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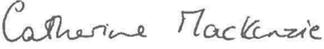
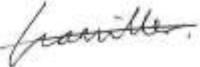
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SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN (PART 2A) FOR DAVENTRY SA OF THE ISSUES AND OPTIONS

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Date **08/03/2016**
Made by **Emma Jones / Catherine MacKenzie**
Checked by **Bram Miller**
Approved by **Lesley Vining**

Made by:	
	
Checked/Approved by:	
	

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Ramboll Environ
8 The Wharf
Bridge Street
Birmingham
B1 2JS
United Kingdom
T +44 121 616 2180
www.ramboll-environ.com

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1. INTRODUCTION

1.1 Background

The preparation of the Settlements and Countryside Local Plan (Part 2a) for Daventry District is being subject to an integrated sustainability appraisal (SA) and strategic environmental assessment (SEA) in line with the requirements of Statutory Instrument 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). In English planning practice this combined assessment is referred to as a Sustainability Appraisal (SA). The SA is being carried out by Ramboll Environ using a team of consultants experienced in strategic appraisal of local authority spatial planning documents. The purpose of the SA is to promote sustainable development by integrating sustainability considerations into the plan making process at all relevant stages including when considering alternative approaches to developing the plan (the issues and options stage).

1.2 This Report

This document presents the findings of the SA of the Settlements and Countryside Local Plan (Part 2a) for Daventry District, Issues and Options Consultation paper (formal Regulation 18 consultation).

This report does not constitute an environmental report (in the English planning system called a SA report) under the SEA regulations. At the issues and options stage it is good practice to produce fairly brief reports which can then be developed into the formal (regulation compliant) SA report at a draft plan stage. Please also note that further assessment of alternatives is also likely to be carried out as part of the assessment of the draft plan.

Please note that this report does not constitute a Habitat Regulations Assessment (HRA) screening report. Ramboll Environ has had correspondence with Natural England on HRA and Natural England have indicated that they expect a screening letter/report to be submitted with regard to this plan. However, it is intended that this screening will be carried out at a draft plan stage (rather than at an issues and options stage) once an adequate level of detail is available about the plan. It is expected that this HRA screening report will predominantly address the impact of the plan on the Upper Nene Valley Gravel Pits SPA and Ramsar site.

1.3 Stages of the SA

There are a number of stages to SA and these are shown below:

- **Completed stages:** An SA scoping report was published in January 2013. This was a joint scoping report which addressed the sustainability issues related to the Settlements and Countryside Local Plan (Part 2a) for Daventry District; the South Northamptonshire Settlements and Development Management Local Plan; and the West Northamptonshire Gypsies, Travellers and Travelling Show People Allocations Local Plan. The scoping report includes baseline information, review of relevant plans and identification of significant sustainability issues for the three plans. From all of the information collected, an SA framework, or set of sustainability objectives, was developed, against which the various components of the plans will be appraised. This report was updated in September 2014 to take into account comments from consultees;
- **This stage:** The production of an issues and options assessment briefing paper (this report) which outlines the results of the SA of the Settlements and Countryside Local Plan (Part 2a) for Daventry District Issues and Options Consultation paper (formal Regulation 18 consultation);
- **Future stages:** The appraisal of the draft plan (December 2016) and appraisal of the Proposed Submission document (August 2017).

1.4 Settlements and Countryside Local Plan (Part 2a) for Daventry District

The Part 2a Settlements and Countryside Local Plan for Daventry District follows on from the adoption of the West Northamptonshire Joint Core Strategy (WNJCS) in December 2014. Building on the Joint Core Strategy, it is being prepared to help further guide planning decisions in the area and once adopted, will form part of the Development Plan for the District, along with the Part 2b Gypsies, Travellers and Travelling Showpeople Local Plan and the West Northamptonshire Joint Core Strategy. On adoption, it is intended that the plan will replace the remaining saved policies of the 1997 Daventry District Local Plan.

The Issues and Options consultation is the early part of the Local Plan making process and further builds on the issues consultation in 2012. Whilst that process was valuable in providing the council with views on the issues the plan needed to consider, and has informed the production of the document, the context has since changed as a result of modifications to the WNJCS through the examination process. Therefore it is considered necessary to again ask consultees what issues need to be considered and also what options could be used to address them. The consultation also fulfils the requirements of Regulation 18 of the Local Planning Regulations 2012.

1.5 How to comment on the report

This report is being published for consultation to assess the Issues and Options document.

If you have any comments on this report please complete a response form (available online) and send it to:

- Online: www.daventrydc.gov.uk/consultation
- By Post: Local Strategy Service, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP
- By e-mail to: planningpolicy@daventrydc.gov.uk
- Please note that the consultation closes on Friday 29th April 2016.

1.6 Next steps in the process

The next step in the preparation of the Settlements and Countryside Local Plan (Part 2a) for Daventry District will be the preparation of a draft plan. This is currently scheduled to be consulted on starting in December 2016. At this point in the process the formal SA report will be produced and will be consulted on with the public and other stakeholders at the same time as the draft plan.

2. METHODOLOGY OF THE ISSUES AND OPTIONS ASSESSMENT PROCESS

2.1 Introduction

This stage involves appraisal of the issues and options against the SA framework, taking into account the evidence base. The SEA Regulations make it clear that reasonable alternatives to a plan should be identified and assessed. In addition to this the SA report should include an outline of the reasons for selecting the alternatives dealt with.

2.2 Defining reasonable alternatives

As already discussed, a key issue in SA is how alternatives are addressed. The SEA Regulations require that the SA report identifies the reasons for selecting the alternatives tested in light of the others available (SEA Regulations Schedule 2 (8)). In SA practice this is usually understood as having two meanings:

1. Discuss why it was 'reasonable' to select the alternatives that were developed to be tested; and
2. Discuss why the preferred approach was selected in light of the SA of alternatives.

The first of these can be included in this issues and options SA report for the issues that have been considered so far (although many SA practitioners do not address this until the formal SA report). However, until the council have developed their draft plan, it is not possible to address the second meaning identified above.

In the interests of putting in place a clear audit trail for the SA, Table 2.1 outlines for each relevant issue¹, why the alternatives were selected. The final column of this table cannot be filled in until the formal SA report stage. However, it is included here for completeness. This table will evolve as the plan and the SA processes evolve.

¹ Please note that not all of the issues addressed in the Issues and Options Consultation Paper have been included in this table. This is because many of the issues merely raise questions to the consultees or are administrative planning issues which relate to how policies might be drafted. Therefore, they do not constitute a planning issue that could be expected to have reasonable alternatives or do not define alternatives that would have materially different sustainability effects.

Table 2.1: Reason for selecting alternatives			
Issue	Alternatives / options identified	Outline reasons for selecting alternatives	Outline reason for selecting the preferred approach
Issue 10: Daventry Central Area Sites	<p>A number of sites have been identified that could accommodate development in the central area (see the Issues and Options document for more details on site locations).</p> <p>Site 1 - Identify site as a site with planning permission for retail and an allocation for town centre retail</p> <p>Site 2 - Identify potential for refurbishment of the bus station and potential further retail.</p> <p>Site 3 - Allocate for a range of uses including housing, leisure etc. to create vibrant location around a waterspace.</p> <p>Site 4 - No need for any specific designations/allocations in the plan.</p> <p>Site 5 - Identify as a site with planning permission for a foodstore and bulky goods retail</p> <p>Site 6 - Identify as a site with existing educational uses and planning permission for a special school</p> <p>Site 4 has not been assessed as there is no need for allocation within the plan. Sites 5 and 6 have been granted planning permission so have not been assessed separately as part of this assessment. However, issues related to cumulative impacts have been identified in the assessment. This will highlight any potential risks if a number of sites are developed (including sites 5 and 6)</p>	<p>These sites resulted from the Town Centre vision developed in 2004 and are considered critical to deliver the regeneration aspirations of the town as a whole. They are not presented as alternative options but rather different policy approaches which are being explored for each site.</p> <p>There is an option for further sites to be promoted in addition to the ones listed here, which will be assessed at draft plan stage.</p>	This column will be completed as part of the formal SA report.
Issue 13: Daventry Town Housing	<p>A number of spatial approaches have been identified that could be appropriate for the delivery of at least 511 dwellings to meet the needs of Daventry Town:</p> <p>A. Expansion to the South East</p> <p>B. Expansion to the North</p> <p>C. Expansion to the South/South West</p> <p>D. Consolidate on existing sites and within the Town (Please note that this option is not sufficient to</p>	<p>No preferred option is identified at present however the options have been considered reasonable for the following reasons;</p> <p>Option A: This is considered to represent a reasonable option by virtue of proximity to the</p>	

Table 2.1: Reason for selecting alternatives			
Issue	Alternatives / options identified	Outline reasons for selecting alternatives	Outline reason for selecting the preferred approach
	<p>meet the residual requirement on its own)</p> <p>E. Alternative approach not listed above – please specify below</p>	<p>Town Centre and proximity to the A45 (a key transport route)</p> <p>Option B: This is considered to represent a reasonable option by virtue proximity to the A45 (a key transport route), the A361 and existing residential development.</p> <p>Option C: This is considered to represent a reasonable option by virtue proximity to the A425 (a key transport route), the Staverton Sports Park and existing residential development.</p> <p>Option D: This is considered to represent a reasonable option by virtue of it being in close proximity to services and facilities within the Town</p> <p>Option E: This provides opportunity for prospective landowners to put forward alternative options to those listed above which will be assessed at draft stage accordingly.</p>	
Issue 15: Specialist Accommodation	<p>A number of options have been outlined with regard to how the Plan could deliver specialist accommodation:</p> <p>A. To allocate land to deliver specialist accommodation in areas with an identified need.</p> <p>B. To set a development threshold which requires an element of specialist housing provision on large scale residential development schemes</p> <p>C. To negotiate delivery on a site by site basis (based on identified need) with no set development thresholds or requirements.</p>	<p>The options have been considered to be reasonable for the following reasons:</p> <p>A. This would provide certainty that the identified need would be met in a particular location.</p> <p>B. This would provide a flexible approach to meeting need.</p> <p>C. This provides an alternative flexible approach to meeting need.</p>	

Table 2.1: Reason for selecting alternatives			
Issue	Alternatives / options identified	Outline reasons for selecting alternatives	Outline reason for selecting the preferred approach
	D. A combination of the approaches stated above (if so please state in what way they should be combined). E. Another approach not covered by the above (if so please state what this would be).		
Issue 22: Policy R1	The Plan seeks to explore options for further housing in the context of Policy R1. This consists of: <ul style="list-style-type: none"> • Providing additional criteria to Policy R1 • Determining if there is a case for further housing allocations in the rural areas in the context of the housing requirement having been met, but without undermining the strategy established in the WNJCS (Policy S3) 	The WNJCS, at policy S3, identified the requirement for Daventry Town (about 4,620) and the rural areas (about 2,360) dwellings to 2029. As set out in the quarterly monitoring report ² the requirement for the rural areas has been exceeded, as at 30 September 2015 by 95 dwellings with over 13 years of the plan period remaining. Consequently, additional clarification of criteria i) – iv) of Policy R1 is required to establish where further housing can come forward without undermining the WNJCS spatial strategy. The alternative to this is establishing how further housing might come forward in the context of Policy R1, but distinct to the above. It is not considered a reasonable option to look at different levels of distribution to that set out in Policy S3 of the WNJCS.	N/A
Issue 36: Development in the open countryside	A number of criteria were tested in relation to development in the open countryside. These included the criteria included in paragraph 55 of the NPPF and the following:	The two criteria are not presented as alternatives but rather the two circumstances in which development would be allowed in open countryside	

² Policy S3 Quarterly Monitoring Report available here; <https://www.daventrydc.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=41045>. Figure adjusted from 216 due to High Court Judgement regarding the New Street Weedon appeal (reference DA/2014/0455)

Table 2.1: Reason for selecting alternatives			
Issue	Alternatives / options identified	Outline reasons for selecting alternatives	Outline reason for selecting the preferred approach
	<p>A. Re-use or conversion of existing buildings essential for the purposes of employment within the immediate vicinity of the site</p> <p>B. The replacement of an existing dwelling</p> <p>In addition the introduction of an Article 4 direction (to remove permitted development rights for the conversion of agricultural buildings to residential and retail uses, in all or any parts of the District) has been tested and compared to the effects of not introducing the Article 4 direction.</p>	<p>further to paragraph 55 of the NPPF.</p> <p>Further testing of the introduction of Article 4 direction will take place as the plan progresses.</p>	
<p>Issues 38 and 40 Sustainable construction:</p> <p>Water Supply, Quality and Wastewater Infrastructure and Renewable Energy and Low Carbon Economy</p>	<p>The option of introducing a policy requiring the optional additional water efficiency standard of 110 litres per day has been introduced.</p> <p>The option of introducing a policy requiring energy efficiency measures equivalent to level 4 of the former Code for Sustainable Homes has been introduced.</p>	<p>It is not considered appropriate to introduce alternative targets as the target indicated in the policy are based on a policy requirement of the WNJCS in policy S11 for Code for Sustainable Homes Level 4 and can be required through the amended Building Regulations.</p>	

2.3 Assessing reasonable alternatives

2.3.1 How is sustainability defined?

The scoping stage of the SA (as referred to in Section 1.3) resulted in the production of a SA framework which will be used to test the sustainability of the plan. This is shown in Table 2.1. The SA framework sets out those factors that are considered to be important in defining and testing sustainability for this plan.

Table 2.2: SA framework	
SA objectives	Appraisal questions to be used as a guide. Will the plan lead to...?
1. Air quality and noise	
SO1a: Reduce the need to travel, facilitate modal shift and minimise congestion	<ul style="list-style-type: none"> • An increased dependence on car use? • Improvements in access to good public transport? • Impacts on traffic congestion hotspots (particularly transit sites)? • Location of new development in areas of high noise levels or poor air quality? • Location of potentially noisy activities (for example transit sites) in areas which are sensitive to noise?
SO1b: Reduce the numbers of people who are affected by air and noise pollution	
2. Archaeology and cultural heritage	
SO2a: Protect and enhance designated and undesignated heritage assets and their setting, including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and other archaeological sites, monuments, structures, buildings and historic landscapes	<ul style="list-style-type: none"> • Development that affects heritage assets? • Well-designed development that is well
3. Biodiversity, flora and fauna	
SO3a: Conserve and enhance the structure and function of habitats, the integrity of designated and undesignated sites, and conservation status of species SO3b: Enhance and protect greenspace networks and habitat connectivity, including river and stream corridors, to assist in species migration and dispersal SO3c: Increase the land area of UK Biodiversity Action Plan habitats within the area SO3d: Maintain and improve the conservation status of selected non-designated nature conservation sites	<ul style="list-style-type: none"> • Avoidance of net loss, damage to, or fragmentation of, and enhancement of designated and undesignated wildlife sites, protected species and priority species / habitats, including those within the Northamptonshire BAP? • Development which enhances the ecological services of the wider area? • Development which incorporates green infrastructure into the design e.g. green corridors, linking open space etc? • Development which supports the aims and objectives of the Nene Valley Nature Improvement Area?
4. Crime and community safety	
SO4a: To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> • Designing out crime and a feeling of security through better design? • Leisure facilities for young people at the neighbourhood level including consideration of provision as part of large new residential developments?
5. Education and training	

Table 2.2: SA framework	
SA objectives	Appraisal questions to be used as a guide. Will the plan lead to...?
SO5a: Improve access to education and lifelong learning SO5b: Promote sustainable modes of travel to access education	<ul style="list-style-type: none"> • Adequate supporting educational infrastructure associated with new residential developments? • Easier access to education facilities especially by public transport?
6. Energy and climatic factors	
SO6a: Improve energy efficiency of dwellings, use of low carbon technologies and adaptation to long term climate change SO6b: Increase the local renewable energy generating capacity	<ul style="list-style-type: none"> • Developments incorporating low carbon technologies where appropriate? • An increase in energy efficient measures in the design of new developments? • A better consideration of climate change adaptation measures?
7. Health and well being	
SO7a: To improve health and reduce health inequalities	<ul style="list-style-type: none"> • Improved access to healthcare including through sustainable transport means? • Adequate supporting health services associated with new residential developments? • An improvement in the quality of homes? •
8. Labour market and economy	
SO8a: Improve access to employment opportunities	<ul style="list-style-type: none"> • An adequate supply of land to meet the requirements of growth sectors? • A reduction in travel distances to work and ensuring access to employment by more sustainable modes? • A correction of imbalances between residential and employment development to reduce in / out commuting?
9. Landscape and townscape	
SO9a: Ensure that the quality, character and local distinctiveness of the landscape, and the features within them are conserved and enhanced	<ul style="list-style-type: none"> • Protection of areas of valued landscape and townscape? • Development which considers the existing character, form and pattern of the surrounding area?
SO9b: Enhance the form and design of the built environment	
10. Material assets	
SO10a: To ensure that the housing stock meets the housing needs of the local people	<ul style="list-style-type: none"> • Sufficient housing and affordable housing to meet identified needs? •
11. Population and social deprivation	
SO11a: Ensure good access to services SO11b: To reduce spatial inequalities in social opportunities	<ul style="list-style-type: none"> • Provision of appropriate community and social infrastructure?
12. Soil, geology and land use	
SO12a: Reduce land contamination, and safeguard soil and geological quality and quantity	<ul style="list-style-type: none"> • The remediation of contaminated sites? • Development on brownfield sites? • Development that protects sites valued for their geological characteristics? • Development that protects valued

Table 2.2: SA framework	
SA objectives	Appraisal questions to be used as a guide. Will the plan lead to...?
	agricultural land? • Development that safeguards minerals?
13. Waste	
SO13a: To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	• Reduce the amount of waste generated by development? • An increase in waste recovery before final disposal?
14. Water	
SO14a: Maintain and continue to improve the ecological and chemical quality of groundwater and surface waters SO14b: Reduce risk of flooding SO14c: Improve efficiency of water use SO14d: Identify opportunities to implement strategic flood risk management options / measures to reflect the objectives in the River Nene and Great Ouse CFMPs	• Development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Development which supports and corresponds with the NPPF, Planning Practice Guidance and the flood risk policies of the EA and LLFA. • Development which incorporates SUDS? • Water efficient design and reduction in water consumption? • The sustainable use of water resources? • The requirements of the Water Framework Directive River Basin Management Plans being met (incl. improvement of water bodies)? • The maintenance and enhancement of riverside and water based recreational activities?

2.3.2 How does the SA define significance

As part of the SA it is necessary to outline which of the effects are likely to be significant, and in fact only significant effects need to be discussed. To do this in a clear and transparent way a set of significance criteria has been defined for the assessment and every impact has been scored accordingly. The significance criteria that have been used are set out in Table 2.3.

Table 2.3: Significance criteria		
Score	Description	Symbol
Significant positive impact	The option strongly supports the achievement of the SA Objective and has a major positive effect with relation to characteristics of the effect and the sensitivity of the receptors	++
Minor positive impact	The option generally support the achievement of the SA Objective and has a minor positive effect with relation to characteristics of the effect and the sensitivity of the receptors	+
Neutral	The option does not have an effect on the achievement of the SA Objective	0
Minor negative impact	The option conflicts with the achievement of the SA Objective and has a negative effect with relation to characteristics of the effect and the	-

	sensitivity of the receptors	
Significant negative impact	The option conflicts with the SA Objective and has a negative effect with relation to characteristics of the effect and the sensitivity of the receptors. In addition the future baseline indicates a worsening trend in the absence of intervention	- -
Uncertain	It is unclear whether there is the potential for a negative or positive effect on the SA Objective	?

2.3.3 Which issues and options were assessed?

The aim of this assessment is to assess the sustainability of the options. Once the draft plan has been developed it will be assessed in more detail.

However, the information presented by the council in the Issues and Options Consultation Paper is a mix of issues, options and general questions to consultees. Therefore, it is not possible to assess the effects of every element of the Issues and Options Consultation Paper. A screening exercise has been carried out to ascertain which issues and options are possible to assess. This screening exercise is shown in Appendix 1.

The elements of the Issues and Options Consultation Paper plan that have been appraised are shown below.

- Issue 10: Daventry Central Area Sites
- Issue 13: Daventry Town Housing
- Issue 15: Specialist Accommodation
- Issue 36: Development in the open countryside

3. RESULTS OF THE ISSUES ASSESSMENT PROCESS

3.1 Introduction

The full results of the assessment are shown in Appendix 2. The results have been presented in assessment tables, which enables readers to clearly see the performance of the issues and options against the SA objectives.

SA relies on expert judgement, which is guided by knowledge of the likely effects of the plan, the baseline data available and responses and information provided by consultees and other stakeholders. A 'precautionary approach' is taken with the worst case scenario being reported in the case of any doubt about potential effects, and mitigation is suggested if there is any doubt as to the effect of the plan.

3.2 Difficulties encountered in the assessment

The main difficulty encountered in the assessment was the lack of detail apparent in some of the options. This was especially the case with Option 13 Daventry town housing (as defined boundaries have not been provided at this stage as the document is exploring broad directions of growth). This lack of detail is often the case at the issues and options stage and was dealt with by focusing the assessment on providing a general indication of the relative performance of the issues and the general sensitivities / receptors that could be affected.

3.3 Summary of the Results of the SA

The results of the appraisal are presented in matrices in Appendix 2. A summary of the results is presented in Table 3.1 below.

3.4 Cumulative effects

To comply with the SEA regulations it is necessary to identify any likely significant cumulative effects of the plan and its alternatives. A more detailed cumulative effects assessment will be carried out at the draft plan stage and reported as part of the formal SA report. However, at this stage it is important to consider whether there are risks of cumulative effects that can be highlighted at this point and be developed into a fuller cumulative effects assessment at the formal SA report stage.

At this stage in the SA process, the assessment has focused on the following:

- The identification of potential cumulative effects associated with the in-combination development of all of the town centre sites listed in Issue 10, as well as the development described as Option D in Issue 13; and
- The identification of potential cumulative effects associated with development on the edge of Daventry (Options A, B and C in Issue 13) in combination with other development in and around Daventry allocated in the WNJCS. The most significant of these are Monksmoor, Middlemore, Micklewell Park and the Daventry North East Sustainable Urban Extension.

Please note that mitigation measures will be developed in relation to the cumulative effects later in the SA process once it is clear which combination of sites are likely to be included in the draft plan.

3.4.1 Cumulative Effects of All Town Centre Sites

Sites 1-6 in Issue 10 are located in and around the town centre, as described within the Daventry Town Centre Vision 2021 (2014). Option D in Issue 13 is located on existing sites within the town, which may include sites in the town centre. Potential cumulative effects that have been identified at this early stage are as follows:

- There could be a cumulative effect in terms of increased noise pollution if several of the developments contain night uses;

- Sites 1, 2 and 5, as well as potentially Issue 13, Option D are located either within or adjacent to the Daventry Conservation Area so there is the potential for a cumulative impact if more than one of these sites is developed;
- There is likely to be a positive cumulative impact on safety and crime if a number of the developments go ahead as this will create new areas of high quality public realm;
- There is likely to be a positive cumulative impact on landscape and the built environment in Daventry town centre if a number of the developments go ahead as this will create new areas of high quality public realm;
- There is likely to be a positive cumulative impact in terms of improving access to employment opportunities if a number of the developments go ahead as various new employment opportunities will be created; and
- There is likely to be a positive cumulative impact in terms of promoting development on brownfield sites if a number of the developments go ahead.

3.4.2 Cumulative Effects Associated with Development on the Edge of Daventry

The potential for cumulative effects is identified in relation to Option B in Issue 13 (development to the north of Daventry) in combination with the development allocations at Monksmoor and Micklewell Park. Potential cumulative effects that have been identified at this early stage are as follows:

- There could be a cumulative effect on traffic flows, and further public transport measures are likely to be required;
- There could be a cumulative effect on the setting of the Grand Union Canal Conservation Area to the north of Daventry;
- There could be a cumulative effect on the Grand Union Canal, to the north of Daventry, which is recognised as a wildlife corridor;
- There is likely to be a positive cumulative effect on health and well-being, provided the new developments incorporate footpaths and links to recreational opportunities on the edge of Daventry; and
- There could be a cumulative effect on landscape and townscape and on agricultural land through development on greenfield sites on the edge of Daventry.

Table 3.1: SA results		
Issue	Summary of performance	Mitigation / Enhancement
Issue 10: Daventry Central Area Sites	<p>Sites 1, 2 and 3 have been assessed against the sustainability objectives.</p> <p>Site 1 performs well in relation to improving community safety, providing enhanced access to employment opportunities, enhancing the existing landscape and townscape and promoting development on brownfield sites. Potential negative effects on cultural heritage and existing on-site ecology are identified. Uncertain effects in relation to air and noise pollution have been recorded.</p> <p>Site 2 performs well in relation to provision of sustainable transport, improving community safety, providing enhanced access to employment opportunities, enhancing the existing landscape and townscape, improving access to services and promoting development on brownfield sites. Potential negative effects on cultural heritage are identified. Uncertain effects in relation to air and noise pollution have been recorded.</p> <p>Site 3 performs well in relation to provision of sustainable transport, enhancing cultural heritage features, promoting nature conservation/habitats, improving community safety, providing enhanced access to employment opportunities, enhancing the existing landscape and townscape, health and well-being, improving access to services and promoting development on brownfield sites. No potential negative impacts are identified. Uncertain effects in relation to air and noise pollution have been recorded.</p>	<ul style="list-style-type: none"> • Public transport improvement should be incorporated into any new development proposals in locations where existing public transport is poor. • If any of the new developments do include late night uses an appropriate noise assessment will need to be undertaken. This should take into account the effect of all the potential developments in the central area • New retail development on Site 1 would need to be sensitively designed, such that it relates to the surrounding listed buildings and conservation area. • Any new development should incorporate improvements to the public realm, including landscape planting and screening. • New development proposal should incorporate footpaths and walkways, where possible. • New retail development on Site 1 should incorporate improvements to the public realm, including amenity planting. • New development should aim to improve the existing character of each site, and enhance the existing townscape as much as possible.
Issue 13: Daventry Town Housing	<p>The assessment found that, overall, Option D performed most positively against the SA objectives, with advantages identified in relation to:</p> <ul style="list-style-type: none"> • Conservation of ecological habitats • Improving community safety • Access to existing employment areas • Conserving existing landscape character • Enhancing the form and design of the built environment 	<ul style="list-style-type: none"> • Any potential impacts on the setting cultural heritage features should be identified through more detailed assessment and mitigation measures implemented as appropriate. • New development should consider the existing character, form and pattern of the surrounding area. Appropriate site screening should be

Table 3.1: SA results		
Issue	Summary of performance	Mitigation / Enhancement
	<ul style="list-style-type: none"> • Meeting housing needs • Access to services • Reduction of waste generation <p>Potential negative impacts were identified in relation to cultural heritage and effects on land and soil and an uncertain effect in relation to the effect on travel. The site performed less well in relation to meeting housing need as it cannot meet the identified need on its own.</p> <p>Option A performs more positively than Options B and C, with advantages identified in relation to improving health and well-being, improving access to employment and education opportunities, improving the built environment and meeting housing needs. Potential negative impacts are identified in relation to protection of cultural heritage features, ecological conservation and protection of existing landscape and townscape.</p> <p>Option B also performs well against improving health and well-being, improving access to employment and education opportunities, improving the built environment and meeting housing needs, with negative impacts identified in relation to protection of cultural heritage features, ecological conservation, protection of existing landscape and townscape and agricultural land.</p> <p>Option C performs least well overall, with positive impacts identified in relation to improving the built environment, improving health and meeting housing needs and negative impacts also identified in relation to protection of cultural heritage features, ecological conservation, protection of existing landscape and townscape and agricultural land.</p>	<p>incorporated where potential significant impacts on the surrounding landscape are predicted.</p> <ul style="list-style-type: none"> • New development within Daventry town should be located on brownfield sites where possible • Green infrastructure into the design should be incorporated into the design of new development • Secured by design features should be incorporated into the design of new development • New and accessible educational infrastructure should be incorporated into new development proposals, as required • New development should incorporate low carbon technologies and energy efficiency measures, where possible • Sufficient affordable housing should be provided in order to meet the requirements of local people • Any development should ensure provision of new community and social infrastructure, as appropriate, as well as public transport provision
Issue 15: Specialist Accommodation	The assessment found that all of the options (A-D) performed positively against many of the SA objectives. It is not possible to assess against many of the SA criteria as they are locationally specific and can only be assessed once potential site locations are known.	The criteria should define reasonable walking distance and this should take into account the restricted mobility of people who require specialist accommodation.

Table 3.1: SA results		
Issue	Summary of performance	Mitigation / Enhancement
	<p>Option A would be positive in developing close to where the need is – this would be positive in meeting the needs of the communities and helping to maintain their existing support in relation to issues such as healthcare. This would help to reduce the need to travel and if located near to public transport would help in facilitating modal shift and reducing congestion.</p> <p>Option B / C would deliver better integration with new services that are delivered alongside new development and better aid social integration protecting the health of vulnerable groups. This will also be positive with regard access to services and modal shift / congestion</p> <p>Option D has the potential to have significant positive effects. As recognised in the Housing SPD, different forms of specialist accommodation will require different approaches. For example, extra care housing is only likely to be viable for larger schemes, whereas residential bungalows can be provided for smaller schemes. Therefore, a degree of flexibility is required in the strategy and Option D would provide this.</p> <p>The criteria would have a significant positive effect on many of the SA objectives in relation to access to services as they require consideration of access to community services and facilities (including GP services) and access to a local bus service. There are no negative effects recorded.</p>	<p>It is not possible to assess against many of the SA criteria as they are locationally specific and can only be assessed once potential site locations are known. These criteria have been scored as uncertain and it will be important that once potential sites are identified as part of the Local Plan process they are subject to comparative assessment.</p>
Issue 36: Open countryside	<p>Two issues were assessed as part of this issue; the criteria that would be used to judge development in the open countryside and the matter of the introduction of the Article 4 direction to remove permitted development rights for the conversion of agricultural buildings to residential and retail uses.</p> <p>The criteria performed broadly positively. They will ensure that development does not occur in the countryside where there is poor access to services (including health and education services) and this will have</p>	<p>Clarification regarding whether the application of Paragraph 55 of the NPPF would address issues of sustainable design and construction would be helpful.</p> <p>If the Article 4 direction is applied it would be helpful to test whether it is more acceptable in some areas than others and more specific mitigation measures will need to be considered to reduce the unacceptable sustainability effects.</p>

Table 3.1: SA results		
Issue	Summary of performance	Mitigation / Enhancement
	<p>secondary effects on issues such as air and noise pollution and traffic congestion. Through the criteria included in the NPPF, issues such as good design will be integrated into any development in the open countryside, safeguarding landscape character. In general, the criteria will help to ensure that local needs for housing and employment are met in a way that does not compromise wider sustainability objectives or lead to development that is in an unsustainable location with poor access to services. One uncertain effect was recorded and this was in relation to sustainable design and construction. Paragraph 55 of the NPPF states that development in the open countryside could be allowed where such development would be of exceptional quality or of an innovative nature with regard to design. However, it is unclear whether this refers to matters of sustainable design and construction.</p> <p>The introduction of the Article 4 direction also scored positively and will be helpful in ensuring that there is not widespread conversion to residential and retail in areas that are unsustainable in the open countryside and cause issues with access to services and development that is out of character with the open countryside.</p> <p>Conversely, not introducing an Article 4 direction could lead to development that would not be considered sustainable against a range of SA objectives and depending on the location of the development this could be negative.</p>	

APPENDIX 1
SCREENING OF THE ISSUES AND OPTIONS

How the SA has addressed each issue is listed below. A key assumption is that anything that has been tested as part of the West Northamptonshire Joint Core Strategy does not need further testing if it is being implemented unchanged. This is because it has already been fully tested (including any reasonable alternatives) and had been agreed through the examination process. Rows that are greyed out are those issues where it is proposed that an SA is not needed at this stage.

Element of the plan	SA approach
Issue 1: Duty to co-operate Q1. Are there any particular bodies listed in the regulations that Daventry District Council needs to work with to fulfil the duty to cooperate?	It is not possible to assess the issue raised in this question
Issue 2: Neighbourhood Plans Q2: How should the local plan address its relationship with Neighbourhood Plans?	It is not possible to assess the issue raised in this question
Issue 3: Vision Q3a: To ensure the Part 2 Local Plan delivers the vision of the WNJCS it is not considered that the current vision needs to be changed, except to make it specific for the District. Do you agree? Yes No Q3b. If no how should it be changed?	SA is not needed. This has already been tested as part of the WNJCS SA. If the vision is changed it can be assessed as part of the draft plan assessment
Issue 4: Objectives Q4a. To ensure the Part 2 Local Plan delivers the objectives of the WNJCS it is not considered that the current objectives need to be changed except to make them specific for the District. Do you agree? Yes No Q4b: If no what else should be included?	SA is not needed. This has already been tested as part of the WNJCS SA. If the objectives are changed they can be assessed as part of the draft plan assessment
Issue 5: Presumption in Favour of Sustainable Development- Policy SA Q5a: Further to that which is included in the WNJCS it is not considered necessary for this Local Plan to include an additional policy on the presumption in favour of sustainable development. Do you agree? Yes	SA is not needed. This has already been tested as part of the WNJCS SA.

Element of the plan	SA approach
<p>No</p> <p>Q5b. If no, why not?</p>	
<p>Issue 6: Regeneration of Daventry Town- Policy D1</p> <p>Q6a: Does the plan need to include anything further to supplement policy D1?</p> <p>Yes</p> <p>No</p> <p>Q6b: If yes, what should be included?</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 7: Community regeneration:</p> <p>Q7a: What approach should the plan take regarding areas of community regeneration?</p> <p>Options</p> <p>A. Specific place-based policies</p> <p>B. A general town-wide policy on regeneration areas</p> <p>C. There are already adequate policies in the Joint Core Strategy</p> <p>D. Alternative not listed above</p> <p>Q7b: If you have selected Option A please specify which areas need to be given their own policy, and what the policy should cover.</p>	<p>It is not felt that SA at this stage would provide information that would benefit the decision making process at this time. The policy approach taken (and any reasonable alternatives identified) will be assessed at the draft plan stage.</p>
<p>Issue 8: Daventry Town Centre</p> <p>Q8a. Is the Town Centre boundary shown in figure 3 correct?</p> <p>Yes</p> <p>No</p> <p>Q8b. If no please indicate how it should be changed.</p> <p>Q8c. Is the Primary Shopping Area shown in figure 3 correct?</p> <p>Yes</p>	<p>It is not possible to assess the issue raised in this question</p>

Element of the plan	SA approach
<p>No</p> <p>Q8d.If no please indicate how it should be changed.</p> <p>Q8e. Are the Primary and Secondary Frontages shown in figure 3 correct?</p> <p>Yes</p> <p>No</p> <p>Q8f. If no please indicate how it should be changed.</p>	
<p>Issue 9: Daventry Town Centre- Independent Shops</p> <p>Q9a: Should a policy be included to try and protect independent shops in Daventry Town Centre?</p> <p>Q9b: If yes, what policy approach could the Local Plan include to protect independent shops that would be effective and accord with planning law and the NPPF?</p>	<p>It is not felt that SA at this stage would provide information that would benefit the decision making process at this time. The policy approach taken (and any reasonable alternatives identified) will be assessed at the draft plan stage.</p>
<p>Issue 10: Daventry Central Area Sites</p> <p>In respect of the 6 sites identified in the Town Centre Vision 2004 and identified on figure 2 it is intended that the plan will make the following designations/allocations.</p> <p>Site 1 - Identify site as a site with planning permission for retail and an allocation for town centre retail</p> <p>Site 2 - Identify potential for refurbishment of the bus station and potential further retail.</p> <p>Site 3 - Allocate for a range of uses including housing, leisure etc. to create vibrant location around a waterspace.</p> <p>Site 4 - No need for any specific designations/allocations in the plan.</p> <p>Site 5 - Identify as a site with planning permission for a foodstore and bulky goods retail</p> <p>Site 6 - Identify as a site with existing educational uses and planning permission for a special school</p> <p>Q10.a Do you agree with the proposed designations/allocations above?</p>	<p>The sites identified have been assessed at this stage. If any other sites within Daventry come forward that are deemed to be reasonable they will be assessed as part of the draft plan.</p>

Element of the plan	SA approach
<p>Q10b. Should the plan allocate further sites to those indicated above? If so please indicate which site and the proposed use by using a call for sites form.</p>	
<p>Issue 11: Daventry Town Centre- Out of Town Retail</p> <p>Q11a. Given the existing policy S9 of the WNJCS it is not considered necessary for this Local Plan to include an additional policy on out of town retail. Do you agree?</p> <p>Yes</p> <p>No</p> <p>Q11b. If no please specify why</p>	<p>SA is not needed. This has already been tested as part of the WNJCS SA.</p>
<p>Issue 12: Daventry Central Area</p> <p>Q12a. Is there anything else that the Local Plan needs to cover regarding the Central Area?</p> <p>Yes</p> <p>No</p> <p>Q12b. If Yes please specify.</p>	<p>It is not possible to assess the issue raised in this question</p>
<p>Issue 13: Daventry Town Housing</p> <p>Q13a: What spatial approach is considered to be appropriate for the delivery of at least 511 dwellings to meet the needs of Daventry Town?</p> <p>Options</p> <p>A. Expansion to the South East</p> <p>B. Expansion to the North</p> <p>C. Expansion to the South/South West</p> <p>D. Consolidate on existing sites and within the Town (Please note that this option is not sufficient to meet the residual requirement on its own)</p> <p>E. Alternative approach not listed above – please specify below</p> <p>If you are a willing landowner or are representing a willing landowner that owns land within and or adjacent to Daventry please complete a call for sites form</p>	<p>Options A-D have been assessed. Option E provides the opportunity to provide further alternative broad locations for growth. A more detailed assessment will be carried out on the draft plan.</p>
<p>Issue 14: Management of development on the edge of Daventry</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>

Element of the plan	SA approach
<p>Q14a. What is the appropriate approach to manage the edge of Daventry Town?</p> <p>Options</p> <p>A Defining a settlement boundary on a map</p> <p>B Settlement boundary defined by descriptive text only not mapped</p> <p>D Alternative approach – please specify below</p>	
<p>Issue 15: Specialist Accommodation</p> <p>Q15a: How Should the Plan seek to deliver specialist accommodation?</p> <p>Options</p> <p>A. To allocate land to deliver specialist accommodation in areas with an identified need.</p> <p>B. To set a development threshold which requires an element of specialist housing provision on large scale residential development schemes</p> <p>C. To negotiate delivery on a site by site basis (based on identified need) with no set development thresholds or requirements.</p> <p>D. A combination of the approaches stated above (if so please state in what way they should be combined).</p> <p>E. Another approach not covered by the above (if so please state what this would be).</p> <p>Given the specialist nature of the accommodation needs for older and more vulnerable groups, it is important that any future provision is located near to as many relevant community services and facilities as possible. The following criteria for locating provision of specialist accommodation are considered important by the Council:</p> <p>A. On sites within a reasonable walking distance to community services and facilities (including a GP practice, pharmacy and convenience retail); or</p> <p>B. On sites within a reasonable walking distance to a local bus stop with a frequent local bus service (at least half-hourly during Monday – Saturday, during most of the day and into the early evening) with a journey time of no more than 30 minutes to a local centre which provides access to community services and</p>	<p>Options A-C and the criteria have been assessed</p>

Element of the plan	SA approach
<p>facilities (including a GP practice, pharmacy and convenience retail).</p> <p>Q15b: Do you agree with the above criteria? Are there any other factors that should be taken into consideration?</p>	
<p>Issue 16: Existing Employment Areas</p> <p>Q.16a. The employment areas for Daventry Town are mapped in Appendix C. Are these defined correctly?</p> <p>Yes</p> <p>No</p> <p>Q16b. If no please indicate how they should be changed.</p>	<p>SA is not needed. Maps are merely representative of existing employment areas. Whether they are mapped correctly or incorrectly will come through the consultation process.</p>
<p>Issue 17: Change of Use on Employment Areas – viability</p> <p>Q17a. It is proposed that a policy is included that requires independent marketing evidence, for a period of at least 12 months, to demonstrate that sites are no longer viable. Do you agree?</p> <p>Yes</p> <p>No</p> <p>Q17b. If no please specify why.</p>	<p>It is not possible to assess the issue raised in this question</p>
<p>Issue 18: Employment Areas</p> <p>Q18a. Are there any further sites that should be considered for additional employment allocations at Daventry Town?</p> <p>If so please complete a call for sites form.</p> <p>Q18b. Are there any employment sites that should be considered for alternative (non “B” class) uses?</p> <p>Yes</p> <p>No</p> <p>Q18c. If yes please specify</p> <p>Q18d. Is there a case for introducing Article 4 directions to remove permitted</p>	<p>It is not felt that SA at this stage would provide information that would benefit the decision making process at this time. The policy approach taken (and any reasonable alternatives identified) will be assessed at the draft plan stage. Sites may come forward through the consultation and call for sites process which will then be subject to SA at the draft Local Plan stage.</p>

Element of the plan	SA approach
<p>development rights for the change of use from employment (“B” class and other job-generating activities) to residential without the need for planning permission?</p> <p>Yes</p> <p>No</p> <p>Q18e. Further to the above Is there anything else that the plan should cover that is not covered by policy E1?</p> <p>Yes</p> <p>No</p> <p>Q18f. If yes please specify</p>	
<p>Issue 19: Daventry Economy</p> <p>Q19a. Is there anything else the plan should cover regarding the economy of the Town?</p> <p>Yes</p> <p>No</p> <p>Q19b.If Yes please specify.</p>	<p>It is not possible to assess the issue raised in this question</p>
<p>Issue 20: Daventry’s Transport Network Improvements - Policy D5</p> <p>Q20a: Does the plan need to provide specific policies for transport improvements listed in policy D5?</p> <p>Yes</p> <p>No</p> <p>Q20b. If yes please specify.</p> <p>Q20c: Should other transport improvements be specified in a policy? If so, please explain what these should be and why they would be justified.</p>	<p>It is not possible to assess the issue raised in this question</p>
<p>Issue 21: Daventry’s Transport Network Improvements- Policy D5</p> <p>Q21a. Is there anything else the Local Plan needs to cover regarding Transport for Daventry Town?</p> <p>Yes</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>

Element of the plan	SA approach
<p>No</p> <p>Q21b. If yes please specify.</p>	
<p>Issue 22: Policy R1</p> <p>Q22a. It is considered necessary to expand on policy R1 within the Part 2 Local Plans. We consider that the following need further attention.</p> <ul style="list-style-type: none"> • Additional criteria relating to meeting local housing need • Broader exceptions criteria • Definition of environmental improvement <p>Do you agree?</p> <p>Yes</p> <p>No</p> <p>Q22b. If yes, please set out what further detail is required, for example how you would define an environmental improvement.</p> <p>Q22c. Should anything else be included?</p> <p>Q22d. Mindful of the spatial distribution in the WNJCS is there a case for further housing allocations in the rural areas?</p> <p>Yes</p> <p>No</p> <p>Q22e. If Yes, what circumstances, in light of policy R1, would justify this?</p> <p>Q22f. Who should the additional housing be for?</p> <p>Options</p> <p>A Local/Specialist Needs</p> <p>B Market Housing with policy compliant affordable housing</p> <p>C. Combination of the above</p>	<p>At this stage in the plan process the question has been posed with regard to whether there is a case for further housing allocations in the rural areas. No alternative approaches / spatial distributions / housing numbers have been put forward at this stage. Therefore, it is not felt that SA at this stage would provide information that would benefit the decision making process at this time. Once further details are available reasonable alternatives will be tested (including an option of no further rural housing) at the draft plan stage. Sites may also come forward through the consultation and call for sites process. Sites which are deemed reasonable will then be subject to SA at the draft plan stage, as appropriate.</p>
<p>Issue 23: Settlement Hierarchy- Policy R1- Services and Facilities (Criterion 1)</p> <p>Q23a. Is there anything else that should be included in the list of Most Important</p>	<p>SA is not needed. This has already been tested as part of the WNJCS SA.</p>

Element of the plan	SA approach
<p>Services and Facilities, Important Facilities and Services and Other Facilities?</p> <p>Yes</p> <p>No</p> <p>Q23b. If yes, please specify.</p> <p>Q23c. Do you agree with what is identified as most important, important and other?</p> <p>Yes</p> <p>No</p> <p>Q23d.If No please outline which services and facilities should be included in each category and why.</p>	
<p>Issue 24: Scoring Mechanism</p> <p>Q24a. Do you agree with the scoring mechanism proposed above?</p> <p>Yes</p> <p>No</p> <p>Q24b.If not please specify what should be changed.</p>	<p>This is an administrative issue and is not possible to test as part of the SA</p>
<p>Issue 25: Settlement Hierarchy- Policy R1- (Criteria 2- 10)</p> <p>Q25a. How should criteria 2-10 be applied to the Settlement Hierarchy?</p> <p>Options</p> <ul style="list-style-type: none"> A- A score against each B- A description against each C- Combination of the above <p>Q25b. Is anything required further to criteria 1 to 10 to help establish the settlement hierarchy?</p>	<p>It is not possible to assess as the council is only asking for suggestions at this stage</p>
<p>Issue 26: Village Confines- definition criteria</p> <p>Q26a. Are the criteria set out in table 3 above appropriate?</p> <p>Yes</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>

Element of the plan	SA approach
<p>No</p> <p>Q26b.If not, how should they be changed?</p>	
<p>Issue 27: Village Confines- which villages/settlements</p> <p>Q27a. What is the most suitable approach for establishing Village confines in the District?</p> <p>Options</p> <p>A: Village Confines for Primary Service Villages only</p> <p>B: Village Confines for Primary and Secondary Service Villages</p> <p>C: Village Confines for Primary, Secondary Service Villages and Other Villages</p> <p>C: No Village Confines defined on plans; rely on textual definition only</p> <p>Q27b. Subject to the above, for those settlements that do not have a confines defined, do you agree a textual definition is the right approach?</p> <p>Yes</p> <p>No</p> <p>Q27c.If not, what alternative can be used?</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 28: The rural economy- policy R2</p> <p>Q28a. It is intended that the Local Plan will include further detailed policies on the rural economy. What should it include?</p> <p>Q28b. Are particular types of business particularly suitable for, or unsuitable for, different areas of the District? If so, how could the Local Plan address these?</p> <p>Q28c. Are there forms of development that would be generally acceptable in the District, or parts of it, which currently require planning permission but the need for this could reasonably be dispensed with through a Local Development Order?</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 29: Existing Employment Areas- Rural Area</p> <p>Q.29a.The employment areas for Brixworth, Crick, Weedon and Woodford are mapped in Appendix C. Are these defined correctly?</p>	<p>SA is not needed. Maps are merely representative of existing employment areas. Whether they are mapped correctly or incorrectly will come through the consultation process.</p>

Element of the plan	SA approach
Yes No Q29b.If no please indicate how they should be changed.	
Issue 30: Rural Economy- specific sites Q.30a. Further to policy BN6, should the plan include policies for bringing any other specific historic sites in the district back into use? Yes No Q.30b. If, yes, please specify which site and why and submit a call for sites form.	It is not possible to assess the issue raised in this question at this stage
Issue 31: Rural Transport - policy R3 Q.31a. Further to policy R3 of the WNJCS it is not considered necessary for this Local Plan to include an additional policy on rural transport. Do you agree? Yes No Q31b. If no, please indicate what the plan should include.	It is not possible to assess the issue raised in this question at this stage
Issue 32: Landscape Q32a. What Landscape characterisation would be appropriate in the district having regard to the NPPF? Q32b. What evidence would be required to support such a designation QQ32c. What is an appropriate starting point for such a designation? Options A.Existing evidence B. Existing designations C. Combination of A and B D. Other, please specify	It is not possible to assess the issue raised in this question at this stage
Issue 33: Historic Environment- Policy BN5	It is not felt that SA at this stage would provide information that would

Element of the plan	SA approach
<p>Q33a. Are there any other locally specific policies required to protect and enhance Daventry District’s historic assets in addition to the policies on the historic environment in the NPPF and the Joint Core Strategy?</p> <p>Yes</p> <p>No</p> <p>Q33b. If yes what should they say?</p> <p>Q33c. Is there a case for producing a list of buildings of local architectural or historic importance?</p> <p>Yes</p> <p>No</p> <p>Q33d. Do local heritage assets need a specific policy in the local plan?</p>	<p>benefit the decision making process at this time. The policy approach taken (and any reasonable alternatives identified) will be assessed at the draft plan stage.</p>
<p>Issue 34: Northampton and Daventry Fringe</p> <p>Q34a. It is considered that there is a case for a policy designation for the fringe of Northampton and Daventry. Do you agree?</p> <p>Yes</p> <p>No</p> <p>Q34b. If yes, what form should it take;</p> <p>A. Defined area</p> <p>B. Criteria Based Policy</p> <p>Q34c. What should that policy include?</p> <p>Q34d. How should areas be defined?</p> <p>Q34e. Should the Council, working with its neighbours, explore the option of designating green belt around parts of Northampton and can this be justified in the context of the NPPF?</p> <p>Yes</p> <p>No</p> <p>Q34f. Please explain your answer</p>	<p>It is not felt that SA at this stage would provide information that would benefit the decision making process at this time. The policy approach taken (and any reasonable alternatives identified) will be assessed at the draft plan stage.</p>

Element of the plan	SA approach
<p>Issue 35: Agricultural Workers Dwelling</p> <p>Q35a. Should the plan include a specific policy to deal with agricultural workers' dwellings?</p> <p>Yes</p> <p>No</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 36: Open Countryside</p> <p>In addition to the criteria in paragraph 55 of the NPPF. We consider that development should only be allowed in the open countryside in the following circumstances.</p> <p>A. Re-use or conversion of existing buildings essential for the purposes of employment within the immediate vicinity of the site</p> <p>B. The replacement of an existing dwelling</p> <p>Q36a. Do you agree?</p> <p>Yes</p> <p>No</p> <p>Q36b. If no what else should be included?</p> <p>Q36c. Is there a case for introducing an Article 4 direction to remove permitted development rights for the conversion of agricultural buildings to residential and retail uses, in all or any parts of the District?</p> <p>Yes</p> <p>No</p> <p>Please explain</p>	<p>The criteria have been subject to SA.</p>
<p>Issue 37: Biodiversity - policy BN2</p> <p>Q.37a. Further to policy BN2 of the WNJCS it is not considered necessary for this Local Plan to include an additional policy on biodiversity. Do you agree?</p> <p>Yes</p> <p>No</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>

Element of the plan	SA approach
Q37b. If no please specify what should be included.	
<p>Issue 38: Water Supply, Quality and Wastewater Infrastructure- policy BN7A</p> <p>Q38a. Further to policy BN7A of the WNJCS it is not considered necessary for this Local Plan to include an additional policy on water supply, quality and wastewater infrastructure, except as in Q39b below. Do you agree?</p> <p>Yes</p> <p>No</p> <p>Q38b. If no please specify what should be included.</p> <p>Q38c. Further to policy Ho11 of the emerging Housing SPD should the Part 2 Local Plan include a policy requiring the optional additional water efficiency standard of 110 litres per day?</p> <p>Yes</p> <p>No</p>	Justification has been provided in Table 2.1 of the alternatives that have been considered at this stage. No assessment is necessary at this stage
<p>Issue 39: Flood Risk- BN7</p> <p>Q39a. Further to policy BN7 of the WNJCS it is not considered necessary for this Local Plan to include an additional policy on flood risk. Do you agree?</p> <p>Yes</p> <p>No</p> <p>Q39b. If no please specify what should be included.</p>	It is not possible to assess the issue raised in this question at this stage
<p>Issue 40: Renewable Energy and Low Carbon Economy</p> <p>Q40a. It is intended that the Local Plan will include a further criteria based policy on renewable energy. What should it include?</p> <p>Q40b. Further to policy Ho10 of the emerging Housing SPD should the Part 2 Local Plan include a policy requiring energy efficiency measures equivalent to level 4 of the former Code for Sustainable Homes?</p>	Justification has been provided in Table 2.1 of the alternatives that have been considered at this stage. No assessment is necessary at this stage
<p>Issue 41: Transport</p> <p>Q41a. Further to policy C1 of the WNJCS it is not considered necessary for this Local Plan to include an additional policy on transport. Do you agree?</p>	It is not possible to assess the issue raised in this question at this stage

Element of the plan	SA approach
<p>Yes</p> <p>No</p> <p>Q41b. If no please specify what else should be included.</p>	
<p>Issue 42: Car Parking Standards</p> <p>Q42a. Subject to the Council being satisfied that the revised car parking standards are appropriate it does not intend to develop any further policies in this regard. Do you agree this is the correct approach?</p> <p>Yes</p> <p>No</p> <p>Q42b. If not please explain what alternative approach should be taken.</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 43: Roadside Service Areas</p> <p>Q43a: Does the plan need a policy for roadside service areas?</p> <p>Yes</p> <p>No</p> <p>Q43b. If yes please specify what this could include.</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 44: Daventry International Rail Freight Terminal</p> <p>Q44a. Further to policy E4 of the WNJCS and the existing consents it is not considered necessary for this Local Plan to include an additional policy on DIRFT. Do you agree?</p> <p>Yes</p> <p>No</p> <p>If no please specify what the plan should include.</p> <p>Q44b. DIRFT is mapped in Appendix C. Is it defined correctly?</p> <p>Yes</p> <p>No</p> <p>Q44c.If no please specify how it should be changed.</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>

Element of the plan	SA approach
<p>Issue 45: Education - Policy E6</p> <p>Q45a: Is there anything else that the plan should include regarding education further to that that set out in policy E6?</p> <p>Yes</p> <p>No</p> <p>Q45b. If yes please specify</p>	It is not possible to assess the issue raised in this question at this stage
<p>Issue 46: Community Services Facilities</p> <p>Q46a. Further to policy RC2 of the WNJCS what else should the plan include regarding community services and facilities?</p> <p>(Please note that when the Open Space, Sport and Recreation Strategy update is complete this will also be used to help formulate policies in the draft Part 2a Plan. The Strategy is subject to its own consultation process that closed on the 14th January</p>	It is not possible to assess the issue raised in this question at this stage
<p>Issue 47: Health and Wellbeing</p> <p>Q47a. Is there anything the plan should include on health and well-being beyond what is already set out in the WNJCS, in particular policy RC2?</p>	It is not possible to assess the issue raised in this question at this stage
<p>Issue 48: Daventry Country Park</p> <p>Q48a. It is proposed that the plan does not need a specific policy for Daventry Country Park. Do you agree?</p> <p>Yes</p> <p>No</p> <p>Q48b. If no, what should it include?</p>	It is not possible to assess the issue raised in this question at this stage
<p>Issue 49: Daventry Canal</p> <p>Q49a. Further to policy D1 and D3 of the WNJCS does the Local Plan need to include anything else regarding the Daventry Canal Arm?</p>	It is not possible to assess the issue raised in this question at this stage
<p>Issue 50: Canal Marinas</p> <p>Q50a. Is there a need for a policy specifically related to canal marinas across the District?</p>	It is not possible to assess the issue raised in this question at this stage

Element of the plan	SA approach
Yes No Q50b. If yes, what should it include?	
Issue 51: Design Q51a. It is intended that the Local Plan will include a further detailed policy on design. What else should it include further to S10, R1 and R2 of the WNJCS? Q51b. Are there particular areas of the District to which particular approaches to design would be appropriate? Yes No Q51c. If yes please specify where they are.	It is not possible to assess the issue raised in this question at this stage
Issue 52:Housing Density Q52a. Further to policy H1 of the WNJCS it is not considered necessary for this Local Plan to include an additional policy on housing density? Do you agree? Yes No Q52b. If no please specify what should be included.	It is not possible to assess the issue raised in this question at this stage
Issue 53:Residential Gardens Q53a. It is not considered necessary to include a policy on the inappropriate development of residential gardens as this is satisfactorily covered elsewhere through existing policies. Do you agree? Yes No Q53b. If no, please explain your answer	It is not possible to assess the issue raised in this question at this stage
Issue 54:Optional Space and Access standards	It is not possible to assess the issue raised in this question at this stage

Element of the plan	SA approach
<p>Q54a. Should this plan introduce the national described space standard?</p> <p>Yes</p> <p>No</p> <p>Q54b.If yes what sources of evidence justify this, and to what extent do they suggest the standard should be applied?</p> <p>Q54c. Should the Part 2a Local Plan introduce the additional technical requirements for access?</p> <p>Yes</p> <p>No</p> <p>Q54d. If yes what sources of evidence justify this, and to what extent do they suggest the standard should be applied?</p>	
<p>Issue 55:Self Build</p> <p>Q55a. Further to draft policy Ho14 in the emerging Housing SPD is a threshold of 500 dwellings appropriate to require a proportion of self build plots?</p> <p>Yes</p> <p>No</p> <p>Q55b.If no please specify an alternative threshold.</p> <p>Q55c. What else should the Local Plan include regarding Self-Build and Custom-Build Housing?</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 56:Starter Homes</p> <p>Q56a. Further to draft policy Ho15 in the emerging Housing SPD what else could the plan include regarding starter homes?</p> <p>Q56b. Are there particular issues raised by the proposed Starter Homes duty the Council should particularly consider when preparing this Plan?</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 57:Parish Annex and Local Green Space</p> <p>Q57a. Should the Part2a Local Plan include a Parish Annex?</p> <p>Yes</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>

Element of the plan	SA approach
<p>No</p> <p>Q57b. If yes do you agree that the Local Plan should include Local Green Spaces in a Parish Annex?</p> <p>Yes</p> <p>No</p> <p>Q57c. Mindful that it should not repeat policies elsewhere in the Local Plan, what else should an annex contain?</p>	
<p>Issue 58: Revised NPPF</p> <p>Q58a. It is proposed to use this Plan to update Core Strategy policies as required to bring them into line with the revised NPPF when this is published, and the Starter Homes duty when this comes into effect. Is this the right approach?</p> <p>Yes</p> <p>No</p> <p>Q58b.If no, explain what approach the Council should adopt.</p> <p>Q58c. Are there particular issues raised by the proposed NPPF revisions the Council should particularly consider when preparing this plan?</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>
<p>Issue 59:General Question</p> <p>Q59. Is there anything else that the plan should cover that has not been identified within this document?</p>	<p>It is not possible to assess the issue raised in this question at this stage</p>

APPENDIX 2

RESULTS OF THE ASSESSMENT

Issue / Option being assessed: Issue 10: Daventry Central Area Sites							
<p>Site 1 - Identify site as a site with planning permission for retail and an allocation for town centre retail</p> <p>Site 2 - Identify potential for refurbishment of the bus station and potential further retail.</p> <p>Site 3 - Allocate for a range of uses including housing, leisure etc. to create vibrant location around a waterspace.</p> <p>Site 4 - No need for any specific designations/allocations in the plan.</p> <p>Site 5 - Identify as a site with planning permission for a foodstore and bulky goods retail</p> <p>Site 6 - Identify as a site with existing educational uses and planning permission for a special school</p> <p>Site 4 has not been assessed as there is no need for allocation within the plan. Site 5 and 6 have been granted planning permission so have not been assessed separately as part of this assessment. However, issues related to cumulative assessment have been identified in the assessment in Section 3.4 of the report. This will highlight any potential risks if a number of sites are developed (including sites 5 and 6)</p>							
SA objective	Impact of the options						Commentary and comparison of options (including if appropriate nature and spatial extent of potential impacts, probability, duration, frequency and reversibility)
	1	2	3	4	5	6	
SO1a: Travel	0	++	+				<p>Summary and comparison of options:</p> <p>Site 1 – The site is located in the centre of Daventry, within walking distance of the bus station, and new retail development would be integrated with existing town centre uses. However, it is recognised that this may increase traffic in the town centre; therefore, a neutral impact is identified.</p> <p>Site 2 – The site lies adjacent to the existing bus station, in the centre of Daventry. Refurbishment of the bus station would enhance public transport provision and new retail development would also be easily accessible; therefore, a significant positive impact is identified.</p> <p>Site 3 – A new waterspace with a range of uses has the potential to create a focus for informal recreational uses at the edge of the town centre and add a tourist attraction to Daventry³. This would also increase the need for improved public transport in this area of Daventry; therefore a positive impact is identified.</p> <p>Mitigation / Enhancement: public transport improvement should be incorporated into any new development proposals in locations where existing public transport is</p>

³ Taken from Daventry Town Centre Vision 2021 (2004)

Issue / Option being assessed: Issue 10: Daventry Central Area Sites						
						poor.
SO1b: Air and noise pollution	?	?	?			<p>Summary and comparison of options:</p> <p>Site 1 – There are no AQMAs in Daventry town centre; however, it is not known whether the new retail development would include late-night uses (which may create additional noise sources). Therefore, an uncertain impact is identified.</p> <p>Site 2 – There are no AQMAs in Daventry town centre; however, and it is not known whether the new retail development would include late-night uses (which may create additional noise sources). Therefore, an uncertain impact is identified.</p> <p>Site 3 – There are no AQMAs in Daventry town centre; however, and it is not known whether the new retail development would include late-night uses (which may create additional noise sources). Therefore, an uncertain impact is identified.</p> <p>Mitigation / Enhancement: If any of the new developments do include late night uses an appropriate noise assessment will need to be undertaken. This should take into account the effect of all the potential developments in the central area</p>
SO2a: Archaeology and cultural heritage	-	-	+			<p>Summary and comparison of options:</p> <p>Site 1 – Most of the site lies within Daventry Town Centre Conservation Area, and there are a number of listed buildings located along the High Street. A potential negative on the setting of these features is identified.</p> <p>Site 2 – The site lies within Daventry Town Centre Conservation Area and there are various listed buildings located on Daventry High Street, the closest of which lies adjacent to the site, at 15 High Street. A potential negative on the setting of these features is identified.</p> <p>Site 3 – The site has historical interest in that it incorporates a canal ‘cut’ which was first authorised by Parliament in 1793⁴. The development proposals would enhance this heritage feature and would also allow for a linkage to the Grand Union Canal to be provided; therefore, a positive impact is identified.</p>

⁴ Taken from Daventry Town Centre Vision 2021 (2004)

Issue / Option being assessed: Issue 10: Daventry Central Area Sites						
						Mitigation / Enhancement: New retail development on Site 1 would need to be sensitively designed, such that it relates to the surrounding listed buildings and conservation area.
SO3a: Habitats SO3b: Greenspace SO3c: BAP habitats SO3d: Non-designated sites	-	0	++			<p>Summary and comparison of options:</p> <p>Site 1 – Mature trees within the site include a lime tree, two sycamore trees with extensive ivy cover and a mulberry tree, all of which are subject to Tree Preservation Orders. An ecological assessment has confirmed that the site is not of ecological value, although there is evidence to suggest that it is used by bats for foraging⁵. A potential negative impact on foraging bats and on-site trees is identified.</p> <p>Site 2 – It is understood that the site is currently comprised of buildings and hardstanding only; therefore a neutral impact is identified.</p> <p>Site 3 – The creation of a linkage to the Grand Union Canal would extend an existing green corridor; therefore a significant positive impact is identified.</p> <p>Mitigation / Enhancement: Any new development should incorporate improvements to the public realm, including landscape planting and screening.</p>
SO4a: Crime and community safety	+	+	+			<p>Summary and comparison of options:</p> <p>Site 1 – New retail development on the site would provide the opportunity to provide a new area of high quality public realm, which would contribute to improving community safety; therefore, a positive impact is identified.</p> <p>Site 2 – Redevelopment of the bus station is likely to improve community safety, and may provide opportunity for enhanced public realm; therefore, a positive impact is identified.</p> <p>Site 3 – The redevelopment of this site would improve the public realm and assist in the re-generation of Daventry by creating a new tourist attraction; therefore, a positive impact is identified.</p>

⁵ Taken from Alliance Planning (Nov 2012) Planning Statement for Site 1, Land to North of High Street, Daventry Town Centre

Issue / Option being assessed: Issue 10: Daventry Central Area Sites						
						Mitigation / Enhancement: None
SO5a: Access to education SO5b: Sustainable modes of travel to education	0	0	0			<p>Summary and comparison of options:</p> <p>Site 1 – A neutral impact is identified. The site will not increase access to education.</p> <p>Site 2 - A neutral impact is identified. The site will not increase access to education.</p> <p>Site 3 - A neutral impact is identified. The site will not increase access to education.</p> <p>Mitigation / Enhancement: None</p>
SO6a: Energy efficiency, low carbon technologies and adaptation SO6b: Renewable energy	+	+	+			<p>Summary and comparison of options:</p> <p>Site 1 – It is anticipated that any new development on the site would be designed in accordance with current building standards, including energy efficiency measures outlined within Daventry District Council Energy & Efficiency Supplementary Planning Document (SPD); a positive impact is identified.</p> <p>Site 2 - It is anticipated that any new development on the site would be designed in accordance with current building standards, including energy efficiency measures outlined within Daventry District Council Energy & Efficiency SPD; a positive impact is identified.</p> <p>Site 3 - It is anticipated that any new development on the site would be designed in accordance with current building standards, including energy efficiency measures outlined within Daventry District Council Energy & Efficiency SPD; a positive impact is identified.</p> <p>Mitigation / Enhancement: None</p>

Issue / Option being assessed: Issue 10: Daventry Central Area Sites						
SO7a: Health and health inequalities	-	0	+			<p>Summary and comparison of options:</p> <p>Site 1 – It is understood that a health centre is currently located on the site⁶, and the redevelopment proposals do not include this; therefore a negative impact is identified.</p> <p>Site 2 – A neutral impact is identified</p> <p>Site 3 – The redevelopment of the site to include a range of uses, including leisure and waterspace, is likely to lead to improvements in health as new footpaths and other recreational opportunities will be created. In addition, the site is located in close proximity to Daventry Country Park, and its redevelopment will enhance existing linkages to this location; therefore, a positive impact is identified.</p> <p>Mitigation / Enhancement: new development proposal should incorporate footpaths and walkways, where possible.</p>
SO8a: Access to employment	++	++	++			<p>Summary and comparison of options:</p> <p>Site 1 – The site is highly permeable and accessible from Millennium Way, North Street, High Street and Chapel Lane. Vehicular access to the site is from Millennium Way, and the site lies within walking distance of the bus station. Retail development on the site would provide employment opportunities in a highly accessible location; therefore, a significant positive impact is identified.</p> <p>Site 2 – The redevelopment of the bus station would contribute to enhanced travel provision, improving access to town-centre employment opportunities. In addition, new retail development would provide employment opportunities; therefore, a significant positive impact is identified.</p> <p>Site 3 – The redevelopment of the site for a range of uses would provide employment opportunities, while the creation of a new tourist attraction would enhance the town of Daventry and may, in turn, promote further investment; therefore, a significant positive impact is identified.</p>

⁶ Taken from Alliance Planning (Nov 2012) Planning Statement for Site 1, Land to North of High Street, Daventry Town Centre

Issue / Option being assessed: Issue 10: Daventry Central Area Sites						
						Mitigation / Enhancement: None
SO9a: Landscape	+	+	+			<p>Summary and comparison of options:</p> <p>Site 1 – The site currently comprises retail premises, the Daventry Library, a health care centre and surface level car parking, comprised of hardstanding and some amenity planting. The library building is not listed and a heritage assessment has concluded that its architecture is not of significant value⁷. New retail development on the site would provide the opportunity for a new area of high quality public realm; therefore, a positive townscape impact is identified.</p> <p>Site 2 – A refurbished bus station along with new retail development on the site would provide the opportunity for a new area of high quality public realm; therefore, a positive townscape impact is identified.</p> <p>Site 3 – A positive impact is identified, as the redevelopment of this site would enhance its existing distinctiveness and enable existing heritage features to be conserved and enhanced.</p> <p>Mitigation / Enhancement: New retail development on Site 1 should incorporate improvements to the public realm, including amenity planting.</p>
SO9b: Built environment	+	+	+			<p>Summary and comparison of options:</p> <p>Site 1 – New retail development would provide the opportunity to improve the existing character of the site; therefore, a positive townscape impact is identified.</p> <p>Site 2 - A refurbished bus station along with new retail development would provide the opportunity to improve the existing character of the site; therefore, a positive townscape impact is identified.</p> <p>Site 3 – The proposed mixed use development would provide the opportunity to improve the existing character of the site; therefore, a positive townscape impact is identified</p> <p>Mitigation / Enhancement: New development should aim to improve the existing</p>

⁷ Taken from Alliance Planning (Nov 2012) Planning Statement for Site 1, Land to North of High Street, Daventry Town Centre

Issue / Option being assessed: Issue 10: Daventry Central Area Sites							
							character of each site, and enhance the existing townscape as much as possible.
SO10a: Housing	0	0	0				<p>Summary and comparison of options:</p> <p>None of the sites are allocated for housing so the score against this objective is neutral</p>
SO11a: Access to services SO11b: Social opportunities	+	+	+				<p>Summary and comparison of options:</p> <p>Site 1 – The site is located in the centre of Daventry, with good access to existing services and social opportunities. New retail development would enhance existing provision; therefore, a positive impact is identified.</p> <p>Site 2 - The redevelopment of the bus station would contribute to enhanced travel provision, improving access to town-centre services; therefore, a positive impact is identified.</p> <p>Site 3 – The redevelopment proposal include new leisure and recreational land uses; therefore, this will enhance existing service provision in this respect and a positive impact is identified.</p> <p>Mitigation / Enhancement: None</p>
SO12a: Land and soil	+	+	-				<p>Summary and comparison of options:</p> <p>Site 1 – The site is identified as a brownfield site; therefore, a positive impact is identified in relation to redevelopment on this site.</p> <p>Site 2 - The site is identified as a brownfield site; therefore, a positive impact is identified in relation to redevelopment on this site.</p> <p>Site 3 - The site is identified as a greenfield site; therefore, a negative impact is identified in relation to redevelopment on this site.</p> <p>Mitigation/Enhancement: None</p>
SO13a: Waste	0	0	0				<p>Summary and comparison of options:</p> <p>Site 1 – A neutral impact is identified in relation to waste. The site will not have an</p>

Issue / Option being assessed: Issue 10: Daventry Central Area Sites						
						<p>influence with regard to waste generation and management.</p> <p>Site 2 - A neutral impact is identified in relation to waste. As above</p> <p>Site 3 - A neutral impact is identified in relation to waste. As above</p> <p>Mitigation / Enhancement: None</p>
SO14a: Water quality	0	0	0			<p>Summary and comparison of options:</p> <p>Site 1 - A neutral impact is identified in relation to water. The site will not have an influence with regard to water quality.</p> <p>Site 2 - A neutral impact is identified in relation to water. As above</p> <p>Site 3 - A neutral impact is identified in relation to water. As above</p> <p>Mitigation / Enhancement: None</p>
SO14b: Flooding SO14d: Strategic flood risk management	0	0	0			<p>Summary and comparison of options:</p> <p>Site 1 - The site is located within Environmental Agency Flood Zone 1, where the probability of flooding is low; as such, a neutral impact is identified</p> <p>Site 2 - The site is located within Environmental Agency Flood Zone 1, where the probability of flooding is low; as such, a neutral impact is identified</p> <p>Site 3 - The site is located within Environmental Agency Flood Zone 1, where the probability of flooding is low; as such, a neutral impact is identified</p> <p>Mitigation / Enhancement: None</p>
SO14c: Water use	0	0	0			<p>Summary and comparison of options:</p> <p>Site 1 - A neutral impact is identified. The site will not have an influence with regard to water quality.</p> <p>Site 2 - A neutral impact is identified. The site will not have an influence with regard to water quality.</p> <p>Site 3 - A neutral impact is identified. The site will not have an influence with</p>

Issue / Option being assessed: Issue 10: Daventry Central Area Sites							
							regard to water quality. Mitigation / Enhancement: None

Issue / Option being assessed: Issue 13: Daventry Town Housing					
What spatial approach is considered to be appropriate for the delivery of at least 511 dwellings to meet the needs of Daventry Town?					
Options					
A. Expansion to the South East					
B. Expansion to the North					
C. Expansion to the South/South West					
D. Consolidate on existing sites and within the Town (Please note that this option is not sufficient to meet the residual requirement on its own)					
SA objective	Impact of the options				Commentary and comparison of options (including if appropriate nature and spatial extent of potential impacts, probability, duration, frequency and reversibility)
	A	B	C	D	
SO1a: Travel	0	0	0	?	<p>As a result of its planned expansion in the 1960s and 1970s, Daventry is a compact town with a relatively high capacity road network for cars and public transport. However, public transport usage is currently very low and only 38% of residents in Daventry work within 5km of home⁸.</p> <p>Option A – Transport statistics for Daventry do not indicate the A45 (London Road) as an existing traffic hotspot, with average daily traffic flows not exceeding the LAQM guidance of 10,000. Therefore, it is considered unlikely that Option A would contribute to congestion. In addition, the site is on existing public transport routes so the impact has been assessed as neutral.</p> <p>Option B - Transport statistics for Daventry do not indicate the A361 as an existing traffic hotspot, with average daily traffic flows not exceeding the LAQM guidance of 10,000. Therefore, it is considered unlikely that Option B would contribute to congestion. In addition, the site is on existing public transport routes so the impact has been assessed as neutral.</p> <p>Option C – Transport statistics for Daventry do not indicate the A45/A361 (London Road) as an existing traffic hotspot, with average daily traffic flows not exceeding the LAQM guidance of 10,000. Therefore, it is considered unlikely that Option C would contribute to congestion. In addition, the site is on existing public transport routes so the impact has been assessed as neutral.</p> <p>Option D – The delivery of Option D would contribute to reducing the need to travel due to the creation of new housing on existing sites, including within the town. However, it is recognised that this option is not sufficient to meet the residual requirement on its own.</p>

⁸ West Northamptonshire Annual Monitoring Report 2013/14

Issue / Option being assessed: Issue 13: Daventry Town Housing					
					<p>Therefore, an uncertain effect has been recorded.</p> <p>Mitigation / Enhancement: Additional public transport provision should be provided to meet the potential increased demand.</p>
SO1b: Air and noise pollution	0	0	0	0	<p>There are no AQMAs in the Daventry district. There have been no congestion studies carried out in Daventry, and noise pollution information was not available.</p> <p>Option A / B / C – No significant air and noise pollution impacts are anticipated through development in these areas.</p> <p>Option D – The delivery of Option D would contribute to reducing the need to travel.</p> <p>Mitigation / Enhancement: None</p>
SO2a: Archaeology and cultural heritage	-	-	-	-	<p>Daventry town retains its historic core, which benefits from Conservation Area designation and includes many listed buildings. There are also important historical and archaeological sites around Daventry including historic outlying villages.</p> <p>Option A – No significant impact on cultural heritage is anticipated through development to the south east. However, it is recognised that Borough Hill Scheduled Ancient Monument, and Burnt Walls Scheduled Ancient Monument lie on the eastern edge of Daventry’s urban area.</p> <p>Option B – Daventry Country Park Conservation Area and the Grand Union Canal Conservation Area lie to the north of Daventry, and development of Option B may have potential impacts on the settings of these features.</p> <p>Option C – South of Daventry, there are a number of listed buildings, particularly clustered within Newnham and Staverton, and development in this area may have potential impacts on their setting.</p> <p>Option D – Daventry town centre is designated as a Conservation Area and contains a number of listed buildings, and development in this area may have impacts on the setting of these features. Development on existing sites outside of the town centre is less likely to have an impact on archaeological and cultural heritage features.</p> <p>Mitigation / Enhancement: Any potential impacts on the setting cultural heritage features</p>

Issue / Option being assessed: Issue 13: Daventry Town Housing					
					should be identified through more detailed assessment and mitigation measures implemented as appropriate.
SO3a: Habitats SO3b: Greenspace SO3c: BAP habitats SO3d: Non-designated sites	-	-	-	0	<p>Option A –Borough Hill Local Wildlife Site is located to the east, and provides important green infrastructure in terms of ecological connectivity. Development of Option A would have potential for impact in terms of fragmentation of habitat.</p> <p>Option B – The Grand Union Canal, to the north of Daventry, is recognised as a wildlife corridor and development of Option B would have the potential for impact in terms of disturbance to wildlife.</p> <p>Option C – South of Daventry, there is currently an area of publicly accessible greenspace, while to the south west of the town is a cluster of Local Wildlife Sites which constrain development between Daventry and the village of Staverton. Development of Option C would have the potential for impact in terms of fragmentation of habitat.</p> <p>Option D – A neutral impact is identified in relation to development on existing sites, although it is recognised that such development may have the potential to enhance the provision of green space.</p> <p>Mitigation / Enhancement: Any new development should incorporate green infrastructure into the design, in order to create green corridors, and links with the wider countryside.</p>
SO4a: Crime and community safety	0	0	0	0	<p>The regeneration and revitalisation of Daventry is the principal goal of the town’s masterplan. There are various redevelopment proposals for the town centre, while the urban area surrounding the town is largely comprised of modern mid-20th century housing development. Crime has reduced by 8% in the period 2012-2013⁹.</p> <p>Option A / B / C – Development of Option A, B or C would be consistent with this objective, provided that this includes consideration of security in design and incorporation of leisure facilities and connectivity to the wider countryside and to the town centre.</p> <p>Option D – Development of Option D would have the potential to improve community safety through the introduction of improved community safety measures into the town centre.</p>

⁹ West Northamptonshire Annual Monitoring Report 2013/14

Issue / Option being assessed: Issue 13: Daventry Town Housing					
					Mitigation / Enhancement: Any new development should incorporate secured by design features, including links to the wider countryside and/or town centre.
SO5a: Access to education SO5b: Sustainable modes of travel to education	+	+	+	+	Daventry's secondary and tertiary education facilities are not sufficient to meet its needs and students are transported elsewhere. The District has a high percentage of people with no qualifications (18%), 8% higher than the National average, and is below the National average in attaining 5+ GCSEs at A-G Grade. All of the growth options would have the potential to provide improved educational facilities. Mitigation / Enhancement: any new development should incorporate new accessible educational infrastructure, as required.
SO6a: Energy efficiency, low carbon technologies and adaptation SO6b: Renewable energy	0	0	0	0	All of the growth options would have the potential to incorporate low carbon technologies and energy efficiency measures. No areas of flood risk are identified on any of the development option sites; therefore, no locational-specific climate change adaptation measures would be required. Mitigation / Enhancement: any new development should incorporate low carbon technologies and energy efficiency measures, where possible.
SO7a: Health and health inequalities	+	+	+	0	Option A - Daventry Country Park, to the east of the urban area, is one of the main strategic green spaces in Daventry and development to the south east of Daventry could be linked to this area, providing health benefits. Option B - The Grand Union Canal, to the north of the urban area, is one of the main strategic green spaces in Daventry and development to the north of Daventry could be linked to this area, providing health benefits. Option C - Staverton Sports Park and Golf Club, on the south west side of Daventry, could be linked to development to the south and south west, providing health benefits. Option D - A neutral impact is predicted in relation to development on existing sites, although it is recognised that development outside the town centre could be linked to the wider countryside. Mitigation / Enhancement: Any new development should incorporate green infrastructure into the design, in order to create green corridors and links with the wider countryside.

Issue / Option being assessed: Issue 13: Daventry Town Housing					
SO8a: Access to employment	++	++	0	+	<p>Daventry town's employment space is dominated by industrial and warehouse floorspace in a small number of large industrial/ commercial estates to the north-west and south-east of the town in need of investment and renewal.</p> <p>Option A – Development in this area would ensure good access to existing employment areas to the south-east of the town and may provide the opportunity to assist in regeneration of the area.</p> <p>Option B - Development in this area would ensure good access to existing employment areas to the north-west of the town and may provide the opportunity to assist in regeneration of the area.</p> <p>Option C - Development in this area would provide no benefits in terms of access to existing employment areas and reduction of travel distances to work.</p> <p>Option D – Development in this area may assist in reducing travel distances to work in the town centre.</p> <p>Mitigation / Enhancement: Public transport improvement should be incorporated into any new development proposals in locations where existing public transport is poor.</p>
SO9a: Landscape	-	-	-	0	<p>Option A - To the south east, there are areas of high sensitivity landscape, including Borough Hill and its setting, and the villages of Newnham, Dodford and Norton and their settings. Development of Option A may adversely affect these landscapes.</p> <p>Option B – To the north, there are areas of high sensitivity landscape, associated with the Grand Union Canal, and the valley to the south east of Braunston. Development of Option B may adversely affect these landscapes.</p> <p>Option C – To the south and south west there are areas of high sensitivity landscape, associated with the Conservation Areas of Staverton and Newnham, and the slopes that fall towards the Leam Valley. Development of Option C may adversely affect these landscapes.</p> <p>Option D – A neutral impact on landscapes around Daventry is anticipated from development of Option D.</p> <p>Mitigation / Enhancement: any new development should consider the existing character, form and pattern of the surrounding area. Appropriate site screening should be incorporated</p>

Issue / Option being assessed: Issue 13: Daventry Town Housing					
					where potential significant impacts on the surrounding landscape are predicted.
SO9b: Built environment	+	+	+	+	<p>The current masterplan recommends that high quality public spaces and buildings should be set around water basins which will be used for short and long term canal boat moorings and connected to the Grand Union Canal to the north.</p> <p>All of the development options would provide the opportunity to enhance the form and design of the existing built environment within Daventry town. Therefore, a positive impact is identified.</p>
SO10a: Housing	++	++	++	+	<p>Options A, B and C – A need for 511 additional dwellings has been identified, as detailed above, and any of Options A, B and C would be sufficient alone to meet this need. Therefore, they have been scored as significant positive.</p> <p>Option D – Option D alone would not be sufficient to meet the identified housing need in Daventry. Therefore, it has been scored as minor positive.</p> <p>Mitigation / Enhancement: sufficient affordable housing should be provided in order to meet the requirements of local people.</p>
SO11a: Access to services SO11b: Social opportunities	0	0	0	+	<p>Options A, B and C – Development on either of these sites would need to include new community and social infrastructure, as appropriate. In addition, further public transport measures would need to be incorporated in order to promote sustainable travel.</p> <p>Option D – Development of Option D would ensure good access to existing services within the town centre.</p> <p>Mitigation / Enhancement: Option D alone will not be sufficient to meet the identified housing need; therefore, new development on any of Options A, B or C should ensure provision of new community and social infrastructure, as appropriate, as well as public transport provision.</p>
SO12a: Land and soil	0	-	-	-	<p>Option A – Land to the south east of Daventry is classified as Grade 3 agricultural land; development in this area would be on greenfield land.</p> <p>Option B - Land to the north of Daventry is classified as Grade 3 agricultural land, with smaller pockets of Grade 2 agricultural land. Development in this area would be on</p>

Issue / Option being assessed: Issue 13: Daventry Town Housing					
					<p>greenfield land.</p> <p>Option C -Land to the south and south west of Daventry is classified as Grade 3 agricultural land, and a small part of this area is designated as a Mineral Safeguarding Area (MSA) for sand and gravel extraction. Development in this area would be constrained by the MSA.</p> <p>Option D – Development of Option D would provide opportunity for development on brownfield sites and, potential for remediation of contaminated sites. However, Option D cannot meet the housing requirement alone and additional potential greenfield sites may be needed. Therefore a minor negative impact has been identified.</p> <p>Mitigation / Enhancement: new development within Daventry town centre should be located on brownfield sites where possible.</p>
SO13a: Waste	0	0	0	0	All of the development options would be integrated with existing waste management and recycling measures, and may help to enhance these. A neutral impact is identified.
SO14a: Water quality	0	0	0	0	No differentiators are identified
SO14b: Flooding SO14d: Strategic flood risk management	0	0	0	0	No existing areas of flood risk in Daventry are identified by the Environment Agency flood mapping ¹⁰ ; therefore, no differentiators are identified
SO14c: Water use	0	0	0	0	No differentiators are identified

¹⁰ http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap#x=457505&y=262387&lg=1,2,10,&scale=8, accessed 08/02/16

Issue / Option being assessed: Issue 15: Specialist Accommodation						
<p>Q15a: How Should the Plan seek to deliver specialist accommodation?</p> <p>Options</p> <p>A. To allocate land to deliver specialist accommodation in areas with an identified need.</p> <p>B. To set a development threshold which requires an element of specialist housing provision on large scale residential development schemes</p> <p>C. To negotiate delivery on a site by site basis (based on identified need) with no set development thresholds or requirements.</p> <p>D. A combination of the approaches stated above (if so please state in what way they should be combined).</p> <p><u>Criteria</u></p> <p>Given the specialist nature of the accommodation needs for older and more vulnerable groups, it is important that any future provision is located near to as many relevant community services and facilities as possible. The following criteria for locating provision of specialist accommodation are considered important by the Council:</p> <p>A. On sites within a reasonable walking distance to community services and facilities (including a GP practice, pharmacy and convenience retail); or</p> <p>B. On sites within a reasonable walking distance to a local bus stop with a frequent local bus service (at least half-hourly during Monday – Saturday, during most of the day and into the early evening) with a journey time of no more than 30 minutes to a local centre which provides access to community services and facilities (including a GP practice, pharmacy and convenience retail).</p>						
SA objective	Impact of the options					Commentary and comparison of options (including if appropriate nature and spatial extent of potential impacts, probability, duration, frequency and reversibility)
	A	B	C	D	Criteria	
SO1a: Travel	+	+	+	+	++	<p>Summary and comparison of options</p> <p>Option A would be positive in developing close to where the need is – this would be positive in meeting the needs of the communities and helping to maintain their existing support in relation to issues such as healthcare. This would help to reduce the need to travel and if located near to public transport would help in facilitating modal shift and reducing congestion.</p> <p>Option B / C would deliver better integration with new services that are delivered alongside new development and better aid social integration protecting the health of vulnerable groups. This will also be positive with regard access to services and modal shift / congestion</p> <p>Option D could potentially perform positively as different forms of specialist accommodation will require different approaches. For example, extra care housing is only likely to be viable for larger schemes, whereas residential bungalows can be provided for smaller schemes.</p>

Issue / Option being assessed: Issue 15: Specialist Accommodation						
						<p>Criteria: Both of the criteria would have a significant positive effect on this objective as they require consideration of access to community services and facilities (including GP services) and access to a local bus service. The criteria would benefit from clarity regarding what would be defined as a reasonable walking distance (please see mitigation / enhancement section below).</p> <p>Mitigation / enhancement: The criteria should define reasonable walking distance and this should take into account the restricted mobility of people who require specialist accommodation.</p>
SO1b: Air and noise pollution	?	?	?	?	0	<p>Summary and comparison of options: Option A-D: It is not possible to assess against this criteria at this time as this criteria is locationally specific and can only be assessed once potential site locations are known. One potential site locations are known it will be possible to assess whether they are in locations that will negatively impact upon (or be impacted upon by) air and noise pollution.</p> <p>Criteria: This SA objective is not addressed by the criteria. However, this is an issue which will be addressed as part of standard development management procedures so this does not need to be separately addressed by the criteria.</p> <p>Mitigation / Enhancement: It is not possible to assess against many of the SA criteria as they are locationally specific and can only be assessed once potential site locations are known. These criteria have been scored as uncertain and it will be important that once potential sites are identified as part of the Local Plan process they are subject to comparative assessment</p>
SO2a: Archaeology and cultural heritage	?	?	?	?	0	See the assessment against SO1b
SO3a: Habitats SO3b: Greenspace SO3c: BAP habitats SO3d: Non-designated sites	?	?	?	?	0	See the assessment against SO1b
SO4a: Crime and community safety	?	?	?	?	N/A	<p>Summary and comparison of options: This SA objective is dependent on how schemes are designed and all of the options could potentially contribute positively to improving safety and reducing crime and fear of crime. Therefore, an uncertain score has been recorded.</p>

Issue / Option being assessed: Issue 15: Specialist Accommodation						
						Mitigation / Enhancement: It is not possible to assess against many of the SA criteria as they are locationally specific and can only be assessed once potential site locations are known. These criteria have been scored as uncertain and it will be important that once potential sites are identified as part of the Local Plan process they are subject to comparative assessment.
SO5a: Access to education SO5b: Sustainable modes of travel to education	+	+	+	+	++	<p>Summary and comparison of options: All of the options have the potential to be positive and the criteria will ensure that development is on sites within reasonable walking distance to a local bus stop and to community services and facilities and this would include employment and places where lifelong learning are likely to take place. This is important because specialist housing is important not just for elderly people but also for people with disabilities who may require access to lifelong learning and employment.</p> <p>Mitigation / Enhancement: None</p>
SO6a: Energy efficiency, low carbon technologies and adaptation SO6b: Renewable energy	N/A	N/A	N/A	N/A	N/A	<p>Summary and comparison of options: N/A. This SA objective is dependent on how schemes are designed and all of the options could potentially contribute positively to energy issues.</p> <p>Mitigation / Enhancement: None</p>
SO7a: Health and health inequalities	+	+	+	+	++	See the assessment against SO1b
SO8a: Access to employment	N/A	N/A	N/A	N/A	N/A	<p>Summary and comparison of options: N/A. This SA objective is dependent on how schemes are designed and all of the options could potentially contribute positively to access to employment. This SA objective is not a locational criteria. Therefore, it is rightly not addressed as part of the criteria.</p> <p>Mitigation / Enhancement: None</p>
SO9a: Landscape	?	?	?	?	0	See the assessment against SO1b
SO9b: Built environment	?	?	?	?	0	See the assessment against SO1b
SO10a: Housing	+	+	+	++	++	<p>Summary and comparison of options: Daventry District's proportion of population over 65 is higher than the national average so provision of specialist accommodation (especially that for elderly residents) is important. All of the options could meet the needs of local people. However, as recognised in the Housing SPD, different forms of</p>

Issue / Option being assessed: Issue 15: Specialist Accommodation						
						specialist accommodation will require different approaches. For example, extra care housing is only likely to be viable for larger schemes, whereas residential bungalows can be provided for smaller schemes. Therefore, a degree of flexibility is required in the strategy and Option D would provide this. Mitigation / Enhancement: None
SO11a: Access to services SO11b: Social opportunities	+	+	+	+	++	See the assessment against SO1a
SO12a: Land and soil	?	?	?	?	0	See the assessment against SO1b
SO13a: Waste	?	?	?	?	0	See the assessment against SO1b
SO14a: Water quality	?	?	?	?	0	See the assessment against SO1b
SO14b: Flooding	?	?	?	?	0	See the assessment against SO1b
SO14d: Strategic flood risk management	?	?	?	?	0	
SO14c: Water use	?	?	?	?	0	See the assessment against SO1b

Issue / Option being assessed: Issue 36: Open Countryside				
<p>In addition to the criteria in paragraph 55 of the NPPF. We consider that development should only be allowed in the open countryside in the following circumstances.</p> <p>A. Re-use or conversion of existing buildings essential for the purposes of employment within the immediate vicinity of the site</p> <p>B. The replacement of an existing dwelling</p> <p>Q36c. Is there a case for introducing an Article 4 direction to remove permitted development rights for the conversion of agricultural buildings to residential and retail uses, in all or any parts of the District? This has been compared to the option of not introducing an Article 4 Direction (keeping permitted development rights – shown as PDR in the column below).</p>				
SA objective	Impact of the options			Commentary and comparison of options (including if appropriate nature and spatial extent of potential impacts, probability, duration, frequency and reversibility)
	Criteria	Art.4	PDR	
SO1a: Travel	0	+	-	<p>Summary and comparison of options</p> <p>The criteria will ensure that development does not occur in the countryside where there is poor access to services (including health and education services). This should have a neutral effect on traffic and congestion. The introduction of the Article 4 direction will be helpful in ensuring that there is not widespread conversion to residential and retail in areas that are unsustainable in the open countryside. Conversely, not introducing an Article 4 direction could lead to development that would not be considered sustainable against a range of SA objectives including issues related to travel and congestion and depending on the location of the development this could be significantly negative.</p> <p>Mitigation / Enhancement: If the Article 4 direction is introduced it would be helpful to test whether it is more acceptable in some areas and others and more specific mitigation measures will need to be considered to reduce the unacceptable sustainability effects.</p>
SO1b: Air and noise pollution	0	0	-	<p>Summary and comparison of options</p> <p>The criteria will have a neutral effect on air and noise pollution because development should have a neutral effect on traffic. The introduction of the Article 4 direction will be helpful in ensuring that there is not widespread conversion to residential and retail causing issues related to traffic (and secondary effects on noise and air quality). Conversely, not introducing an Article 4 direction could lead to development that would not be considered sustainable against a range of SA objectives including issues related to air and noise pollution.</p> <p>Mitigation / Enhancement: See SO1a</p>
SO2a: Archaeology	+	+	-	Summary and comparison of options

Issue / Option being assessed: Issue 36: Open Countryside				
and cultural heritage				<p>Paragraph 55 of the NPPF states that development in the open countryside could be allowed where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets. This will be positive for this SA objective. The introduction the Article 4 direction will be helpful in ensuring that there is not widespread conversion to residential and retail in areas that are unsustainable in the open countryside. Conversely, not introducing the Article 4 direction could lead to development that would not be considered sustainable against a range of SA objectives and depending on the location of the development this could be negative if there is widespread conversion to other uses.</p> <p>Mitigation / Enhancement: See SO1a</p>
SO3a: Habitats SO3b: Greenspace SO3c: BAP habitats SO3d: Non-designated sites	0	+	-	<p>Summary and comparison of options</p> <p>The introduction the Article 4 direction will be helpful in ensuring that there is not widespread conversion to residential and retail in areas that are unsustainable in the open countryside. Conversely, not introducing the Article 4 direction could lead to development that would not be considered sustainable against a range of SA objectives and depending on the location of the development this could be negative if there is widespread conversion to other uses.</p>
SO4a: Crime and community safety	0	0	0	The options would have no effect on this SA objective.
SO5a: Access to education SO5b: Sustainable modes of travel to education	+	+	-	<p>Summary and comparison of options</p> <p>The criteria will ensure that development does not occur in the countryside where there is poor access to services (including health and education services). This should be positive for the SA objective. The introduction of the Article 4 direction will be helpful in ensuring that there is not widespread conversion to residential and retail in areas that are unsustainable in the open countryside and have poor access to services. Conversely, not introducing the Article 4 direction could lead to development that would not have appropriate access to services and depending on the location of the development this could be negative.</p> <p>Mitigation / Enhancement: See SO1a</p>
SO6a: Energy efficiency, low carbon technologies and adaptation SO6b: Renewable	?	+	-	<p>Summary and comparison of options</p> <p>Paragraph 55 of the NPPF states that development in the open countryside could be allowed where such development would be of exceptional quality or of an innovative nature with regard to design. However, it is unclear whether this refers to matters of sustainable design and construction. The introduction of the Article 4 direction will be helpful in ensuring that there is not widespread conversion to residential and retail causing issues related to traffic (and secondary effects on carbon emissions). Conversely, not introducing the Article 4 direction could lead to development</p>

Issue / Option being assessed: Issue 36: Open Countryside				
energy				<p>that would not be considered sustainable against a range of SA objectives including issues related to transport related climate emissions and depending on the location of the development this could be negative.</p> <p>Mitigation / Enhancement: Clarification regarding whether the application of Paragraph 55 of the NPPF would address issues of sustainable design and construction would be helpful.</p>
SO7a: Health and health inequalities	+	+	-	See the assessment against SO5
SO8a: Access to employment	+	+	+	<p>Summary and comparison of options</p> <p>The criteria will ensure that local needs for employment are met but in a way that does not compromise wider sustainability objectives or lead to development that is in an unsustainable location with poor access to services. This will be positive for the SA objective. It could be argued that the introduction of the Article 4 direction could be detrimental to this SA objective as permitted development rights could lead to further employment development in the countryside. However, the Council are proposing adding that the re-use or conversion of existing buildings essential for the purposes of employment within the immediate vicinity of the site should be allowed so this effect would be minimal. Permitted development rights could also be positive.</p> <p>Mitigation / Enhancement: None</p>
SO9a: Landscape	+	+	-	<p>Summary and comparison of options</p> <p>Paragraph 55 of the NPPF states that development in the open countryside could be allowed where such development would be of exceptional quality or of an innovative nature with regard to design. Such development should significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area. The introduction of the Article 4 direction will be helpful in ensuring that there is not widespread conversion to residential and retail in areas which could negatively impact on landscape character in the open countryside. This will be positive for this SA objective. Conversely, not introducing the Article 4 direction could lead to development that would not be considered sustainable against a range of SA objectives including issues related to landscape quality and character and depending on the location of the development this could be negative if widespread conversion takes place.</p> <p>Mitigation / Enhancement: See SO1a</p>
SO9b: Built environment	+	+	-	<p>Paragraph 55 of the NPPF states that development in the open countryside could be allowed where such development would be truly outstanding or innovative, helping to raise standards of design. Such development should reflect the highest standards in architecture, significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area. The introduction of the Article 4 direction will be helpful in ensuring that there is not</p>

Issue / Option being assessed: Issue 36: Open Countryside				
				<p>widespread conversion to residential and retail in areas that are out of character in the open countryside. This will be positive for this SA objective. Conversely, not introducing the Article 4 direction could lead to development that would not be considered sustainable against a range of SA objectives including issues related to the built environment and depending on the location of the development this could be negative.</p> <p>Mitigation / Enhancement: See SO1a</p>
SO10a: Housing	+	+	-	<p>Summary and comparison of options</p> <p>The criteria will ensure that local needs for housing and employment are met but in a way that does not compromise wider sustainability objectives or lead to development that is in an unsustainable location with poor access to services. Not introducing an Article 4 direction could lead to an increase in conversions to housing but not all of this would be housing that meets the needs of local people. Planning permission would not be needed, thus removing any controls that the Council has on the type of housing delivered. This could be negative if it leads to market housing being developed that does not meet local need. Conversely introducing the Article 4 direction means that the Council keeps control on the type of housing delivered.</p> <p>Mitigation / Enhancement: None</p>
SO11a: Access to services SO11b: Social opportunities	+	+	-	See the assessment against SO5
SO12a: Land and soil	0	0	0	The criteria would have no effect on this SA objective.
SO13a: Waste	0	0	0	The criteria would have no effect on this SA objective.
SO14a: Water quality	0	0	0	The criteria would have no effect on this SA objective.
SO14b: Flooding SO14d: Strategic flood risk management	0	0	0	The criteria would have no effect on this SA objective.
SO14c: Water use	?	0	0	See the assessment against SO6 with relation to the criteria. It is unclear whether Paragraph 55 of the NPPF refers to matters of sustainable design and construction.