon target is also set.
		Does the development promote design for more extreme climatic events, incorporating robust and weather resistant built forms?	✓	The DB requires at least 70% of any plant, shrub and tree species used in garden landscaping to be drought resistant.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA5	To develop a more sustainable pattern of water supply, whilst managing existing resources and maintaining and improving the quality of ground and surface water	Will the development incorporate measures to ensure that water is used more sustainably, e.g. low water use devices, grey water recycling, rainwater collection?	✓	The DB requires water to be used efficiently, for example through low flush systems, use of water butts etc. Advice was sought from the Environment Agency re- grey-water recycling – the advice is that this technology is still under development and is best-suited to large well-used communal buildings, rather than individual dwellings.
		Are measures in place to maintain and improve the quality of ground and surface water?	✓	Off site sustainable drainage techniques have already been designed in for the Middlemore Development Area. In addition, the DB highlights the need for permeable paving etc and the flood requirements of the Environment Agency.
SA6	Ensure that new development is not located within the areas of high (or unacceptable) flood risk	N/A <i>Planning Permission for Middlemore has already been granted - this dealt with the issue of flood risk</i>	N/A	N/A
SA7	To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use through	<i>Middlemore already has Planning Permission, however:</i> Does the development take note of changes in land level in terms of the layout/design of the site?	✓	The DB highlights land levels and the storey heights expected to relate to this.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
	optimising the use of previously developed land and buildings	Does the development optimise land use by the density of development?	✓	The whole Middlemore Development Area has been designed to accommodate current dwelling density policy.
SA8	To minimise waste, increase the reuse and recycling of waste materials and reduce the volume of waste disposed of to landfill	Does the development promote design and layout, which facilitates and promotes reduction, re-use, recovery and recycling of waste?	✓	The DB provides extensive criteria/requirements for waste.
		Does the development include specific measures to reduce the amount of construction waste produced?	✓	The DB specifies this.
SA9	To preserve, enhance and increase awareness of the historic and cultural environmental and archaeological assets	Does the development enhance and respect the character and setting of Daventry's historic, cultural and archaeological assets?	✓	The DB promotes the need to design reflecting local vernacular architecture and specifically promotes the use of stone.
SA10	To protect and enhance the diversity of natural and built environments of the area	Does the initiative help reinforce the distinctive quality/local context and character of the existing landscape/townscape?	✓	The DB promotes the need to design reflecting local vernacular architecture.
SA11	To provide a strategic network of Green Infrastructure across the area	Does the development provide high quality Green Infrastructure linked to adjacent green areas?	✓	The DB requires this.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA12	To promote and enhance human health & amenity through access to safe, clean, pleasant environments, facilities and education.	Does the development include measures which will improve human health and amenity e.g through providing access to open space, local facilities and education?	✓	The DB requires this.
SA13	To improve community safety, reduce crime, anti-social behaviour and the fear of crime	Does the development provide designs and layouts, which reduce opportunities and the potential fear of crime?	✓	The DB requires this.
SA14	To provide adequate educational facilities and opportunities for everyone to acquire appropriate skills and knowledge to support the business base of the area and to play a full part in society.	Does the development provide opportunities for education/learning new skills?	✓	While there is no proposal for school on Site 5b, the adjacent Site 10 has been reserved for the future provision of a school. It is anticipated that this will provide community educational opportunities. On a smaller scale, the public art is required to provide a link to the history of the area and hence educate on a smaller scale.
SA15	To promote and support the development and growth of social capital	Does the development help create opportunities for social connections/interaction amongst people?	✓	The DB requires a minimum of 2 LAPs and a formal public open space.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
	within the area and to make local facilities, services and amenities readily accessible for everyone including those most in need.	Are facilities, services and amenities readily accessible to everyone, including those most in need?	✓	The DB requires facilities etc to be spread so that they are accessible. It also requires good access links to facilities etc and contributions to the bus service to enable more distant access opportunities.
SA16	To develop a strong culture of enterprise and innovation	<p><i>It is highlighted that the site is designated for residential, rather than business use in the Local Plan, however:</i></p> <p>Does the development itself promote innovative design in its construction?</p>	✓	The DB highlights that creative design will be considered.
SA17	To create high quality employment opportunities	<i>N/A Middlemore is designated for residential, rather than employment use in the Local Plan</i>	N/A	N/A

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
SA18	To protect, promote and enhance the built environment, infrastructure, equipment, and other assets to provide the necessary infrastructure and facilities for residents and businesses within the area	Does the development make provision for the necessary infrastructure and facilities associated with this residential development site?	✓	The DB highlights the provision that has been made for the Middlemore Development Area as a whole and the S106 areas that will be needed.

5. **Prediction of the effects**

Assessing the sustainability effects

It is necessary to determine any significant effects of the Development Brief. This includes an assessment of the probability, duration, frequency and reversibility of the effects on the geographical area.

The main social, environmental and economic issues identified are as follows:

Social

The Development Brief will ensure that the development has a positive social effect. The Brief will deliver a development that provides a range of social interaction opportunities suited to the needs of the local population. Improvements to public transport accessibility required by the Brief, will increase the extent to which the development will meet the objectives of social inclusion by increasing accessibility for people without access to a private car and those with disabilities, for example.

Economic

The visual quality of the development will ensure that the Daventry area retains its attractiveness for employees and businesses to locate to.

Environmental

The Brief will result in a high quality sustainable development. The high landscape and construction design standards will ensure that the development sits comfortably within its landscape setting and will provide opportunities for habitat creation to assist the development in meeting biodiversity objectives.

Due to the nature and size of Middlemore it is likely to deliver significant sustainability benefits. Potential impacts on the environment have been mitigated against in the Brief. The Development will be monitored in the following way:

- The proposals will be monitored on an annual basis as part of the Annual Monitoring Report for the Daventry Local Development Framework;
- The process of the control of development through planning applications, applications for approval of reserved matters and controls on the use of materials secured by planning condition, will assist with monitoring, along with the submission of the Access Statement, Design Statement and Environmental Statement and the CO² / energy use Report.

APPENDIX A Responses to Scoping Report

Organisation	Comments Received	Response to Comments
<p>The Countryside Agency</p>	<p>Believe it to be fairly comprehensive.</p> <p>Support SA3 - suggest encourage a cycling/walking objective for recreation purposes.</p> <p>Support SA4 – include criteria for sustainable building materials.</p> <p>Support SA10 – would support use of landscape character assessment and Landscape Institute’s/Institute of Environmental Assessment “Guidelines for Landscape and Visual Impact Assessment” (2002).</p> <p>Support SA11 – Would wish to see final Development Brief require development to deliver/link to strategic network of green infrastructure.</p>	<p>Welcome comment</p> <p>Support comment – include in SA</p> <p>Support comment – include in SA</p> <p>Support comment – include in SA</p> <p>DB links to green infrastructure both on site and beyond the site.</p>

	Encourage use of planning obligations to secure wider environmental and community provisions – make developer aware of the level and type of contribution. Would wish to see local community involved in process of identifying what the most beneficial community provisions might be.	DB already includes provision for S106 towards wider provision i.e for off site open space and recreation provision and maintenance. It is not appropriate for specific figures to be given in the DB, as price levels will vary over the time period of the preparation and adoption of the DB and until the point at which a developer receives planning permission. If levels were set in the DB they could therefore be too low, for example. These figures are best set out in the S106 stage attached to the planning permission. The local community are able to comment on what planning contributions should go towards through the consultation on the DB. Residents on Middlemore are specifically made aware of consultations taking place.
English Nature	Satisfied that it properly addresses issues particularly re- protection of designated sites, biodiversity enhancement and provision of green infrastructure.	None required
English Heritage	Due to volume of work are prioritising consultations and responding only where consider significant effects on historic environment. No comments at this stage.	None required
The Environment Agency	None received	None required
Daventry Town Council	None received	None required
Daventry and District Civic Society	None received	None required

APPENDIX B Responses To Sustainability Appraisal (Consultation Draft)

The table below sets out a summary of responses received – Comments made by Statutory Consultees are listed first, followed by any others received. It should be noted that Statutory Consultees are also consulted at the Scoping Stage i.e which takes place prior to the publication of the Sustainability Appraisal (Consultation Draft) (SA-CD). Any comments they made at the Scoping Stage have therefore already been incorporated, where applicable, within the SA-CD.

Changes are suggested for the Development Brief and corresponding changes will also be made to the Sustainability Appraisal as appropriate.

Respondee names are listed by name to the left of their responses.

List of Abbreviations

SA = Sustainability Appraisal

Respondee	Summary of Comment	Response	Changes to SA and/or DB
STATUTORY CONSULTTEES			
English Nature and Countryside Agency (Joint Response)	SA is comprehensive	Point welcomed	
English Heritage	None Received		

English Nature	None Received		
Environment Agency	None Received		
OTHER COMMENTS			
Daventry and South Northants NHS - Primary Care Trust – MKSM Project Manager	SA12 – Incorporation of a Health Impact Assessment can be used by developers to meet this objective	DB to be amended to highlight need to consider health impact.	Change DB
Energy Saving Trust (EST)	<p>SA4 – Ecohomes “very good” standard is currently required for social housing - could be applied to the private housing</p> <p>Solar gain has been considered but no direct reference to other renewable energy technologies.</p> <p>Recommend requiring 10% of energy use to come from on-site renewables.</p>	<p>The Ecohomes standard was considered, however it is felt that the 10% target required beyond the Building Regulations will achieve more sustainability objectives than the Ecohomes approach.</p> <p>DB to be amended to include this.</p> <p>The 10% target beyond Building Regulations is expected to result in this.</p>	<p>None</p> <p>Change DB</p> <p>None</p>

	<p>All buildings should be designed with possibility of renewable technologies in mind.</p> <p>Zero carbon development may be feasible?</p> <p>Leaflets on energy efficiency, like those for bat and swift bricks could be provided to purchasers of properties.</p> <p>SA9 and 10 – Need to reflect that local vernacular architecture should not be used as an argument against installation of renewable technologies.</p> <p>SA16 – Could emphasise need for innovative energy saving and renewable measures as one focus for creative designs.</p> <p>Page 12-13 -Prediction of effects – monitoring should include report on CO², as well as energy use. Prediction of energy use in homes will be required for energy performance certificates, which will come into effect Summer 2007.</p>	<p>DB to be amended to highlight this.</p> <p>This target is not felt to be feasible.</p> <p>DB to be amended to highlight this.</p> <p>DB to be amended to reflect this.</p> <p>DB to be amended to reflect this.</p> <p>DB to be amended to include reference to the CO²/ energy use monitoring.</p>	<p>Change DB</p> <p>None</p> <p>Change DB</p> <p>Change DB</p> <p>Change DB</p> <p>Change DB/SA</p>
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<p>Government Office for the East Midlands</p>	<p>Checklist 8b in “Creating LDFs” requires SA provides baseline environmental and sustainability data. May wish to consider including this information during the SA.</p> <p>Checklist 8b also requires information on difficulties experienced in collecting data and assumptions and limitations on data. May wish to consider this during SA.</p>	<p>Baseline data is already provided through various surveys that were undertaken as part of the Middlemore Masterplan work. Rather than create a lengthy SA document and duplicate the information, it is proposed to provide clearer cross-referencing to where the supporting information may be found.</p> <p>SA to be revised to refer to these issues.</p>	<p>Change SA</p> <p>Change SA</p>
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