

Annual Monitoring Report 2007 – 2008

for

Daventry District Council

Local Development Framework



EXECUTIVE SUMMARY

This is the fourth Annual Monitoring Report (AMR) for Daventry. It relates to the period 1st April 2007 to 31st March 2008, unless otherwise stated, and allows the Council to maintain and work towards a more sustainable District. The aim is to demonstrate the progress outlined in the Local Development Scheme (LDS) and examine the effectiveness of policies in the Local Development Framework (LDF). It sets out:

Key Aspects in the Local Development Scheme:

The following Local Development Documents have been adopted in accordance with the timetable set out in the original LDS:

- The Statement of Community Involvement;
- Daventry International Rail Freight Transport Expansion Design Guide Supplementary Planning Document (SPD);
- Middlemore Site 4 Development Brief SPD;
- Daventry Design Codes SPD;
- Weedon Conservation Plan SPD; and
- Concept Statement for Site 4 Land to the North of Abbey Street SPD
- Energy and Development SPD
- Middlemore Site 5 SPD
- Middlemore Site 6 SPD

The LDS was revised in March 2007 to take account of slippages that had occurred, and the fact that the local authorities in West Northamptonshire had agreed to take a joint approach in producing the Core Spatial Strategy for the area. The slippage was also a consequence of changes in approach by Department for Communities and Local Government (DCLG) which led to delay in LDS delivery.

The following documents have been adopted in the monitoring year:

- Middlemore 78&9 SPD Adopted February 2008

The following documents were published for consultation in accordance with the LDS timetable in Nov 2007:

- Daventry Town Design Statement
- Flore Village Design Statement
- Hollowell and Teeton Village Design Statement
- Long Buckby Village Design Statement
- Naseby Village Design Statement
- Norton Village Design Statement
- Scaldwell Village Design Statement
- Sibbertoft Village Design Statement
- Whilton Village Design Statement

Key Findings of the Policy Analysis:

This report concentrates on the implementation of the policies in the adopted Local Plan. However, over the next few years the AMR will be expanded, as the LDF is developed and more comprehensive information will be provided on a wide range of indicators. Key points from this AMR are:

Generally policies of the Local Plan are successfully being implemented and remain valid and consistent with a clear central strategy that has regard to the Community Strategy. A number of the policies were 'saved' so that they can continue to be used beyond 28th September 2007 until the new Local Development Framework for the area is in place;

The AMR reports on the progress in the delivery of dwellings set in the context of the housing trajectory seeking to demonstrate future housing provision. It demonstrates that overall housebuilding rates since 2001 are currently running at only 62% of the projected Milton Keynes and South Midlands Sub Regional Strategy housing requirement;

The AMR provides a detailed breakdown for the different types of land built on within the District. The findings show that 77.5% of all residential were on previously developed land;

The number of affordable houses completed has increased since the last monitoring period but the rate of delivery remains well below the numbers needed;

The AMR sets out the average density for each completed housing site. The findings are that 78% of completions occur at a density of 30 dwellings per hectare or above. However, all of the schemes that comprise 10 or more new dwellings have been built above the minimum density;

Two open spaces in the District have continued to be managed to Green Flag status;

No planning applications were granted contrary to the advice of the Environment Agency.

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1.0 INTRODUCTION

Background

- 1.1 The Annual Monitoring Report (AMR) is an important part of the Local Development Framework (LDF) that Daventry District Council is preparing in accordance with the Planning and Compulsory Purchase Act 2004.
- 1.2 Monitoring the progress of LDF preparation, and the effectiveness of its planning policies against a strong evidence base on an annual basis, is seen by the Government as a key component of the development plan system and essential for the successful delivery of the spatial vision, objectives and development strategy of the LDF for Daventry.

The Annual Monitoring Report

- 1.3 The AMR is a statutory document, which all local authorities are obliged to produce on an annual basis. Each AMR will cover the period 1st April to 31st March and must be submitted to the Secretary of State (through the Government Office) by the end of the following December.
- 1.4 Planning Policy Statement 12: Local Spatial Planning (PPS12) and the ODPM publication Annual Monitoring Reports: A Good Practice Guide provide detailed guidance on the way in which AMR should be produced.
- 1.5 In terms of what the AMR should seek to achieve, local authorities are required by Section 35 of the Planning and Compulsory Purchase Act, Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 and PPS12 to undertake certain key monitoring tasks, all of which are interrelated. The key tasks are as follows:
 - Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
 - Assess the extent to which policies in local development documents are being implemented;
 - Where policies are not being implemented, explain why and to set out what steps are being taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
 - Whether the policies in the local development document need adjusting or replacing because they are not working as intended;
 - Whether the policies need changing to reflect changes in national or regional policy;
 - Identify the significant effects of implementing policies in Local Development Documents; and whether they are working as intended; and
 - Set out whether policies are to be amended or replaced.
- 1.6 The policy documents that will eventually comprise the LDF have yet to be produced. Accordingly, this AMR monitors those aspects of the LDF which have

been progressed as well as the policy performance of existing, 'saved' policies that are set out in the Daventry District Local Plan. Future AMRs will be able to focus on monitoring of the LDF.

- 1.7 The monitoring framework will be kept under review and will be developed and amended in conjunction with progress on the preparation of Development Plan Documents; especially the Core Strategy.

Sources of Information

- 1.8 Most data for this report is collected from within the Council, through annual land availability studies and returns to Government departments as part of Best Value Performance Indicator (BVPI) monitoring required by law. In addition, key partners who provided data included Northamptonshire County Council and the Environment Agency.

2.0 **SPATIAL PORTRAIT**

The People

- 2.1 In 2007, Daventry District had an estimated population of, 79,100. The table below shows the resident population has increased by 7,000 since 2001, which is relatively strong compared to other benchmark areas. Based on the 2007 estimate, the population density of the District was 1.19 persons per hectare.

Table 1: Population change (000's)

Year	2001	2007?	% Increase
Daventry	72.1	79.1	9.7%
Northamptonshire	630.5	678.3	7.58%
England	49,181.4	51092.0	3.8%

Source: Mid Year Population Estimates, NOMIS, ONS

- 2.2 The 2001 Census indicated that 2% of the District's population were non-white. This compared with 4.9% for Northamptonshire and 9.1% for England
- 2.3 As shown in the table below Daventry District has a relatively young population, with more people aged under 16 years than of retirement age. The largest group comprises those aged between 45 & 64, which makes up half of the population.

Table 2: 2007 Mid Year Estimate by Age

Age	All people	Under 15	15-29	30-44	45-64	64+
No. Daventry (000's)	79.1	14.7	13.3	17.7	22.1	11.2
%	100	18.6	16.8	22.4	27.9	14.2
Northamptonshire	678.3	125.6	127.2	153.2	175.2	97.4
England	51092.0	8999.2	10169.7	11102.5	12661.3	8159.4

Source: Mid Year Population Estimates, NOMIS, ONS

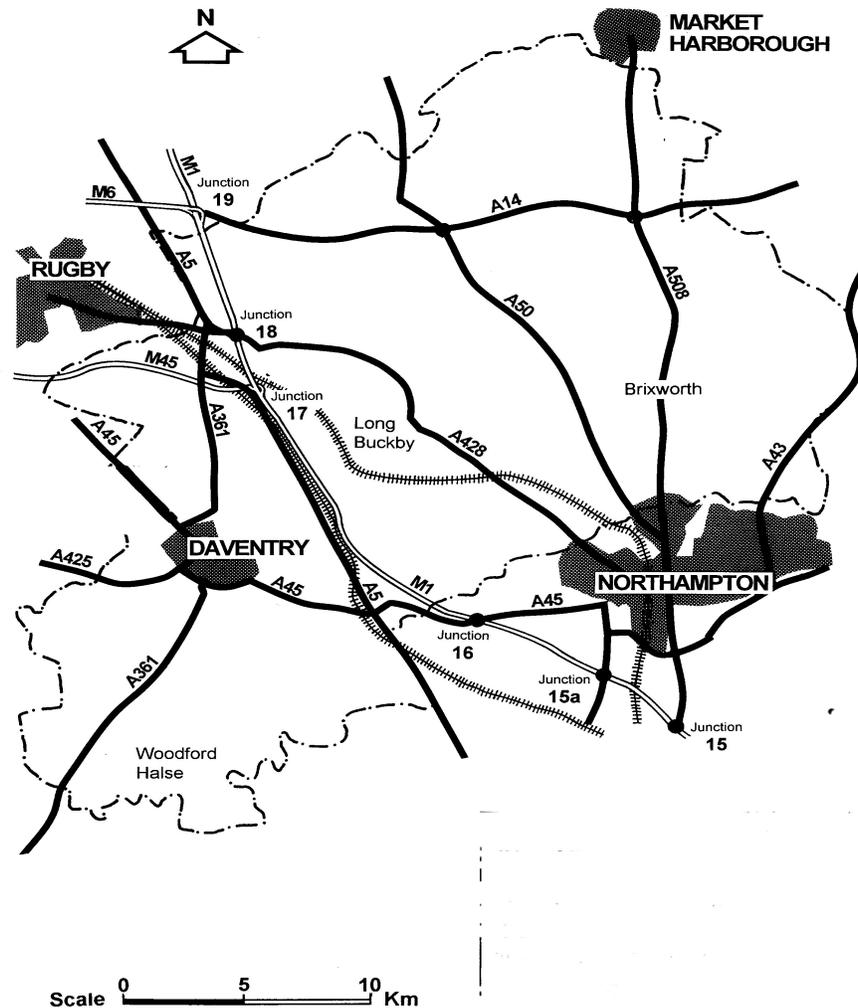
- 2.4 The Government has identified Daventry as a location for major growth over the next 20 years and the population is projected to grow considerably. In common with national trends, life expectancy is increasing, which will result in a growing elderly population.

The Place

- 2.5 Daventry is a large mainly rural district covering an area of 66,598 hectares in the south west of Northamptonshire. It is the largest district in the County, but after Corby has the second smallest population. Rugby, Warwickshire is to the west, Market Harborough, Leicestershire to the north and Northampton to the south east. The area is very diverse and comprises 74 rural parishes and 78 villages ranging in size from small hamlets to large villages such as Brixworth, Long Buckby, Moulton and Woodford Halse. Daventry is an historic market town that lies to the west of the District and functions as the main administrative and commercial centre.

2.6 Physically, Daventry District comprises mainly the rolling hills of the Northampton Uplands, a natural extension of the Cotswolds. Set amongst these hills are the valleys of the rivers Nene, Welland, Avon and Cherwell, picturesque villages, woods, reservoirs, canals and elegant country houses. The District is rich in history and is associated with the Gun Powder Plot and Civil War.

Figure 1: Daventry District Context



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2.7 The District boasts a central location, and first class road links to London and the South East, the Midlands, the North West, Yorkshire and the North East. M1 access via Heyford at Junction 16 and Crick at Junction 18 (the A425); M40 is in easy reach; M6/M1 junction to the north and the A14 (A1/M1 link road) access to the east coast ports.

2.8 The main London rail line passes through, providing access via Long Buckby Station to Northampton, Milton Keynes, London, Rugby, Coventry and Birmingham and connecting services to South Coast resorts. Daventry

International Rail Freight Terminal (DIRFT), the largest and most successful UK operation of its kind, is located near Crick/Kilsby by junction 18 of the M1 providing freight access to Europe and beyond.

- 2.9 Birmingham International and East Midlands airports are both within 40 minutes drive and a small aerodrome at nearby Sywell is available for private planes and helicopters.
- 2.10 The Government has identified Northamptonshire as an area for major new development over the next 20 to 30 years. This is as part of the Milton Keynes and South Midlands Growth Area identified in the Sustainable Communities Plan. The broad proposals for development in this growth area are set out in the 'Milton Keynes and South Midlands Sub-Regional Spatial Strategy, published by the Secretary of State in March 2005 as part of the Regional Spatial Strategy for the East Midlands. This is currently subject to review and update. The draft Regional Plan was issued for public consultation in September 2006. This maps out future development of the region up to 2026 including housing growth levels, the Regional Transport Strategy and policies on other major issues, including waste disposal, minerals, energy, environmental protection and sub-regional strategies. The Examination in Public into the RSS took place in the Summer of 2007. Further information on the progress and status of the RSS is available at www.emra.gov.uk
- 2.11 The opportunity presented by the Milton Keynes and South Midlands strategy has been firmly grasped by Daventry District Council as a means of securing for current and future residents the benefits of investment and growth, and thus creating a sustainable community. As part of this, the Council has ambitious plans for the future of the town and its hinterland. These plans aim to enhance the quality of life by matching significant population growth over the next fifteen years with economic and social infrastructure, to ensure that all the community benefits from more and improved jobs and facilities.

3.0 LOCAL DEVELOPMENT SCHEME

- 3.1 Effective project and programme management is a key feature of the LDF system, and the principal tool for this is the Local Development Scheme (LDS). The LDS is a project plan setting out which LDF documents will be produced by when and how the Council will manage the process. It also identifies any risks to the process and sets out how those risks can be mitigated.
- 3.2 This part of the AMR addresses progress on the various documents that make up the LDF, and reviews the progress in meeting the targets and milestones set out in the original LDS at the same time as considering progress against the revised LDS.

Plan Making: Development Plan

- 3.3 BVPI 200a asks the question: “Did the Local Planning Authority submit the LDS by March 2005 and thereafter maintain a 3-year rolling programme?”
- 3.4 Daventry District Council submitted its original LDS to the Government Office for the East Midlands on 5th October 2004. This was subsequently revised and submitted again on 6th May 2005. This performance indicator has therefore been met.
- 3.5 The District Council is continuing to roll forward the LDS, a revised version of which was submitted to the Government Office for the East Midlands in November 2006. ¹The current version of the LDS was submitted to the Government Office for the East Midlands in March 2007. It supersedes the individual LDSs prepared by the individual councils and approved by the Government in spring 2005, and is a joint document with the other 2 authorities that with Daventry comprise West Northamptonshire: Northampton Borough and South Northamptonshire. A joint West Northamptonshire planning team has been established to take forward the policy strategy.
- 3.6 Copies of the Councils LDS’s are available to view online at www.daventrydc.gov.uk

Plan Making: Milestones

- 3.7 BVPI 200b asks the question: “Has the Local Planning Authority met the milestones which the current LDS sets out?”
- 3.8 The Council released the final version of the Local Development Scheme to the Deputy Prime Minister through the Government Office for the East Midlands in March 2007. This version of the LDS has been updated and in some cases revised the progress in relation to the milestones for each document. The details of the documents for Daventry District, together with the timescale for each is given in Table 3.
- 3.9 The Authority has already met the targets for several documents within the monitoring year. These are:
- Adoption of Middlemore SPD Site 7,8 & 9

¹ This has now been superseded by a revised joint Local Development Scheme published November 2008

Consultation on the following:

- Daventry Town Design Statement
 - Flore Village Design Statement
 - Hollowell and Teeton Village Design Statement
 - Long Buckby Village Design Statement
 - Naseby Village Design Statement
 - Norton Village Design Statement
 - Scaldwell Village Design Statement
 - Sibbertoft Village Design Statement
 - Whilton Village Design Statement
-
- West Northamptonshire Joint Core Strategy Issues and Options

Plan making: Monitoring Report

- 3.9 BVPI 200c asks the question: “Did the Local Planning Authority publish an AMR by 31st December of each year?”
- 3.10 Daventry District Council has thus far produced 4 AMRs, the first of which was submitted to the Secretary of State on 29th December 2005. The AMR is produced on an annual basis, being submitted in December of each year. This performance indicator has therefore been met.

LDS Implementation

- 3.11 Arrangements are in place to secure the timely delivery of the LDS. Daventry District, Northampton Borough, South Northamptonshire and Northamptonshire County Councils established a joint planning team to progress strategic planning issues and pursue the preparation of a single core strategy covering the entire West Northamptonshire area. However, each district/ borough Council continues to be responsible for preparing LDDs addressing local matters and joint agreement is not required though coordination of the overall programme by the JPU will be necessary.
- 3.12 The Councils are committed to working together with Northamptonshire County Council and West Northamptonshire Development Corporation (WNDC) in order to implement the growth in an effective, cohesive and sustainable manner. WNDC has been set up by the Government to secure sustainable regeneration and development, to help encourage growth and attract extra public and private investment to the county. The prospectus was launched in December 2005. Latest information available at www.wndc.co.uk
- 3.13 For this approach to work it will be important for continued and improved joint working and for the Core Strategy to be the result of that joint working. ²A Joint Member Steering Group has been set up to take forward plans relating to West Northamptonshire. The Planning Group will comprise member and officer representatives from Daventry, South Northamptonshire and Northampton Borough Councils, as local planning authorities responsible for preparing LDDs. Northamptonshire County Council, as strategic authority with responsibility for transport, education, minerals and waste planning; and West Northamptonshire Development Corporation as the local delivery vehicle are also represented on

² The Steering Group has now been replaced by a Joint Strategic Planning Committee established by Statutory Instrument 1572 in July 08

the Group. The Steering Group acts as a sounding board for the three local authorities and to provide a clear steer to ensure agreement over the joint LDDs, in particular the joint core strategy, and the timetabling of such work and to consider any other matter of common interest to the local planning authorities and strategic authority related to spatial planning within the three districts. The Steering Group will not have any executive powers, but will provide the mechanism by which consensus can be achieved between the three district authorities.

Table 3: LDS Documents relating to Daventry DC

<i>Document</i>	<i>Milestone</i>	<i>Date of Milestone</i>	<i>Description</i>
LDDS Being Prepared Jointly with Other Authorities in West Northamptonshire			
West Northamptonshire Joint Core Strategy DPD	Commencement of Preparation	Sept 2006	Sets out the spatial vision, spatial objectives and policies including the context for the other LDDs in West Northamptonshire area. It includes details of the covering sustainable urban extensions and associated strategic infrastructure, transport and phasing as well as a monitoring and implementation framework for Daventry and South Northamptonshire districts and the Borough of Northampton. It will also set out the hierarchy and role of the settlements in West Northamptonshire, including the villages. It will set out the retail hierarchy including the role and broad location of district/ local centres and other retail developments. It will include consideration of the role of the rural areas including conservation, protection and diversification. It will include consideration of the relationship between West Northamptonshire and its wider context.
	Consultation on Pre-Submission Strategic Issues and Options	March – Sept 2007	
	Public participation on Preferred Options	Feb – March 2008	
	Consultation on Submission version and Submission to Secretary of State	August 2008	
	Pre-examination Meeting	December 2008	
	Examination in Public	Feb – March 2009	
	Adoption of Document	Dec 2009	
Northampton Implementation Area DPD	Commencement of Preparation	April 2007	To set out site-specific allocations for housing, employment and other land uses and policies that will help in the determination of planning applications on specific sites and in the delivery of regeneration, growth and conservation objectives within the
	Consultation on Pre-Submission Strategic Issues and Options	Feb – April 2008	

	Public participation on Preferred Options	Oct – Dec 2008	Northampton Implementation Area. It will include the identification and implementation of local infrastructure. It will include site-specific allocations within Northampton existing urban area and urban extensions as set out in the Joint Core Strategy. It will exclude Northampton Central Area and Sixfields.
	Consultation on Submission version and Submission to Secretary of State	Sept 2009	
	Pre-examination Meeting	March 2010	
	Examination in Public	May 2010	
	Adoption of Document	Feb 2011	
West Northamptonshire Rural Area DPD	Commencement of Preparation	Oct 2007	To set out site-specific allocations for housing, employment, retail and other land uses and policies that will help in the determination of planning applications on specific sites within the Rural Areas. It will determine which settlements are in each category in the settlement hierarchy and plan for appropriate development, including defining town and village confines.
	Consultation on Pre-Submission Strategic Issues and Options	Aug – Oct 2008	
	Public participation on Preferred Options	April – June 2009	
	Consultation on Submission version and Submission to Secretary of State	March 2010	
	Pre-examination Meeting	Sept 2010	
	Examination in Public	Nov 2010	

	Adoption of Document	Aug 2011	
West Northamptonshire Development Control Policies DPD	Commencement of Preparation	April 2008	To set out detailed policies against which planning applications for the development and use of land and buildings will be considered. It will include historic conservation, protection of open space, nature conservation, highway access, car parking and rural exception housing policies.
	Consultation on Pre-Submission Strategic Issues and Options	Nov – Dec 2008	
	Public participation on Preferred Options	April – June 2009	
	Consultation on Submission version and Submission to Secretary of State	Dec 2009	
	Pre-examination Meeting	April 2010	
	Examination in Public	June – July 2010	
	Adoption of Document	March 2011	
West Northamptonshire Affordable Housing SPD	Commencement of Preparation	March 2007	To provide guidance to assist all parties involved (the three Councils, developers, landowners and Registered Social Landlords) in the delivery of affordable housing through new development. It will include proportions of market and affordable dwellings, size and type of affordable housing, and the range of circumstances in which affordable housing will be required.
	Consultation on Draft SPD & SA Report	Aug – Sept 2007	
	Consideration of Representations	Oct 2007	

	Adoption of SPD	Nov 2007	
LDDs Being Prepared by Daventry District			
Daventry Town DPD	Commencement of Preparation	April 2007	To set out site-specific allocations for housing, employment, retail and other land uses and policies that will help in the determination of planning applications on specific sites and in the delivery of regeneration, growth and conservation objectives within Daventry Town. It will include the identification and implementation of local infrastructure. It will include site-specific allocations within Daventry existing urban area and urban extensions as set out in the Joint Core Strategy.
	Consultation on Pre-Submission Strategic Issues and Options	Feb – April 2008	
	Public participation on Preferred Options	Oct – Dec 2008	
	Consultation on Submission version and Submission to Secretary of State	Sept 2009	
	Pre-examination Meeting	March 2010	
	Examination in Public	May 2010	
	Adoption of Document	Feb 2011	
Development Guidance for Middlemore Site 7-9 SPD	Commencement of Preparation	June 2007	To provide more detailed guidance for Sites 7 – 9 at Middlemore to the north of Daventry town which has the benefit of outline planning permission.
	Consultation on Draft SPD & SA Report	Nov – Dec 2007	

	Consideration of Representations	Jan 2008	
	Adoption of SPDs	Feb 2008	
Town/ Village Design Statements SPD	Commencement of Preparation	June 2007/08/09/10/11	To provide design guidance to inform proposals for development.
	Consultation on Draft SPD & SA Report	Nov – Dec 2007/08/09/10/11	
	Consideration of Representations	Jan 2008/09/10/11	
	Adoption of SPDs	Feb 2008/09/10/11	

4.0 POLICY IMPLEMENTATION

- 4.1 This part of the AMR considers how policies have performed in the development control process. As outlined earlier in this report, the LDF is still in its infancy so this chapter concentrates on the implementation of policies in the adopted Local Plan that have been 'saved'.
- 4.2 The Planning and Compulsory Purchase Act 2004 allowed those parts of the Development Plan that were adopted before 28 September 2004 to be saved for a further 3 years until the new LDF documents were in place. However, the publication of the new 'Development Plan' documents has not taken place as quickly as the government thought. The Act therefore gave the Secretary of State powers to make a direction to save specified policies beyond the 3-year period.
- 4.3 A number of policies within the Daventry Local Plan have been saved beyond September 2007. A schedule indicating which policies have been saved together with a copy of the Direction from the Secretary of State is attached at Appendix 3.

Planning Applications

- 4.4 During the monitoring period the Council determined 1156 planning applications of which 16.7% were refused. There have been more planning applications refused in the past year than were refused in 2006-7 when the figure was 13.2%. Of the 1156 planning applications 83 of decisions were delegated to Planning Officer and 17% were determined by Planning Committee. The government target for delegation of planning applications is 90%.

Appeal Decisions

- 4.5 During the period 49 appeals were decided with 53% being successfully defended by the Council. This indicator is monitored through BVPI 204. There appears to have been a significant decrease in the proportion of appeals that are being allowed by the Planning Inspectorate, since the figure for 2005-6 was 83%.

Advertised Departures

- 4.6 The Government requires local planning authorities to advertise any application as a departure that it considers may prejudice the policies and proposals of the development plan in force. In the year ending March 2008 no applications were advertised as a departure to the development plan (BVPI).

5.0 PERFORMANCE INDICATORS

5.1 As the LDF is still at an early stage the report has been divided into sections according to the following themes, loosely based on the Governments Core Output Indicators:

Economy;
Housing;
Community;
Built and natural environment; and
Transport

5.2 It is expected that future AMR's will be aligned thematically with the structure of the LDF.

5.3 Within each section, data is provided on the relevant indicators. There are four types of performance indicator used in the monitoring of policies:

Contextual indicators

5.4 Setting the scene indicators (contextual) provide information on all the key changes that are taking place in an area. These indicators maybe indirectly affected by land use changes, and will provide information on Daventry's major economic, environmental or social characteristics.

Core Output Indicators

5.5 In March 2005 the ODPM introduced a set of mandatory Core Output Indicators.

Local Indicators

5.6 Local Indicators will be developed over time to reflect work on sustainability appraisals to provide policy coverage and address particular local circumstances and issues not covered by the core output indicators.

Significant Effect Indicators

5.7 Part of the sustainability appraisal process, these indicators enable a comparison to be made between the predicted effect and actual effects measured during the implementation of the policies. These indicators will be incorporated into the AMR once the Core Strategy has reached an appropriate stage.

6.0 ECONOMY

6.1 The monitoring of business development indicators takes place as part of the annual availability surveys. This reviews recent planning approvals and outstanding planning permissions to produce a list of outstanding permissions and to track development completions over the period April to March.

Contextual Indicators

6.2 A range of contextual indicators is examined to assess the state of Daventry's economy and identify issues to address in the LDF.

6.3 The District displays a high level of people who are in work or looking for work. The percentage of the working age population that were economically active between April 06 and March 07 was 83.1%. This compares with 80.4% for the East Midlands and 78.6% nationally.

6.4 The most important sectors of employment within Daventry economy continue to be 'managers and senior officials', and 'associate professional and technical'. The former accounts for 22.2 % of local employment, the latter 14.7%. In total 48.9% of the working population within Daventry are managers or professional staff. This can be seen as a relatively large proportion when compared with East Midlands and Great Britain, where these groups account respectively for 39.2 and 43% of the working population.

Table 5: Percentage of working population employed by sector, (March 2008)

	Managers and senior officials	Professional occupations	Associate professional and technical	Administrative & secretarial	Skilled trades occupation	Personal service occupations	Sales and customer service occs	Process plant & machine operatives	Elementary occupations
Daventry	22.2	12.0	14.7	13.8	16.7	-	-	-	-
East Midlands	15.5	11.3	12.4	10.8	12.0	8.1	7.3	9.0	13.3
GB	15.3	13.1	14.6	11.6	10.9	8.0	7.6	7.2	11.4

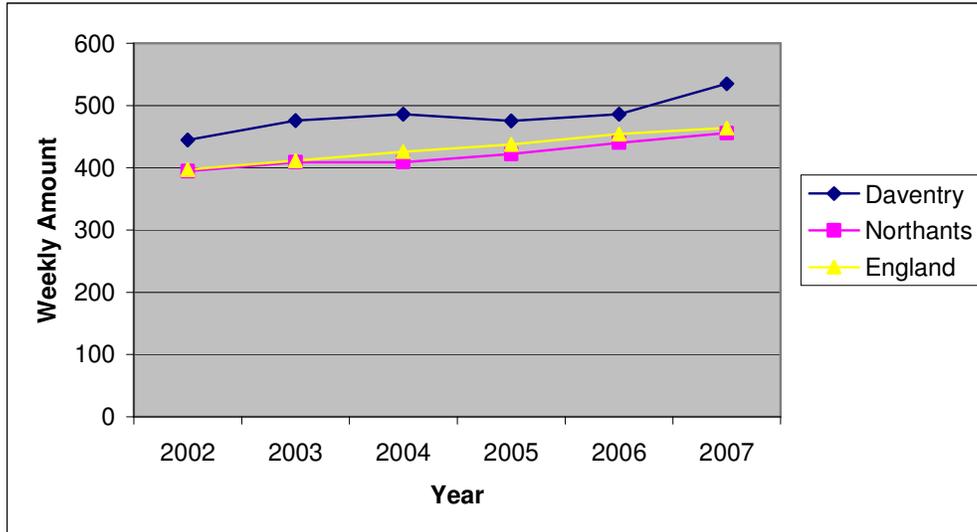
Source: Annual survey of hours and earnings, NOMIS

6.5 The average weekly earnings in the District show an interesting pattern, having fallen in 2005, but then having risen again.. There was a significant increase in Daventry in 2007.

Table 6: Earnings (resident based) – weekly pay (gross), full time workers in £'s

Weekly Earnings (£)	2002	2003	2004	2005	2006	2007
Daventry	444.9	476.1	486.0	475.7	486.2	534.9
Northamptonshire	394.9	408.9	408.9	422.2	440.4	455.9
England	397.2	411.3	426.1	437.6	454.4	464.0

Source: Annual survey of hours and earnings, NOMIS



6.6 The number of people claiming job seekers allowance and national insurance credits in Daventry has been relatively consistent since 2001. Trend data reveals that the District consistently exhibits an unemployment rate below the county and national averages.

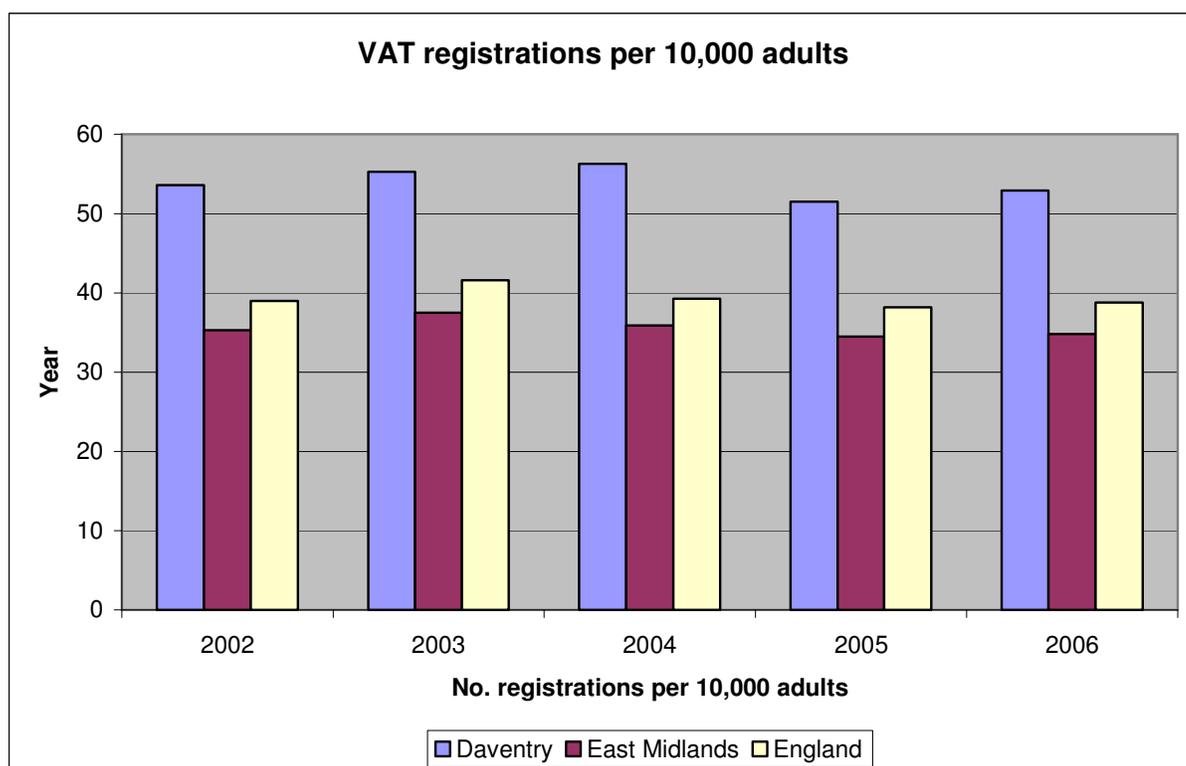
Table 7: Claimant Count Unemployment Rate, May 2001 – 2006

Year	2001	2002	2003	2004	2005	2006	2007	2008
Daventry	1.4	1.4	1.4	1.4	1.1	1.4	1.4	1.4
Northants	1.9	1.8	2.0	1.7	1.8	2.1	2.0	2.2
England	2.6	2.5	2.5	2.3	2.3	2.6	2.3	2.5

Source: Labour Force Survey, NOMIS 2007

6.7 A dynamic local enterprise culture is vital for the long term competitiveness and overall economic success of the local economy. VAT registrations provide a proxy measure for the level of enterprise through measuring business start ups over the VAT threshold. Figure 2 display's that the number of VAT registrations per 10,000 adults for the District is consistently above the national and regional average.

Figure 2: VAT registrations per 10,000 adults



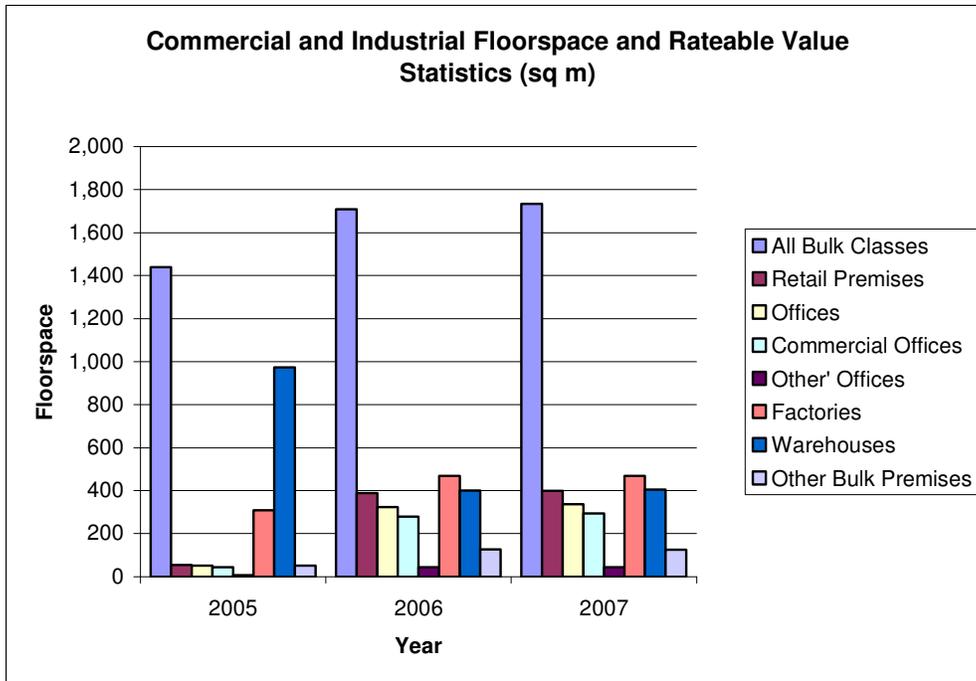
Source: Floor targets interactive

6.8 The table and chart below shows the commercial and industrial floorspace and rateable value statistics in Daventry at 2007. The figures for 2006 and 2007 show an increase in the amount of rateable floorspace in all sectors except for 'other offices' and 'other bulk premises' which show a marginal decrease. . This appears to indicate that the amount of floorspace used for warehousing in Daventry has reduced significantly since 2005..

Table 8: Commercial and Industrial floorspace and Rateable Value Statistics, 2005 & 2006 (qm)

Type	Rateable Floorspace April 2005	Rateable Floorspace April 2006	Rateable Floorspace April 2007
All Bulk Classes	1,440	1,708	1735
Retail Premises	54	388	399
Offices	52	324	337
Commercial Offices	44	280	294
Other Offices	7	44	43
Factories	309	469	469
Warehouses	974	401	405
Other Bulk Premises	52	126	125

Source: Valuation Office Agency, downloaded from Neighbourhood Statistics



Performance Indicators

Core Output Indicator 1a – Amount of floor space developed for employment by type	
Target	No target identified
Policy	No policy identified
Performance	See table 9 below
Commentary	None
Core Output Indicator 1b – Amount of floor space developed for employment by type, in employment or regeneration areas	
Target	No target identified
Policy	The Local Plan contains numerous policies that encourage industrial and commercial development within employment areas. There are no

	designated regeneration areas in the District
Performance	See table 9 below
Commentary	None
Core Output Indicator 1c – Amount of floor space by employment type, which is on previously developed land	
Target	No target identified
Policy	The Northamptonshire County Structure Plan seeks to make the best use of brownfield land in a sequential manner with the release of previously developed land a priority
Performance	See table 9 below
Commentary	None

Table 9: Employment land take

Employment land type	Total area developed (sqm)	Land developed (sqm) in employment areas
B1	0	0
B2	0	0
B8	0	0
Mixed	0	0
Total	0	0

- 6.9 It is not possible to distinguish the type of employment use class in most circumstances. Many planning permissions given are various interchangeable mixes of uses classes. Developers thus have discretion as to which combination to pursue after permission is given.

Core Output Indicator 1d – Employment land available by type	
Target	120 hectares of industrial land in Daventry
Policy	The County Structure Plan set a requirement for 120ha of industrial land to be provided in the District between 1996-2016. This allocation was quashed from the Structure Plan following a high court challenge.

	However, this allocation remains a guide to industrial requirements for the District
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Performance	See table 10 below
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Commentary	There is a current supply of 21.55 ha. The LDF period will run up to 2026 and the need for additional land to be allocated for employment purposes will be considered through the production of the Core Strategy DPD
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Table 10: Employment land available by type (in hectares)

Employment land type	Sites with planning permission	Sites defined/allocated in the Local Plan
B1	2.64	0
B2	12.84	0
B8	0	0
Mixed	6.07	0
Total	21.55	0

Local Output Indicator – Employment land available at Daventry International Rail Freight Terminal by type
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Target	No target identified
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Policy	Policies EM18 and EM19 allocate land for employment purposes at land in the vicinity of Motorway J18, Crick. This has largely been completed, and therefore neither of these policies have been saved. However, an additional area of land to the west has been granted planning consent as an expansion of DIRFT. The land does not contribute towards the overall industrial provision in the District
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Performance	See table 11 below
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Commentary	None
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Table 11: Land subject to planning permission at Daventry International Rail Freight Terminal (in hectares)

Employment land type	Employment land supply
B1	0

B2	0
B8	0
Mixed	64.58
Total	64.58

Core Output Indicator 1e – Losses of employment land in employment/regeneration areas; and local authority area

Target	No target identified
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Policy	Policy EM4 of the Local Plan does not permit the loss of employment sites to other uses within industrial estates. There are no sites designated as regeneration areas in the Local Plan
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Performance	See table 12 below
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Commentary	None
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Core Output Indicator 1f – Amount of employment land lost to residential development

Target	No target identified
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Policy	No policy identified
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Performance	See table 12 below
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Commentary	None
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Table 12: Employment land loss (April 2007 – March 2008)

Loss of employment land in employment area (ha)	Amount of employment land lost to residential development (ha)
0	0

- 6.10 There are difficulties in collecting the following mandatory core indicator. Calculating the amount of office development is problematic. Use Class B1 is difficult to define precisely, and by any means of definition, the vast majority of offices are built within larger industrial and commercial developments.

Core Output Indicator 4a – Amount of completed retail, office and leisure development

Target	No target identified
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Policy	No policy identified
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Performance	See table 13 below
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Commentary	Most of the annual floor space comes from changes of use
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Table 13: Completed floor space (sq.m)

Retail	A1	A2	A3	A4	A5	Mixed	Total Retail
	0	0	0	0	0	0	0
Leisure	D2	Total Leisure					
	0	0					
Office	B1a	B1b	B1c	Total Office			
				0			

Core Output Indicator 4b – Amount of completed retail, office and leisure development and percentage in the town centre

Target	No target identified
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Policy	Current planning policy is provided by PPS6 that seeks to direct a wide variety of shopping and other activities towards established town centres. This is reinforced by policies RT1 and RT3 of the Local Plan that aim to restrict out of centre development. Policy EM5 identifies opportunities for development within the town centre. The Daventry Town Centre Vision 2021 highlights additional opportunity sites within the town centre
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Performance	See table 14 below
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Commentary	The boundary of the town centre is not defined in any LDF document. For the purposes of this report the boundary of the Daventry Town Centre Inset Map has been used
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Table 14: Local services completed between 2007/08

Amount of A1 units completed in the town centre/% of all A1 completions	Amount of A2 units completed in the town centre/% of all A2 completions	Amount of A3 – A5 units completed in the town centre/% of all A3 –A5	Amount of D1 & D2 units completed in the town centre/% of all D1 & D2
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		completions	completions
0	0	0	0

7.0 **HOUSING**

- 7.1 The monitoring of housing development indicators takes place as part of the annual land availability surveys. This reviews recent planning approvals and outstanding planning permissions to produce a list of outstanding permissions and to track development completions over the period April to March.

Performance Indicators

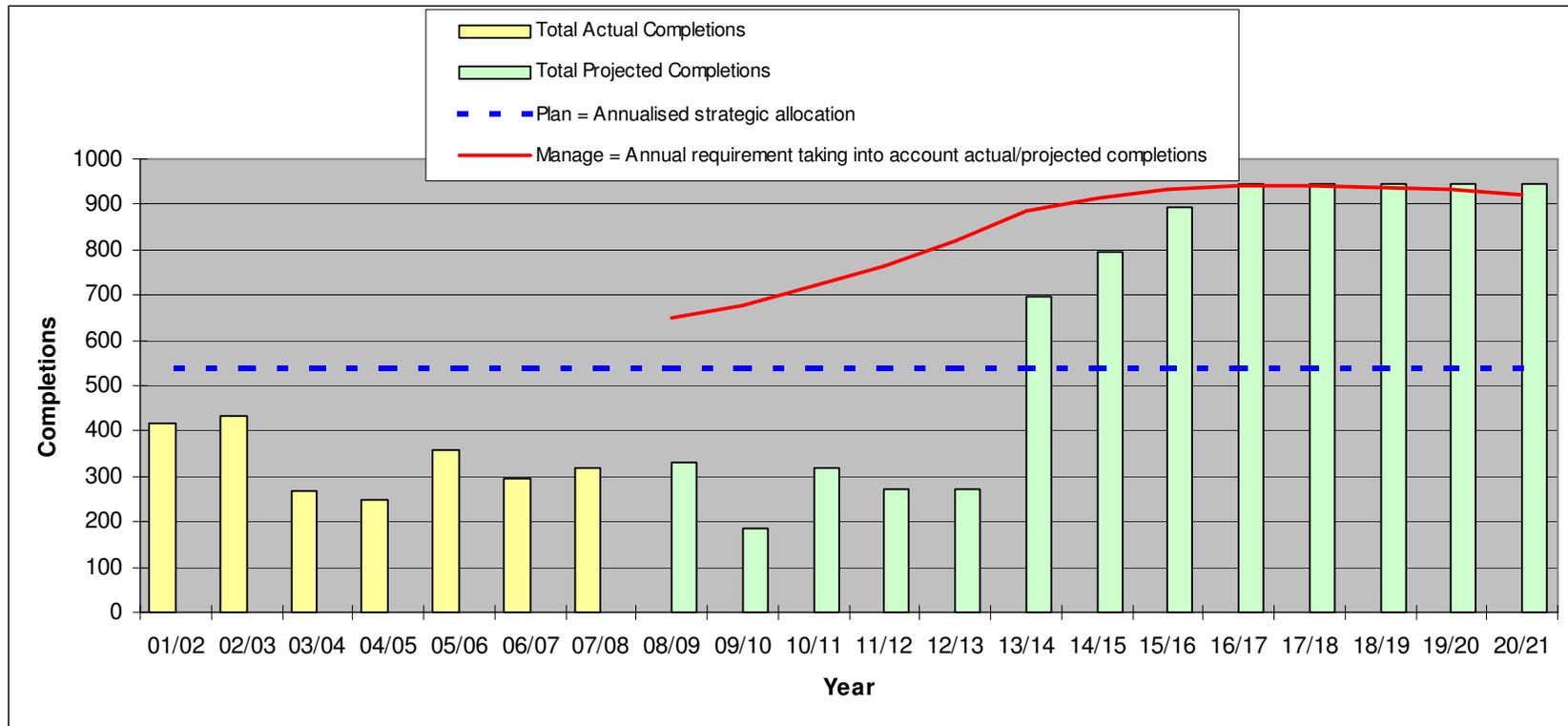
Core Output Indicator 2a – Housing trajectory	
Target	Provision will be made for 10,800 (net) dwellings within Daventry between 2001 and 2021
Policy	The Milton Keynes and South Midlands set a requirement for 10,800 dwellings to be provided in the District between 2001 and 2021
Performance	See Figure 3 below and appendix 1
Commentary	The housing trajectory demonstrates that the scale and rate of development is not being delivered as set out within the RSS. The phasing sequence set out within the above strategy is not considered achievable and a revised phasing programme will be included in the Core Strategy that reflects what can realistically be achieved having regard to the long lead in times for major sustainable urban extensions

- 7.6 A housing trajectory for the District has been prepared charting progress towards meeting the housing supply. It shows the housing completions from 2001, and the anticipated future completions from 2008 to 2021 as set out in Figure 3.
- 7.7 The 'plan' aspect of the approach is represented by the annual dwelling allocation. The Milton Keynes and South Midlands Sub Regional Spatial Strategy sets out the scale of growth envisaged for Daventry.
- 7.8 The 'monitor' aspect compares cumulative completions and allocations at each year up to 2021. The 'manage' section shows the annual dwellings required taking into account past and future projected completions.
- 7.9 The housing trajectory indicates that overall housebuilding rates in the District are currently delivering 38% less houses than required. Appendix 1 provides more details on the trajectory.

7.10 New housing allocations will need to be identified through the forthcoming LDF.

Figure 3: Housing Trajectory
Please note figures are rounded

Year	Completions							Projections												
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Total Actual Completions	417	435	266	247	360	295	319													
Total Projected Completions								329	186	318	271	271	695	795	894	945	946	946	946	946
Plan = Annualised strategic allocation	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540
Manage = Annual requirement taking into account actual/projected completions								651	678	722	763	818	886	913	933	941	940	938	934	921



Core Output Indicator 2b – Percentage of new and converted dwellings on previously developed land

Target	The regional target is to contribute towards 60% of houses to be built on such land by 2021
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Policy	PPS3 emphasises the importance of using previously developed land for new housing before greenfield sites, and advises that the proportion of development on previously developed land should be monitored. The proportion of dwellings on previously developed land is also gathered for Best Value Performance Indicator BV106
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Performance	77.5
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Commentary	New housing built on previously developed land or conversions as a total percentage of total additions to stock is above target and has increased since the last monitoring period. However, Daventry does not have a particularly significant amount of previously developed land with potential for development. As a consequence it is likely that in future AMR the percentage of new housing built on previously developed land will fall below the regional target
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Core Output Indicator 2c – Percentage of new dwellings completed at (i) less than 30 dwellings per hectare, (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare

Target	No target identified
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Policy	National planning guidance on housing sets out the Government's aim of achieving housing densities of 30 to 50 dwellings per hectare
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Performance	See table 17 below
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Commentary	None
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- 7.11 Whilst the Government examines densities on all completed sites, this AMR also makes a separate assessment of developments of 10 or more dwellings. This local indicator is considered more reliable since it removes smaller developments, which tend to achieve very low densities due to the higher plot ratios. In developments on small sites, particularly in rural settlements more weight is attached to the protection of character thereby reducing densities.

Local Output Indicator - Percentage of new developments over 10 dwellings completed at (i) less than 35 dwellings per hectare; and (ii) above 35 dwellings per hectare	
Target	No target identified
Policy	National planning guidance on housing sets out the Government's aim of achieving housing densities of 30 to 50 dwellings per hectare
Performance	See table 17 below
Commentary	None

Table 17: Density of new dwellings completed in Daventry District

	Total new developments	New developments over 10 dwellings
Less than 30 dwellings per hectare	22%	0%
Between 30 and 50 dwellings per hectare	48%	55%
Above 50 dwellings per hectare	30%	45%

Core Output Indicator 2d – Affordable housing completions	
Target	No target identified
Policy	No policy identified
Performance	81

<p>Commentary</p>	<p>Affordable housing completions increased between 2006/7 and 2007/8. Nevertheless, Daventry District has a high level of affordable housing need as identified in the 2006 Housing Needs Survey and the current rate of affordable housing delivery is not sufficient to meet this need.</p> <p>To address this issue the Council introduced a protocol in 2003 that lowered thresholds in order to increase the supply of affordable housing, particularly in the rural areas. Unfortunately the Planning Inspectorate at a planning appeal found that the Council's Affordable Housing Policy Alteration had moderate weight. It was concluded that whilst the policy reflected current affordable housing objectives, the use of the policy was contrary to Circular 6/98 and PPG1 due to lack of formal adoption. This decision contributed towards a lower number of affordable housing completions</p>
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Local Output Indicator – Affordable housing completions (on sites of 10 or more dwellings)

Target	None
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Policy	None
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Performance	93%
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<p>Commentary</p>	<p>The proportion of affordable housing provided on major sites has increased since the 2004/5 baseline. It should be noted that this includes Middlemore Site 3, where it was agreed that a percentage of the affordable housing could be provided off site via commuted sums</p>
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8.0 **COMMUNITY**

8.1 In order to deliver successful and sustainable communities, development of the size and scale that is planned for Daventry, as part of the Governments strategic growth areas, must be met by comprehensive and timely provision of the appropriate community infrastructure including health, education, community facilities and emergency services. There are improvements to be made in monitoring community indicators.

Contextual Indicators

8.2 A range of contextual indicators is used to display the current position of community facilities and issues that impact on the community. This provides a useful snapshot, however, it is envisaged that this information will be added to periodically to further enhance the baseline data by which policy effectiveness can be measured.

Table 18: Community Facilities in Daventry District

Number of libraries	4
Number of secondary schools	9
Number of primary schools	39
Number of hospitals	1
Number of health clinics	12 GP Surgeries
Number of museums and galleries	No information available
Number of places of worship	No information available
Number of public houses	87

Sources: DDC Planning Policy, Corporate Strategy and Environmental Health2007

8.3 The Health Profile of England produced by Public Health Observations demonstrates that overall the indicators of health for people in Daventry are substantially better than average when compared with England, the East Midlands and with other benchmark areas. There is lower child poverty, less poor quality housing and higher than average proportion of older people helped to live at home. For further information please visit www.communityhealthprofiles.info

8.4 The table below shows that crime rates in Daventry are consistently much lower than national averages.

Table 19: British Crime Survey for Daventry

Year	Total number of Offences
2002-2003	3774
2003-2004	4370
2004-2005	4214
2005-2006	3514
2006-2007	3805
2007-2008	4198

Source: www.crimestatistics.org.uk

8.5 The Government's standard measure of deprivation and inequality is the Index of Multiple Deprivation. In 2007 Daventry was ranked as the 62nd least

deprived local authority in England. This suggests that residents within the District are unlikely to experience considerable deprivation in their everyday lives.

9.0 **BUILT AND NATURAL ENVIRONMENT**

9.1 The process of collecting information in respect to the built and natural environment is difficult and the Council has to depend on various data providers for the necessary information.

Contextual Indicators

9.2 The District has a rich variety of natural and built environment. The following information is used to indicate the current position of the built and natural environment and provides a base for which the Council will work on for next years AMR.

Table 20: Built and Natural Environmental Assets

Country Parks	2
Number of Sites of Special Scientific Interests (SSSIs)	13
Area designated as County Wildlife Site (hectares)	1,570 ha
Number of County Wildlife Sites	202
Number of Local Nature Reserves	2
Area designated as Local Nature Reserves (hectares)	74.6
Number of Conservation Areas	23
Total number of Grade II listed buildings	2012
Grade II listed buildings at risk	1
Air Quality Management Area's	None

Source: DDC Countryside Services, Planning Policy, Northamptonshire Wildlife Trust and Natural England

9.3 The Council has commissioned consultants to carry out an audit and assessment of open space, sport and recreation facilities in the District. This will underpin the preparation of the LDF and supplement the contextual indicators in the next AMR by providing a robust and up to date picture of open space provision and distribution across the area.

Performance Indicators

Core Output Indicator 4c – Amount of eligible open spaces managed to Green Flag Award standard	
Target	No target identified
Policy	National policy on this topic is set out in the DCLG Public Service Agreement target 8 (iii) which is that by the end of the financial year 2007-8, 60% of local authority districts will have at least one park or green space that meets Green Flag Award standard

Performance	81 hectares (2 parks)
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Commentary	Brixworth Country Park for the third time and Daventry Country Park for the eighth year running, have retained Green Flag Awards by demonstrating to The Civic Trust, that they are welcoming, safe and well-maintained parks that have strong local community involvement
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Core Output Indicator 7 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Target	No targets identified
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Policy	Policy EN41 of the Local Plan stipulates that development will not normally be permitted where it is likely to be at risk from flooding, or where it is likely to increase the risk of flooding unless the developer takes the appropriate steps to mitigate these effects.
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Performance	According to the Environment Agency there were no permissions granted contrary to advice, for applications received between 1st April 2007 and 31st March 2008
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Commentary	None
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Core Output Indicator 8 (i) – change in priority habitats and species (by type)

Target	No net loss of habitats outlined in the Biodiversity Action Plan
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Policy	The Northamptonshire Biodiversity Action Plan covers the five main habitats in Northamptonshire and provides the framework within which nature conservation targets and priorities will be established and subsequently implemented
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Performance	No change
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Commentary	This is monitored every three years. The Council is not aware of change in areas of priority habitat or population of priority species since 2002/03. A new BAP Was launched in 2008.
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Core Output Indicator 8 (ii) – change in areas designated for their intrinsic environmental value including sites of international, regional, sub-regional or local significance

Target	No target identified
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Policy	No policy identified
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Performance	No information available
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Commentary	The table below provides the baseline position in regard to SSSIs. In future this will be used to measure changes on a year by year basis. Unfortunately information on other areas designated for their conservation importance is not currently available
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9.4 The condition of SSSIs are monitored every 3-6 years by Natural England. The present state of these sites in the District is as follows

Table 21 Condition of SSSIs

Total Number of SSSI's in Daventry	Total Area (ha)	Area in favourable or recovering condition	% in favourable or recovering condition
13	533.18	519.14	97.3%

Source: English Nature, Dec 2008

Core Output Indicator 9 – Renewable energy capacity installed by type

Target	No targets identified
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Policy	The Government's target is set out in the Energy White Paper which is that nationally by 2010, 10% of electricity should be generated from renewable sources, with aspiration that this increases to 20% by 2020
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Performance	No planning applications have been received in the year 2007/08
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	including renewable energy.
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Commentary	None
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Local Output Indicator – Renewable energy generation capacity (Mwe)	
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Target	No targets identified
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Policy	No policy identified
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Performance	See table 22below
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Commentary	None
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Table 22: Renewable energy generation capacity in Daventry (Mwe), 2006 - 2007

Bio Fuels	Onshore wind	Water	Solar	Geo-thermal	Landfill Gas	Sewage Gas	CHP
0	0	0	0	0	0	0	0

Source: Office of Gas & Electricity Markets, CHP database April 2006

Core Output Indicators – Minerals and Waste	
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Commentary	Minerals and Waste are county matters and not relevant to this AMR
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10.0 **TRANSPORT**

10.1 Information is assembled using the Council's in house geographical information system and 2001 Census. It should be noted, however, that there are indicators where data is not currently available or has not been monitored to a required level.

Contextual Indicators

10.2 Reducing the dominance of the motor car is an important factor in supporting sustainable communities. Using the 2001 Census the following data is used to assess the state of movement and access in the District and to identify important transport issues that need to be addressed by the LDF.

Table 23: Transport Information

Percentage of households with 2 or more cars	47.5%
Percentage of households with no car	13.6%

Source: Census 2001

10.3 Table 24 indicates the methods of transport the population of Daventry District use to get to work. This information shows that the use of the car is the major transport choice accounting for 73% of all people aged 16-74 in employment. Future monitoring statistics will be able to demonstrate if sustainable transport solutions are impacting upon the percentage of people primarily using the car and not public transport at 3%.

Table 24: Travel to Work Transport Method

Travel to Work	People
All people aged 16-74 in employment	36,859
People who work mainly from home	4,342
Underground, Metro, Light Rail, Tram	20
Train	435
Bus, Mini Bus or Coach	650
Motorcycle, Scooter, Moped	321
Car or Van	24,642
Passenger in Car or Van	2,307
Taxi or Mini Cab	97
Bicycle	559
On foot	3,323
Other	163
Public Transport Users* (With Car or Van)	938
Public Transport Users* (Without Car or Van)	156

Source: Census 2001 ONS

* Public transport includes underground, metro, light rail, tram, train, bus, mini bus and coach

Performance Indicators

Core Output Indicator 3a – Amount of completed non-residential development within UCOs A, B and D complying with car parking standards set out in the Local Development Framework

Target	No target identified
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Policy	No policy identified
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Performance	Not applicable
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Commentary	Currently there are no up to date parking standards set out in any LDF document so this was unable to be monitored for this year
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Core Output Indicator 3b – Amount of new residential development within 30 minutes public transport time of selected services

Target	No target identified
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Policy	No policy identified
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Performance	No information available
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Commentary	At present insufficient data is available to provide this data. Development of the Council's in house geographical information system is ongoing in liaison with the Northamptonshire County Council to ensure information will be available in the future
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Local Output Indicator – Amount of new residential development within 30 minutes walking time of selected services

Target	No target identified
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Policy	No policy identified
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Performance	See table 25 below
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Commentary	None
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Local Output Indicator – % residential completions by settlement hierarchy

Target	No target identified
Policy	The Local Plan sets out a hierarchy of settlements to ensure housing development is distributed in a way that supports sustainable communities. By concentrating development on service centres it is hoped that the need to travel will be reduced by the proximity of homes to places of work and services
Performance	See table 26 below
Commentary	None

Table 26: Distribution of development according to settlement hierarchy

Type of settlement	Number of dwellings completed 07/08	% of total dwellings
Daventry Town	156	48.9%
Limited Development Villages	47	14.7%
Restricted Infill Villages	107	33.5%
Restraint Villages	2	0.6%
Hamlets	1	0.3%
Open Countryside	6	2%

11.0 MONITORING REQUIREMENTS FOR THE FUTURE

- 11.1 Daventry District Council has significantly redesigned our information systems since the last AMR to enable on-going improvement to monitoring arrangements. Building on the schedule of actions set out in the first AMR this report covers most of the Government’s mandatory core output indicators and includes a limited range of local output indicators. There are no significant effect indicators. These gaps are highlighted within this report. It is clear that these additional indicators will need to be implemented into the monitoring scheme for the future.
- 11.2 Looking ahead to the next AMR reporting period (1st April 2008 to 31st March 2009) Daventry District Council continues to collaborate with Northamptonshire County Council through regular monitoring meetings regarding the collection and analysis of information in order to ensure a consistent approach is taken to measuring and monitoring change.
- 11.3 The AMR will be expanded each year as LDF policies and their related monitoring sources are developed.

Appendix 1

1.0 Housing Trajectory

- 1.1 Daventry District Council has produced a housing trajectory which supports the 'plan, monitor and manage' approach to housing delivery by tracking the provision of housing supply over the lifespan of the development plan.
- 1.2 The Regional Spatial Strategy for the East Midlands (RSS8), including the Milton Keynes and South Midlands Sub Regional Spatial Strategy (MKSM SRS) provides the strategic guidance on the distribution, scale, location and timing of residential development.
- 1.3 MKSM SRS refers to the Northampton Implementation Area (NIA) and expects Northampton Borough, Daventry District and South Northamptonshire Council's to work together to deliver the growth envisaged within the NIA. The MKSM SRS does not define the NIA but states that it covers parts of Daventry District.
- 1.4 A High Court Challenge to RSS8 has resulted in the housing provision for the NIA for the period 2001-2021 being quashed.
- 1.5 Prior to the High Court judgement the MKSM SRS set out a housing provision for the NIA for the period 2001-2021 as annual average rates split into five years phases. The total provision was 30,000 dwellings. It also set out an overall requirement of 10,800 new homes in Daventry during the period 2001 to 2021.
- 1.6 Table 27 sets out a trajectory for housing development in Daventry District based on past rates of housing completions and conversions, commitments and urban housing capacity figures, and compares the expected provision of housing in Daventry with the RSS8 requirements.
- 1.7 Based on a review of past building rates it is possible to predict the windfall development rate that is likely to occur within Daventry Town between 2008 and 2021. These are sites that have not been specifically identified in the LDF process. This will assist the formulation of the housing trajectories into future build rates for smaller sites. It is predicated that the average windfall completion rate for the Town will be 28 units per annum for years 3,4 and 5, followed by an average of 18 units. Outside the town, it is envisaged that 157 dwellings will come forward per annum in years 3,4 and 5 followed by an average of 91 units.
- 1.8 The projected figures include assessments of housing capacity from an urban capacity study published in January 2005. This study estimated the housing capacity within Daventry Town up to 2021 was 175 dwellings, reduced to avoid double counting windfalls on previously developed land. This estimate has been rebased to April 2008 for the purposes of this trajectory meaning that the housing capacity within Daventry Town over the housing trajectory is 43 dwellings.

Table 27: Total actual and projected net additional dwellings by year

	2001/2	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL	
Past Completions (exc. Middlemore)	417	435	228	155	251	267	258														2011	
Projected Completions from dwellings under construction (exc. Middlemore)								143														143
Projected Completions from dwellings with planning permission (exc. Middlemore)								150	150	97												397
Middlemore Development Area - past completions			38	92	109	28	61															328
Middlemore Development Area - projected completions								50	50	50	50	50	50	50	49							399
Projected Completions from Urban Capacity Sites								3	3	3	3	3	3	3	3	3	4	4	4	4	4	43
Projected Windfall Assumption (within Daventry Town)										28	28	28	18	18	18	18	18	18	18	18	18	228
Projected completions from implementation of proposed Daventry Master Plan											50	50	50	50	50	50	50	50	50	50	50	500
Projected Completions from proposed Urban Extensions													500	600	700	800	800	800	800	800	800	5800
Projected Rural Windfall Assumption										157	157	157	91	91	91	91	91	91	91	91	91	1199

Lapse Rate								-	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17	-17.2	-17.2	-223.6	
Total Actual/Projected Completions	417	435	266	247	360	295	319	-	329	186	318	271	271	695	795	894	945	946	946	946	946	946	10824
Cumulative Completions	417	852	1118	1365	1725	2020	2339	-	2668	2854	3171	3442	3713	4408	5203	6096	7041	7987	8933	9879	10824		
Plan	540	540	540	540	540	540	540	-	540	540	540	540	540	540	540	540	540	540	540	540	540	540	10800
Cumulative Strategic Allocation	540	1080	1620	2160	2700	3240	3780	-	4320	4860	5400	5940	6480	7020	7560	8100	8640	9180	9720	10260	10800	10800	
Monitor								-															
Manage	540	546	553	570	590	605	627	-	651	678	722	763	818	886	913	933	941	940	938	934	921		
								-															

This information is presented graphically in the main body of the report (Figure3).

- 1.9 To enable a robust projection of future build rates it is important to ascertain in general terms the likely time period when committed developments will come to fruition. Land at Middlemore Farm to the north of Daventry is allocated in the extant Local Plan and has outline planning permission for residential development. Although parts of this site have been developed it is assumed that this site will yield around 399 additional homes during the period of this housing trajectory.
- 1.10 The forthcoming LDF will contain new housing allocations to meet the strategic requirements. The Council have attempted to inform the trajectory by assuming that development on the new LDF allocations in the town and urban extensions will begin to contribute towards completions during 2009/10. For the purposes of this trajectory, in advance of the DPD that provides for site specific allocations, it is estimated that around 540 dwellings per annum will come forward. This crude estimate will be reviewed in future AMR to reflect emerging DPD's and discussions with both developers and West Northamptonshire Development Corporation.

Appendix 2

Table 28: Schedule of Appeal Decisions between 1st April 2007 and 31st March 2008

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2006/0874	Detached dwelling	Land Adjacent Battle House, School Lane, Naseby,	24/05/07	Allowed	HS22, GN2, EN42	Development would have no adverse effect on the character and appearance of the area. And no significant impact on the living conditions of occupiers of adjacent property.
DA/2005/0691	2 storey dwelling	Land Adjacent 30, West End, Welford,	21/11/07	Dismissed	EN7 GN2	Inappropriate to grant permission without compliance with conditions
DA/2007/0081	Erection of Dwelling	Land Adjacent 30, West End, Welford,	21/11/07	Allowed	EN7 GN2	Proposal is harmful to its surroundings. However the only aspect which gives rise to this is the absence of a building in the location of a former outbuilding.
DA/2007/0256	Application under Section 73 of Town & Country Planning Act to delete Condition	Land Adj 30, West End, Welford,	21/11/07	Allowed	EN7 GN2	The works of demolition of the cob and brick outbuilding do not constitute a contravention of listed building control as alleged.
DA/2007/0189	New entrance through wall, closure of existing access. Provision of driveway an	The Old Rectory, Draughton Road, Maidwell,	07/11/07	Dismissed	GN2 EN42	Development would markedly detract from the character and appearance of the area and the setting of the listed building.
DA/2007/0268	New entrance through wall, closure of existing access. Provision	The Old Rectory, Draughton Road, Maidwell,	07/11/07	Dismissed	GN2 EN42	Development would markedly detract from the character and appearance of the area and the setting of the listed building.

	of driveway an					
DA/2006/0819	Three Bungalows	Wayside 49, Ashley Lane, Moulton,	02/05/07	Allowed	GN1 GN2 EN42 HS36	Proposal would not be an overdevelopment of the site in terms of character and appearance.
DA/2007/0247	Construction of 64 cell accommodation houseblock plus car park extension	H M Young Offenders Institute, Onley Park, Barby	02/11/07	Allowed		The proposed development would not cause unacceptable harm to the free and safe movement of vehicular traffic.
DA/2006/0670	Erection of Farm Building	Hawthorn Farm, Holdenby Road, Spratton,	07/08/07	Allowed	GN2 EN1	Proposals would have little impact on the local landscape
DA/2006/0822	Detached dwelling (revised scheme)	Land At Church Road (Rear Of 3, The Green), Braunston,	24/05/07	Dismissed	GN2 EN2 EN42	Unneighbourly form of development harmful to the living conditions of occupiers of adjacent property.
DA/2006/0814	Change of use of greenhouse, restroom and toilet accommodation, and land for sto	Land at Bridge Field, Kettering Road, Walgrave,	24/04/07	Dismissed		Proposal would not represent the re-use of appropriately located and suitably constructed existing buildings in the countryside.
DA/2006/1248	Construction of replacement garage	Sunnyside 32, West End, Welford	21/11/07	Allowed	EN7 GN2	Overall size and form of the proposed building is appropriate for its context.
DA/2007/0877	One new house and one new bungalow. Demolition of Jayswood (resubmission)	Land to rear of Jayswood and Spring Cottage, Walkers Lane, Church Brampton,	04/03/08	Allowed		The two dwellings have been carefully designed. Dwellings would fit in well with the existing form character and appearance.
DA/2007/0669	Outline application	Maple House,	28/03/08	Dismissed		Proposed scale and massing of the apartment

	for 12 apartments, formation of new access and highway works	Braunston Road, Daventry,				block would harm the character and appearance of the area.
DA/2006/0502	Change of use of an existing agricultural barn to dwelling	Barnland off Holcot Lane, Scaldwell	17/09/07	Dismissed	GN2	Access would need to be upgraded to provide a satisfactory residential access, which would detract from the character and appearance of the area. Residential use of barn also inappropriate, and commercial use has not been considered.
DA/2006/0714	New house and garage	Land r/o 12 Park View, Moulton	25/05/07	Dismissed	GN2, HS36	New dwelling would be built in existing garden area to 12 Park View. Would not result in unacceptable impact on living conditions of neighbouring properties, however substantial building as proposed would be at odds with distinct pattern of surrounding development
DA/2006/0744	Formation of a new external drinking area with access and disabled access	Cross Tree Public House, 2 Banbury Road, Byfield	18/01/08	Allowed	GN1, GN2	Due to limited size of external drinking area, distance to surrounding residential properties and background noise from traffic on Banbury Road would not have detrimental impact on residential amenities. Likely loss of 1 or 2 car parking spaces but this would not be harmful.
DA/2006/0910 &	Installation of 2 dormer windows at second floor level	6 High Street, Woodford Halse	10/07/07	Dismissed	EN7	Dormer windows could be inserted into the roofslope in a way that would preserve the character and special interest of the listed building. However, the vertical emphasis of the dormers would appear at odds with the proportions of the ground and 1 st floor windows.
DA/2006/0911 - LBC	Installation of 2 dormer windows at second floor level	6 High Street, Woodford Halse	10/07/07	Dismissed	EN7	Dormer windows could be inserted into the roofslope in a way that would preserve the character and special interest of the listed

						building. However, the vertical emphasis of the dormers would appear at odds with the proportions of the ground and 1 st floor windows.
DA/2006/0915	New dwelling	Land adj. 2 Devonshire Close, Boughton	06/09/07	Dismissed	EN42	Unlikely to harm residential amenity through overlooking and overshadowing, but new dwelling would appear awkwardly sited and result in loss of prevent open feeling of garden of no. 2.
DA/2006/1017	New detached dwelling and alterations to provide access (vehicular and pedestrian)	Thornberry House, Mill Lane, Old	08/11/07	Allowed	GN1, GN2, EN42	Design of proposal would be relatively simple and would respect the local vernacular in terms of appearance and materials. Would not harm setting of Listed Building. No material harm to outlook from adjoining property.
DA/2006/1079	Relaxation of Condition 3 of planning permission DA/2006/1079: Change of use of barn to residential	Barn at 26 The Green, Braunston, Daventry	10/12/07	Allowed	ENV7	Planning permission would provide accommodation for much larger household than typical granny flat or annexe attached to a family home. Condition would be onerous as it would require the barn and existing dwelling to be bought or let by single owner. Condition is neither necessary or reasonable.
DA/2006/1154	Conservatory at rear of property	10 Kennel Terrace, Brixworth	15/10/07	Allowed	GN2, EN2, EN42	Planning permission had been granted in 2006 for conservatory of wood or UPVC at rear of dwelling which was a material consideration despite the location of the site within the Conservation Area
DA/2006/1161	Residential development	Land south of Barby CofE School, Daventry Road, Barby	14/06/07	Dismissed	HS22, HS24	Proposed development site would extend village into open countryside at the southern extremity, and site could be more appropriately used for agricultural or equestrian purposes. Would be harmful to the

						form and character of village.
DA/2006/1184	Detached dwelling to side	16 School Close, Yelvertoft	23/05/07	Allowed	GN2, EN42	Principle of development had already been established on this site, however this proposal differed from previous as it relates to a detached dwelling. Given age of existing properties, detached house would appear less incompatible with existing development than attached building extending terrace.
DA/2006/1240	Construction of a pair of semi-detached bungalows	Land East of 8 Skin Yard Lane, Long Buckby	14/06/07	Allowed	HS18, HS22	Site is located within village confines and has extant permission for single bungalow. Pair of bungalows would not represent over-development, the proposed simple form and restrained design would be in keeping with the mix of styles in locality, no resulting harm to neighbours.
DA/2006/1267	Demolition of existing buildings and redevelopment for housing	Farm buildings and yard, White House Farm, Lilbourne	24/05/07	Dismissed	GN1, HS22	Proposed development is within a restricted infill village. Although the site is physically related to the village and lies within its confines, the village is small and has no services. No technical evidence to show an identified local need. Proposal not considered sustainable.
DA/2006/1289	Change of use and conversion of barn to residential dwelling	The Granary Barns, Dodford Hill Farm, Dodford	12/07/07	Dismissed	HS24	Inspector did not agree that the evidence provided about the marketing of the unit demonstrated that 'the market considers the site to be inappropriately located as a matter of principle'. No evidence that business use could not be carried out sympathetically.
DA/2006/1381	Relaxation of 2 conditions Nos. 2 & 4 of planning permission	28 The Terrace, East Haddon	06/09/07	Dismissed	GN2	Concern that proposed extension would provide additional living accommodation available over that already existing, and could add to an existing difficult parking situation in

	DA/2006/1109 for 2-storey extension to side and rear					the village. Conditions must be retained as they relate to the provision of parking space they need to be retained.
DA/2006/1384 & E/2006/0252	Detached dwelling (Amended design)	Land adj. South View, Church Hill, Hollowell	15/10/07	Allowed	GN5, EN42	Planning permission approved for dormer bungalow on this site in 2001. This was superseded by 3-bed house and garage in 2006. Amended design would have no adverse effect on the street scene in Church Hill, nor on living conditions of neighbour.
DA/2006/1439	Erection of a bungalow in the garden of No. 26 (including access) and a new access for No. 26	26 Northampton Road, Welford	07/01/08	Dismissed	GN2, EN42	Proposal would not be of a type, scale or design in keeping with its locality, and would not blend in with surrounding residential area. Would have harmful effect on the character and appearance of the Newlands Road area.
DA/2006/1442	New single dormer-style dwelling and new crossover	4 Syers Green Lane, Long Buckby	28/01/08	Allowed	GN1, GN2, EN42	Proposed dwelling would not appear unduly cramped on site, and would be sufficient distance from neighbouring property. Traffic generated from site would not result in any significant increase in highway danger.
DA/2006/1446	Temporary car park on private road for construction staff parking – for a period of 14 months from the date of approval	Onley Prison, Willoughby	08/10/07	Allowed	GN2	The distance between the parking spaces and the nearest houses, the intervening tree screening and the likelihood that most movements would occur at the beginning and end of the working day means that increased noise and disturbance would be unlikely to harm residential amenities of local residents.
DA/2007/0010	Erection of 3-bed detached house in garden	Hando House, Oak Lane, Crick	27/12/07	Dismissed	GN2, EN42	Would result in significant harm to the character and appearance of the area. Would harm the formal character of the main house

						and its setting
DA/2007/0086	Details pursuant to condition 01 of planning permission DA/2004/0499: Two linked dwellings	Land adj. Spring Croft, Church Street, Sibbertoft	13/12/07	Allowed	GN2, EN42	Although dwellings are not characteristic of other development in the vicinity, they will not result in any harm, by reason of their scale and design, to the character and appearance of this part of the village. Would be minimal overlooking to neighbouring property.
DA/2007/0119	New access to farm yard	Yeoman Farm, Kettering Road, Hannington	08/10/07	Dismissed	GN2, EN2	Farm has 2 existing accesses. Concern that an additional access to accommodate large and heavy agricultural vehicles would harm adjacent trees, which would be harmful to the character and appearance of the rural environment.
DA/2007/0178	Relaxation of 2 planning conditions relating to installation of Windsave 1000 1 kw wind turbine	Baltoro Kennels, 1 Middlemore Cottages, Ashby Road, Daventry	22/02/08	Dismissed	GN2	Concerned that the proposal does not demonstrate that the environmental impact has been minimised in line with PPS22. The minor benefits to energy conservation are outweighed by the harm caused to living conditions and residential amenities. As the turbine may lie in the path of migrating and foraging bats, the condition reflects the risk of harm in this case. Both conditions meets the relevant tests.
DA/2007/0213	Outline application for new dwelling	Cedar House, Brixworth Hall Park, Brixworth	19/12/07	Allowed	GN1, GN2, EN42, HS11	Land currently forms part of Cedar House and meets the criteria 'previously developed land' within PPS3. No overriding reason to retain land as part of open garden area of Cedar House.
DA/2007/0214	Detached dwelling and new detached garage	Land adj. Bridge House, Daventry Road, Badby	28/02/08	Allowed		Proposed use of access has adequate visibility in terms of sight lines, and is unlikely to cause adverse impact on the road network.

						Proposed dwelling would not affect setting of nearby Listed Building.
DA/2007/0305	House extension – first floor extension (with en-suite) and garage conversion	12 Manor Farm Close, Barby	12/11/07	Dismissed	GN2, EN42	The proposal would significantly change the appearance of the dwelling so that it would become out of character with the houses on that side of Manor Farm Close. Would cause a disruptive break in the street scene harming its distinctive regularity.
DA/2007/0312	Two single-storey dwellings	Land r/o 69 & 71 Overstone Road, Moulton	07/01/08	Dismissed	GN2, EN42	Dwellings would not be in keeping with locality and would not reinforce local distinctiveness and enhance their surroundings. Proposed access arrangements would detract from residential amenities of immediate locality and would not protect or enhance local environment.
DA/2007/0331	14.7m Phase 4 streetworks monopole supporting 3 no. antennas within a GRP shroud and ground based equipment cabinets.	Grass verge, A425, Staverton	21/11/07	Allowed	None ³	Site is outside built-up area of Staverton village, sufficient separation and tree screening to ensure preservation of setting of Conservation Area. Would have only a limited adverse visual impact on the character and appearance of the surrounding area and landscape. Clear need for installation and lack of suitable alternatives.
DA/2007/0462	First floor (front) extension and garage conversion	5 Field View, Braunston	19/10/07	Dismissed	GN2, EN42	Extension would be deleterious to the character and appearance of the area, would be obtrusive and prominent, and would destroy the visual rhythm and cohesion that gives the road its attractive nature.
DA/2007/0585	Erection of a single	Land at Little	21/02/08	Dismissed	HS22,	Proposed development would not take place

³ Refusal was on basis of Policy CM13 of Local Plan which was not saved

	house	Court Farm, Maidford Road, Farthingstone			HS24, GN2, EN42	within existing confines of the village, and no claim is made that the dwelling is essential for agricultural or forestry purposes. Proposal would not comprise 'infilling' in the normal sense. Contrary to policy.
DA/2007/0592	27 new build dwellings of 2, 3, 4, 5 & 6 bedrooms with associated access and parking	Land at West Haddon Road, Cold Ashby	04/03/08	Dismissed	GN1, GN2, HS22	The development of 27 dwellings would represent a substantial increase to this small settlement and cannot be considered to be small scale. The site lies beyond the village confines, and development would not have due regard to the scale, design and visual appearance of the local area.
DA/2007/0631	New house on land adj. The Sycamores	The Sycamores, Harbridges Lane, Long Buckby	24/01/08	Allowed	GN2, EN42	Proposal would not add to existing congestion, has adequate parking, and would not have any harmful effect on the character or appearance of the surrounding area. Although the building will have accommodation in roof space, it is single storey in scale and would not dominate adjacent properties and land.
DA/2007/0678	Garage extension with bedroom over, new roof to single storey rear extension, alterations to existing house	The Sycamores, Harbridges Lane, Long Buckby	29/01/08	Allowed	GN2, EN42	Increased height of roof would not have overbearing impact on neighbour, and would not have unacceptably harmful effect on the living conditions of the neighbouring residents. Would not have unacceptable harmful effect on the users of Harbridges Lane by reason of increased traffic movements.
DA/2007/0932	Erection of chalet bungalow with garage	3 Manor Farm, Bridle Road, Hannington	28/02/08	Allowed	GN2, EN42, HS22	The proposed dwelling would leave the character and appearance of its surroundings unharmed. The car parking provided for the dwelling is reasonable, and would not add materially to any difficulties currently

						experienced. Although the plot is smaller than others in the vicinity, the living conditions of future and neighbouring occupiers would be adequately safeguarded.
DA/2007/1036	Change of use of agricultural building, restroom and toilet accommodation; provision of replacement cladding to agricultural building; and land for parking/manoeuvring, widening of existing access.	Land at Bridge Field, Kettering Road, Walgrave	28/02/08	Dismissed	EN19	The location of the buildings is not suitable for the proposed use, is in conflict with development plan policy, and would not be sustainable.

Appendix 3

1 Local Plan Policy

- 1.1 Under the Planning and Compulsory Purchase Act (2004) all existing local plan policies are automatically saved, i.e. remain in force, for a period of three years. Eventually these will be replaced by Development Plan Documents (DPD), however there were no Development Plans produced before September 2007. Therefore, the Secretary of State was requested to consider saving policies of Daventry's Local Plan beyond the initial three years, in line with the Planning and Compulsory Purchase Act 2004.
- 1.2 The next few pages comprise the Directions received from the Secretary of State for Communities and Local Government in respect of the Daventry Local Plan and the Northamptonshire County Structure Plan.

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE DAVENTRY DISTRICT LOCAL PLAN**

ADOPTED JUNE 1997

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Lesley Flint
Head of Housing, Planning &
Urban Policy
Government Office for the East Midlands
21 September 2007

SCHEDULE

POLICIES CONTAINED IN THE DAVENTRY DISTRICT LOCAL PLAN

ADOPTED JUNE 1997

POLICY NUMBER	POLICY NAME/DESCRIPTION
GN1	General
GN2	General
GN3	General
EN1	Special Landscape Areas
EN2	Conservation Areas
EN3	Conservation Areas – Shopfronts
EN8	Listed Buildings – Long Straw Thatch
EN10	Green Wedges
EN11	Rural Access Areas
EN12	Green Links
EN14	Advertisement Control
EN18	Existing Buildings Within Villages
EN19	Conversions and/or Change of use of Buildings in the Open Countryside
EN20	Conversions and/or Change of use of Farm Buildings
EN21	Conversions and/or Change of Use of traditional Buildings
EN25	Comprehensive Landscaping Schemes
EN26	Landscaping
EN35	Ecologically Important Sites in Daventry
EN38	Agricultural Development
EN39	Stables and Riding Schools
EN42	Design
HS2	Housing related to the growth of Northampton
HS4	Housing Provision in Daventry Town
HS6	Residential development outside of Daventry
HS9	Upper Floors in the Town Centre
HS10	New Settlements
HS11	Limited Development in Villages
HS14	Brixworth
HS16	Crick
HS18	Long Buckby
HS21	West Haddon
HS22	Restricted Infill Villages
HS23	Restraint Villages
HS24	Open Countryside
HS25	Affordable Housing
HS26	Affordable Housing
HS27	Affordable Housing
HS33	Residential Caravans, Mobile Homes and Chalets
HS34	Residential Canal Moorings

POLICY NUMBER	POLICY NAME/DESCRIPTION
HS36	Backland Development
EM3	Limits Development to Existing Estates and Those Allocated
EM4	Changes of Use on Industrial Estates
EM7	Upper Floors of Town Centre Properties for Offices
EM9	Limited Development Villages
EM10	Limited Development Villages
EM11	Restricted Infill Villages
EM12	Restricted Infill Villages
EM13	Restricted Infill Villages
EM14	Restricted Infill Villages
EM15	Restraint Villages
EM16	Open Countryside
EM17	Creaton Road
RT6	High Street Frontage Policy
RT8	Retention of Village Shops
RT9	New Village Shops
RT4	Retail from Industrial Premises
CM3	The A14 Service Area
CM4	The A14 Service Area
CM5	The A14 Service Area
CM6	Roadside Services
CM7	Public Transport Provisions
CM8	Cyclists and Pedestrians
CM11	Environmental Improvement Schemes for Daventry
TM2	Tourist Attractions
TM4	Lay By Facilities
TM5	Camping and Caravans
RC1	Standards of Open Space Provision
RC2	Retention of Open Space
RC6	Informal Recreation
RC7	Golf Courses
RC8	Canal Based Facilities
RC12	Playing Field Provision in Daventry
RC14	Contributions to Playing Fields in Daventry
RC16	Footpaths around Country Park.
RC17	Daventry - Braunston Footpath Link
RC18	Borough Hill
RC25	School at Middlemore

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE NORTHAMPTONSHIRE COUNTY
STRUCTURE PLAN ADOPTED MARCH 2001**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Lesley Flint
Head of Housing, Planning &
Urban Policy
Government Office for the East Midlands
21 September 2007

SCHEDULE

NORTHAMPTONSHIRE COUNTY STRUCTURE PLAN ADOPTED MARCH

2001

POLICY NUMBER	POLICY NAME/DESCRIPTION
GS5	Design
GS6	Infrastructure, Services and Facilities
SDA1	Strategic Development Area Proposals
T3	Transport Requirements
T9	Parking Standards
T10	Parking for Housing
T12	Aviation-Related Development
T13	Canals and Other Inland Waterways

Appendix 4

COUNCIL OBJECTIVES AND ACHIEVING THEM

Vision – “Build a Better District”

We intend to achieve a district with an overall population of 95,000, based around a town with a population of some 40,000, with a vibrant commercial core which meets and sustains the economic, social, environmental, health and leisure aspirations of those who live and work in the district, whilst sustaining a high quality of life for all.

The Council’s vision is supported by three high level objectives:

- Improve our economy
- Protect and enhance our environment
- Strengthen our Communities