

## DAVENTRY TOWN

- 4.21 The Consultation Draft Version of the Local Plan identified sites for residential development in the Northern Area of the Town, as specifically required by the then current version of Alteration No 1 to the County Structure Plan. In giving his approval to Alteration No 1, the Secretary of State for the Environment allocated additional housing to the District but removed the former Structure Plan statement that half of the total housing allocation should be in Daventry and half in the rural areas.
- 4.22 In the absence of a specific Structure Plan requirement that half of the housing allocation should be in Daventry, the District Council considered it necessary to review the land allocations in the previous Consultation Draft Version of the Local Plan. Having carried out this review, the Council is satisfied that the sites identified in that Plan, in the Northern Area of the town, meet all location criteria established in national policy guidance and the County Structure Plan. It is considered that the continued progression of development of uncommitted sites in this area represents good planning and will help to meet the housing allocation for the District. As set out in the introduction to this Chapter, these sites are expected to accommodate around 1775 dwellings, and their location is indicated in Policy HS4 below.
- 4.23 In addressing where the additional housing allocation to the District should be located, the Council has been concerned to follow Government advice to guide new development to locations, which reduce the need for car journeys and the distances driven. Daventry is clearly the major employment and service centre within the district and the Council has concluded that this advice would best be met by allocating further land for housing in the town.
- 4.24 In identifying areas of search around Daventry for such additional housing development, options were limited by physical and landscape considerations. Consequently, areas to the north and north-east of the town were initially designated as the areas of search. More detailed analysis led to sites at Middlemore for 676 homes and Eastern Way for 395 homes being included in the previous Consultation Draft.
- 4.25 Interpreting responses to the public consultation, the Council considered that the setting of Daventry Country Park should be protected and the impact of development on Drayton Reservoir should be reduced. It therefore decided to delete the Eastern Way site, retain the Middlemore site for the time being and extend the area of search to include the Burnt Walls Park site at Newnham Park and any other additional sites as appropriate. Sites at Burnt Walls Park for 750 homes, Daneholme West for 20 homes, Daventry Business Park for 670 homes, Drayton Fields Farm for 520 homes, Drayton Park East for 30 homes, Malabar Farm for 1070 homes and Middlemore for 270 homes were selected for the second public consultation on this Local Plan. All other known sites were excluded as they were considered to be environmentally unsuitable.
- 4.26 Interpreting responses to this second consultation, the Council considered that the said sites at Burnt Walls Park, Daneholme West, Drayton Park East and Middlemore (for 270 homes) should be included in the Deposit Draft of the Local Plan. It considered that these sites were preferable to all other sites around Daventry as they were not within specially protected areas, nor within the setting of the town's valued water features nor associated with industrial development.

- 4.27 A duly held Public Inquiry heard representations on the deposited Local Plan and the Inquiry Inspectors commended to the Council alternative sites in the district to replace one of the Northern Area sites (Middlemore) and the site to the east of the town (Burnt Walls). The District Council duly considered the Inspectors' recommendations and proposed modifications which comprise the extant policies of the Local Plan.
- 4.28 The Council is satisfied that the resultant sites identified in this Plan, at an enlarged Middlemore and at British Timken (replacing Burnt Walls and accommodating additional housing demand) meet location criteria established in national policy guidance and the County Structure Plan and respond appropriately to local environmental circumstances. It is considered that the development of these sites in this area represents good planning and will help to meet the housing allocation for the District. As set out in the introduction to this Chapter, these sites are expected to accommodate around 2440 dwellings, and their location is indicated in Policy HS4 and Policy HS5 below.
- 4.29 It will be necessary to monitor the rate of take up of residential land over the Plan Period and the densities which are being achieved in order to ensure a balanced supply of housing land.

#### **POLICY HS4**

**PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT ON LAND IN THE NORTHERN AREA OF DAVENTRY, AS IDENTIFIED ON THE PROPOSALS MAP (DAVENTRY INSET), IN ACCORDANCE WITH THE FOLLOWING PHASING SCHEDULE;**

**A ANYTIME;**

**LAND AT ASHBY FIELDS**

**LAND AT LANG FARM**

**B AFTER SUBSTANTIAL COMPLETION OF SITES REFERRED TO IN "A"**

**LAND AT MIDDLEMORE (23.5 HECTARES)**

- 4.30 Development of these sites will have regard to Development Briefs issued by the District Council
- 4.31 Additional housing land required to meet the Structure Plan allocation has been identified in the Northern Area following an investigation of potential development sites. The selected areas are well defined by natural features and the communications network and are considered to represent a logical extension northwards of the existing built up area.
- 4.32 So as to secure an orderly sequence of development and maximise the provision of infrastructure, it is intended that the housing sites of Ashby Fields and Lang Farm should be completed before permission is granted for residential development at Middlemore.
- 4.33 The District Council has successfully promoted and secured housing development that create good standards of environment via its issue of development briefs. This good practice shall continue with the co-operation of prospective developers, owners and the public who are advised that such briefs will be material considerations in determining planning applications.
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