



Sustainability Appraisal (SA) (Approved March 2007)

For Site 6, Middlemore, Daventry : Development Brief



1. Introduction

- 1.1 This Sustainability Appraisal has been prepared by Daventry District Council and accompanies the Site 6, 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
E-mail: kbritton@daventrydc.gov.uk
- 1.2 A Scoping Report of the SA was prepared in August 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 6, Middlemore, Development Brief (Consultation Draft). The Scoping Report was circulated to the SEA Consultation Bodies (Natural England, English Heritage, 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 6 Sustainability Appraisal (Consultation Draft) (SACD) was then produced to accompany the Site 6 Development Brief (Consultation Draft) in November 2006. Both documents were approved for public consultation at the Council's Planning Committee on 15 November 2006 and Strategy Group on 23 November 2006. Consultation took place on these documents for a period of 6 weeks until 12 January 2007. The consultation was in accordance with the Statement of Community Involvement. The final drafts of both documents returned to Strategy Group on 15 February 2007, with the Site 6 Development Brief being Adopted as a Supplementary Planning Document under the Planning and Compulsory Purchase Act 2004 at Full Council on 1 March 2007. The Sustainability Appraisal (SA) was 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 6 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 6, 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. Development Briefs have also been adopted for Sites 4 and 5b, but construction has not yet commenced.
- 2.5 Site 6 consists of both areas 6a and 6b identified on Figure 1.

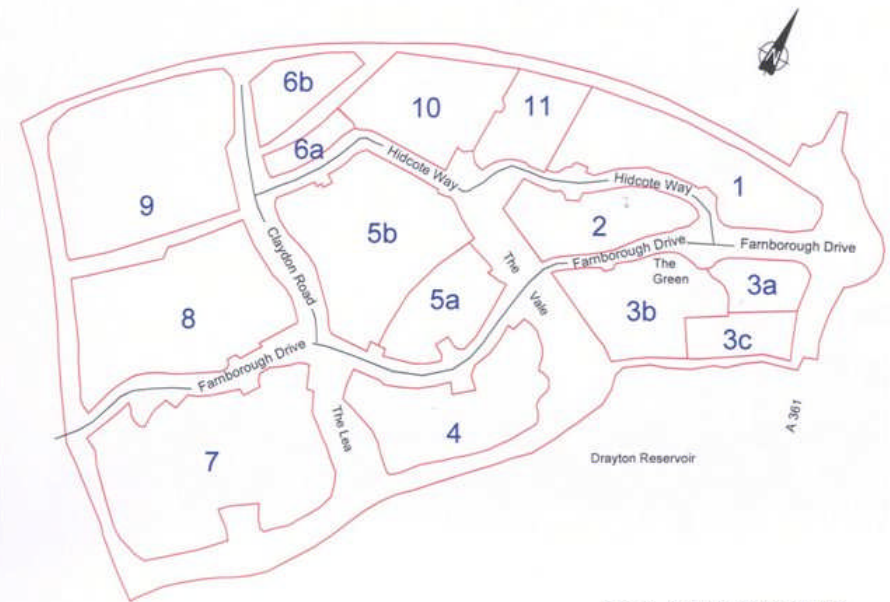


Fig 1 - Site Location Plan

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 ensure that it fits 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 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”.

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. 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.
		Will the development enhance biodiversity/ habitats - in particular provide a net gain in Northamptonshire Biodiversity Action Plan habitats and species?	✓	The DB requires provision of bat tubes and promotes the use of wildlife-friendly plant/shrub/tree 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 the bat tubes. The showhome is also required to highlight the sustainability principles of the site.
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.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
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.
		Does the development promote design for more extreme climatic events, incorporating robust and weather resistant built forms?	✓	The DB requires 70% of any plant, shrub and tree species used in garden landscaping to be drought resistant.
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, rain water recycling etc?	✓	The DB requires water to be used efficiently, for example through low flush systems, use of water butts, rainwater systems 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-type 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.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
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 optimising the use of previously developed land and buildings	<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.
		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.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
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.
SA10	To protect and enhance the diversity of natural and built environments of the area	Does the initiative help identify and 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 opportunities to provide and enhance high quality Green Infrastructure linked to adjacent green areas and with reference to the framework highlighted in the Northamptonshire Green Infrastructure Strategy?	✓	The DB requires this.
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.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
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 a school on Site 6, the adjacent Site 10 has been reserved for the future provision of a school. It is anticipated that this will provide community educational opportunities.
SA15	To promote and support the development and growth of social capital within the area and to make local facilities, services and amenities readily accessible for everyone including those most in need.	Does the development help create opportunities for social connections/interaction amongst people?	✓	The DB requires a minimum of 1 LAP on site and off site provision of a rustic bench with footpath connection to the recreation route/bridleway enabling this possibility. The layout design should also be attractive to facilitate this.
		Are facilities, services and amenities readily accessible to everyone, including those most in need?	✓	The DB requires facilities etc to be accessible. It also requires good access links to facilities etc and contributions to the bus service to enable more distant access opportunities.

Objective Number	Objective	Criteria	Appraisal Score	Appraisal Comments
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 sustainable 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
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 and the Design Statement;

APPENDIX A Responses to Scoping Report

It should be highlighted that English Nature and the Countryside Agency have combined to become Natural England.

Organisation	Comments Received	Response to Comments
Natural England	Overall we are satisfied that the sustainability appraisal framework properly addresses relevant sustainability issues, particularly with regard to the protection of designated sites, biodiversity enhancement, landscape character, sustainable transport and green infrastructure. We particularly welcome the inclusion of a criterion for the provision of a net gain in BAP habitat/species into objective SA1.	Welcome comments – no changes required
English Heritage	Do not have capacity to deal with all SA/SEA consultations – shall not be submitting comments.	None required

<p>The Environment Agency</p>	<p>Para. 3.3: One of the five principals is 'Using Sound Science Responsibly' - should include requirement to account for Climate Change when considering development/redevelopment plans. At present the Environment Agency suggests that a 20% climate change allowance should be considered. With PPS25 due out in late 2006 we understand that this requirement will increase to 30%.</p> <p>SA1 – recommendations for the protection and enhancement of wildlife sites should include the use of Sustainable Drainage Systems (SuDS)</p> <p>SA5 –We would encourage the statement 'Do the</p>	<p>The response from the EA contained errors i.e their response was muddled with a response on a village design statement consultation. For this reason only the relevant points have been highlighted here and commented upon – this includes points that refer to VDS but which are equally applicable to this Development Brief.</p> <p>The Brief relates to climate change through existing criteria SA4 and SA5 on energy and water use respectively. No detailed guidance has been given yet i.e new PPS25, hence it is unclear what else should be applied at this stage. The Council's emerging SPD Energy will pick up on some of the potential issues. The emerging climate change guidance will be monitored.</p> <p>Amend DB to reflect this</p> <p>Response has text errors, but intent useful – amend DB and SA to highlight this.</p>
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	<p>Village Design Statement (VDS) guidelines incorporate measures to ensure ground and surface water is managed to 'maximise resources?' to include a reference to preventing flooding from surface water runoff?</p> <p>SA6 – promote early liaison between parties with respect to flood risk</p> <p>SA7 – Development on greenfield sites should see surface water attenuated to the greenfield runoff rate of approximately 3 to 5 litres per second per hectare. For development within or upstream of Northampton, surface water attenuation is required to a 1 in 200yr standard and ideally a 20% allowance for climate change. Additionally, the proposed attenuation facility should be designed so that within 24hours of top water level being attenuated in a 1 in 200 year flood return</p>	<p>Amend DB to highlight this.</p> <p>The development as a whole was subject to a Flood Risk Assessment (FRA) in accordance with PPG 25 and with the Environment Agency's (EA) publication "Development and Flood Risk, Nene Catchment and Upstream" 1999. The FRA was submitted to and received EA approval in February 2002. All subsequent development within Middlemore has been carried out subject to individual developers limiting runoff to ensure flows do not exceed the limits approved under the FRA. (For information, the greenfield flow was assumed at 2.3l/s/Ha for the 1 in 10 year storm, which was, at the time the most stringent EA requirement and the return period given was 1 in 100 years). No amendments required.</p>
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	<p>period event the facility will be capable of storing 80% of the additional run-off arising from a 1 in 10 year flood return period event. This requirement is further supported by Northampton Borough Council's Strategic Flood Risk Assessment. A maintenance agreement for the attenuation facility also needs to be finalised and details submitted.</p> <p>Sustainable management and use of natural resources and the use of sustainable construction methods and materials should be promoted in all future building.</p> <p>Green Infrastructure should be promoted.....The principles of the Northamptonshire Green Infrastructure Strategy should be adhered to when released. West Northamptonshire Development Corporation should be contacted for</p>	<p>This is already incorporated – no change required</p> <p>Green Infrastructure Project – work has been completed but no guidance has been drawn up for this yet. This is being prepared. The WNDC are not the organisation responsible for this work – it is being lead on behalf of all of the Local Authorities by Northamptonshire County Council who have appointed consultants for this task. Nonetheless, green infrastructure is an important issue and whilst this is already being provided on Middlemore and beyond – reference in name to it specifically should be incorporated. Amend SA and DB to highlight this.</p>
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	<p>further details.</p> <p>Water Framework Directive -specific objectives for each water body will not be formalised until 2009. However, planning bodies and authorities need to think about implications of proposed development and land use change on water.... reduce the impact of development on the water environment, maintain water quality, ensure adequate water resources and promote sustainability in water use.....water supply, wastewater, drainage, flood risk and river quality..... formulation of an integrated water cycle study should identify a strategy for the required infrastructure and minimum time scales.</p> <p>...Design should ensure that water consumption does not exceed more than 120l per head per day so that the MKSMs sustainable communities target of</p>	<p>Middlemore already incorporates a variety of water initiatives to protect this resource. The Brief contains reference to e.g the water consumption target mentioned by the EA, the need for water butts/dwelling etc. The issue of water cycle studies is currently being discussed with the EA as a strategic matter for the district. Advice has already been taken from the EA on greywater systems and it was felt that the type of development being proposed here i.e individual dwellings, was not appropriate for greywater (in the present state of this technology), as it operates best currently i.e without creating hygiene/safety issues, where buildings are of a community or well-used design like workplaces i.e enabling a lot of use of the greywater water and therefore its movement and hence preventing a build up of harmful bacteria.</p> <p>Confirm all new homes are water metered.</p> <p>No changes are proposed to the SA or DB, however water initiatives will continue to be monitored for their potential incorporation.</p>
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	<p>reducing water consumption by 25% in all new properties is achieved...encourage you to explore the issue of the efficient use of water in the home with the water company. It is assumed that all new houses will be constructed with water meters fitted. Examples of water saving measures that we wish to see incorporated include low flush toilets, low flow showerheads and water butts for gardens. We understand that water companies carry out investigations with respect to water use in the home and enforce regulations controlling plumbing in homes called the Water Supply (Water Fittings) Regulations 1999. We also support the idea of greywater recycling, as it has the potential to reduce water consumption in the average household by up to 35%. This must however be achieved in a safe and hygienic manner. Advice</p>	
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	<p>can be obtained from the water company or Environment Agency Demands Management Centre on 01903 832073.</p> <p>The waste hierarchy - reduce, re-use, recycle should be implemented when developing proposals for the development. Community composting schemes and the necessary waste handling facilities should be developed as part of the essential infrastructure of new neighbourhoods.</p> <p>Waste from construction should be minimised through effective on-site sorting, storage and management of materials and waste, re-use of excavated inert waste, on-site remediation and the use of sustainable construction techniques.</p> <p>Anglian Water Services Ltd, should be consulted by the</p>	<p>Confirm the Brief covers these issues, for example a compost bin is required/dwelling, minimisation of construction waste is highlighted – no change required.</p> <p>The Local Planning Authority consult Anglian Water as part of the planning process. As Lead Developer, Daventry District Council has</p>
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	<p>Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers</p> <p>PPS23 should be adhered to at all stages of the proposed development, especially the precautionary principle which states, "where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation."</p>	<p>already undertaken close Liaison with Anglian Water Services over the design of main sewers serving the development, the capacity of receiving sewers and the limitations upon discharges thereto. No change required.</p> <p>Amend Brief to highlight this.</p>
Daventry Council	Town	<p>SA6 - concern that objective does not allow for appraisal, which is considered necessary.</p> <p>As highlighted in the SA – permission for the Middlemore Development Area has already been granted and at that stage flood risk was assessed and hence this issue has already been dealt with through the planning process. No change required.</p>

	<p>SA9 - some points could be added to the criteria -Does the development respect (a) the character of the area? (b) the historic nature and use of the local facility (ie. reservoir)?</p> <p>SA11 - a further criteria could be added - Does the development provide for low maintenance in all public areas, green and other?</p> <p>SA18 - add to the criteria - "including sufficient off-road parking".</p> <p>As the site is a considerable distance from the town centre, transport links need to be re-assessed and addressed e.g. convenience, frequency and cost of using public transport. Not feasible for walking/cycling into town or to school during winter months - A361 busy road, footpath dangerous, vehicle spray a problem.</p>	<p>The criteria of SA9 is broad to take in all historic, cultural, environmental and archaeological assets that the development may impact upon – this would include within it a) and b) - no change required</p> <p>Amend SA and DB to highlight this</p> <p>Parking standards have to be met as part of the development – this would be contained already within this criteria and therefore no change is required</p> <p>A bus service has been set up for the MDA already – these run on an hourly basis. The distance of the development from the town centre is approximately 3 miles. Whilst it is unlikely that people will do this on a regular basis on foot, cycling is feasible and cycle links have been incorporated into the scheme design. A link has been provided to Lang Farm and a future link will be provided to the existing cycle track that follows the old railway and terminates north of Drayton Way. No change is required</p>
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	<p>Local school essential - land has been made available by District for this purpose. County, LEA, need to make provision.</p> <p>Allotments/Community Gardens need to be considered, substitute for lack of garden space - particularly for those in high density developments. "Grow Your Own" to be encouraged - fresh air and exercise, all part of the District's and Government's Sustainable Communities agenda.</p> <p>Local sports facilities should be provided, and also a modern and well equipped Community Centre.</p>	<p>Confirm land is set aside for the school and await County Council progress on this – no change required.</p> <p>The level of open space at Middlemore is higher than the planning minimum (13% rather than 10%) in recognition of the restrictions in private garden space brought about under PPG3 and to provide significant and useful open space for recreation. Also, the bridleway has been significantly improved by re-routing it and providing an extended leisure route down to the new open space/picnic area near Ashby Road. We support the provision of allotments/community gardens etc, however it should be noted that land allocated for such purposes will be done so at the strategic level of planning i.e when the new Local Development Framework is being progressed. No change required.</p> <p>The MDA contains two landscaped areas, which are suitable for informal recreation. More formal recreation will also be provided in the form of a ball-play area to the south of the Vale. S106 money from the MDA is also being used to support existing recreation facilities within the town. The issue of a community centre was considered for Middlemore – following research, this was discounted as it was identified that existing community spaces in the town were not being fully utilised and that another community building would weaken these facilities further. It is intended that with the change in the role of schools currently being developed by the education authority, the school will act as a key focus for community activities i.e dual use. No change is required</p>
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Daventry and District Civic Society	None received	None required
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