

Section 5



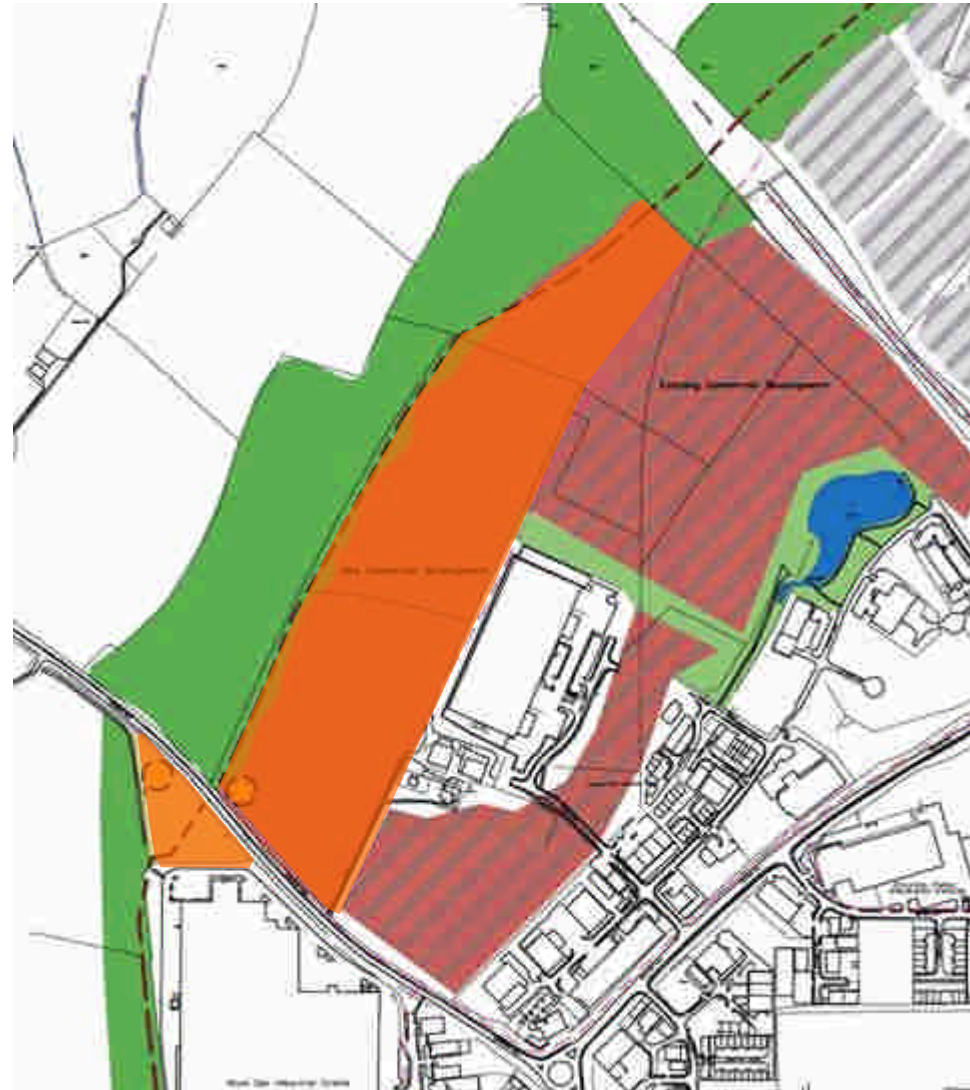
other significant developments

Proposed North West Employment Area

The PSCS allocated 8Ha of land in the north-west of Daventry for storage and distribution (B8) uses (it assumes 6Ha of storage and distribution with 2Ha of associated offices (B1)). In addition, however, the regeneration of the Marches will require the relocation of some employment land (housing is judged better able to suit the environment of the edges of the Borough Hill SAM). This is currently largely manufacturing (B2). Accordingly, this is added to the allocation for this area made in the PSCS. This combination should help ensure that adequate employment land is available.

This area benefits from proximity of other similar uses and access to the A45 trunk road. There is also an opportunity to disguise the impact of the likely large form of the buildings with heavy, structural landscaping and thereby improve the current position for inward views from locations such as Braunston.

The proposals for this area should follow the latest best practice for building densities, landscaping qualities and car parking standards. As with every element of the master plan proposals, the site is to be connected into the town centre and remainder of the town by attractive pedestrian and cycle routes together with other sustainable means such as the PRT and bus routes.



other significant developments

north west employment

commercial development

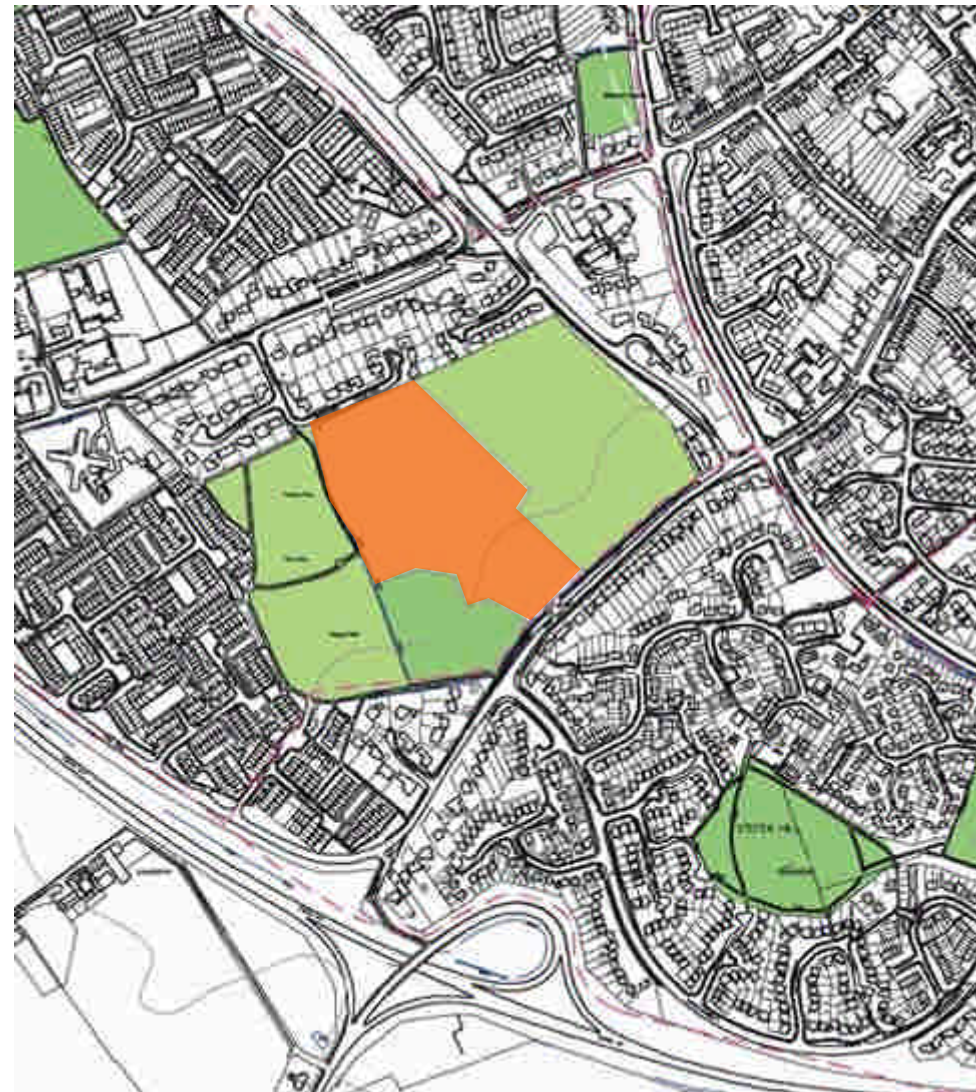


Housing Development at Badby Road West

The relocation of Northampton College's activities, to combine with Moulton College's new activities, to the Learning Quarter means that the current college campus will become redundant. This area, off Badby Road West, is the former site of Daventry Tertiary College and was converted from a secondary school when that college was established.

The area will therefore become available for residential development. The site currently comprises a central area of buildings and car parking, and two green areas to the east and west of this. These green areas are important for the character of the locality and therefore the bulk of them, particularly the western one, should be preserved in redevelopment plans.

However, this still leaves around 4Ha of land available for housing development. This is accordingly included in the masterplan. As with other areas of the town's development, high standards of design and environmental sustainability should be required, and good access provided by foot, cycle, bus and PRT.



- other significant developments
- badby road west
- residential development

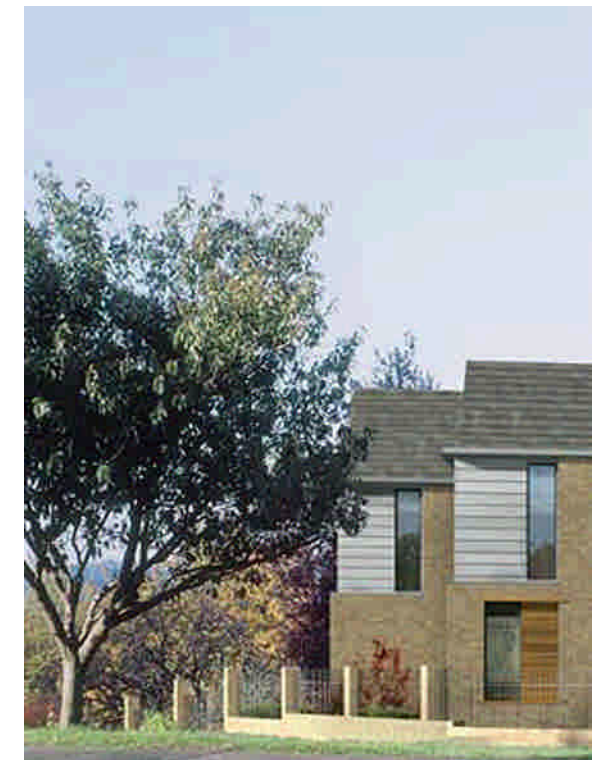


image by Chris Etches

Section 6



area schedule



area schedule
residential development

Residential Development Areas / Units

	Size in hectare	Number of units at density of 35 units / ha	Number of units at density of 50 units / ha	Density proposed	Number of units
North Area / southern section	approx 32.0	approx 1100	approx 1600	approx 50	approx 1600
North Area / northern section	approx 42.5	approx 1480	approx 2120	approx 45	approx 1900
North Area / western section (Monksmoor)	approx 20.5	approx 700	approx 1000	approx 35	approx 700
South Area	approx 37.5	approx 1300	approx 1880	approx 35	approx 1300
Town Centre					approx 500
Other / Badby Road West (Former College)	approx 4.0	approx 140	approx 200	approx 50	approx 200
Total	approx 178.5 ha	(4720)	(6800)		approx 6200 units



image by Chris Etches

Employment Areas Proposed

	B1 / high quality B2 lead development (area in ha)	B2 - B8 lead development (area in ha)
South Area Proposed Increase	approx + 24	approx + 3.6
South Area Reduction due to Redevelopment	-	approx - 7.0
South Area Retained but Redeveloped	-	(approx + 12.7)
Town centre	approx + 1.4	-
Other / North West Area Proposed Increase	approx + 1.3	approx + 19.7
Total	approx + 26.7	approx + 16.3 (+ 12.7 redeveloped)



area schedule

employment



image by Chris Etches

Retail and Leisure Area

	Retail & Leisure (area in ha)	Hotels (area in ha)
Town centre	approx + 10	approx + 0.2



area schedule
retail and leisure



image by Richard Carman

Site 6 - College Area

	Existing (footprint in m2)	Proposed (footprint in m2)
College Buildings	approx 6200	approx 8000
Increase		approx + 1800

Site 6 - Community Area

	Existing (footprint in m2)	Proposed (footprint in m2)
Community Facilities	approx 2000	approx 3000
Increase		approx + 1000



area schedule
education and community



image by Chris Etches

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