

Housing and Economic Land Availability Assessment

Appendix B (iii) Daventry Town Economic Development Assessments

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HELAA - Daventry Employment Sites

Which needs?	Daventry	LAA Ref	119	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Drayton Gate Farm	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site partly adjacent to existing employment area and part adjacent to residential area of Middlemore. The residential part of the proposal would assist the delivery of the spatial strategy as there is an outstanding housing requirement for Daventry town in the West Northamptonshire Joint Core Strategy. Part of the site is adjacent to an existing strategic employment area and could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	Adopted Neighbourhood Plan for Braunston - policy G refers to preventing coalescence. Proposal would conflict with this policy.				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - Part of the site in close proximity to residential use and part in close proximity to a strategic employment area, Economic - Job creation for residents of the town and District.				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment however part of the site features a challenging topography which could affect the amount of land which is developable but not the suitability of the whole site.	Accessible to existing services and facilities?	Part of site is accessible to services and facilities in Daventry town and sustainable transport links could be incorporated including utilising existing cyclepaths along former railway line. Site is in close proximity to local centre at Middlemore		
Impact on landscape character and/or heritage assets?	Part of the site includes the Grand Union Canal Conservation Area however appropriate development could lead to an enhancement. Part of the land put forward is anticipated to have significant harmful impacts on the landscape and the setting of the town, as well as visual coalescence with Braunston. It is not considered that this constraint could be overcome in the Southwestern part of the site. This could reduce the developable area of the site. Middlemore farm is a grade II listed building in close proximity to the site which will need to be taken into account however development would be seen in the same context as residential development surrounding the building.				
Impact on environmental or other open space designations?	Part of the site includes the Daventry Disused Railway Local Wildlife site however appropriate development could lead to an enhancement.				

Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	No
Any public rights of way and would enjoyment be affected?	The site features a public right of way. It's enjoyment and use could therefore be affected and would require mitigation.	Include best and Most Versatile agricultural land?	No
Access to strategic highway network from existing access?	The site has access to the A45 and A361.	Any gradient constraints?	Yes. Very steep topography.
Access of potential access to high speed broadband?	Unknown	Is site closely located to existing employment site?	The site is in close proximity and partly adjacent to an existing strategic employment area.

Summary - Employment Sites

The greenfield site is located partly adjacent to an existing employment area. In addition owing to the topography of the land which falls away towards Braunston it is anticipated that there would be significant harmful landscape impacts and visual coalescence with Braunston therefore the site is not considered to be suitable.

Is the site suitable? Not Suitable

Are there other owners/agents of the site?	No	Do any other owners support the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	None declared	Any other ownership need acquiring to develop site?	No
Occupied or vacant?	Occupied	Existing uses need to be relocated for site to be developed?	No	When does promoter expect site to be available?	0-5 years

Availability summary Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years.

Is the site available? Available

Has site been marketed for proposed use?	No	If yes, how long and level of interest	N/A
Promoter consider any factors the could restrict delivery?	Not stated	Promoter-estimated first year of delivery?	Not stated
Promoter - how many years to complete?	5	Promoter - how many develops involved?	Not stated

Achievability summary	There is no evidence to suggest the site is not viable based on the information provided and the assessment of the site.		
Is the site achievable?	Achievable		
Is the site Deliverable as defined by NPPF	Not Developable		
How to overcome constraint	It is not considered that the constraints relating to Kentle Wood, landscape or topography could be overcome.		
Total site area available for development from GIS (Ha)	60.91	Estimated land for employment - floorspace in m2 unless stated	243640
Notes	This assessment is for a smaller site areas assessed for employment as indicated in the site submission by the land promoter. Total site area 111.36Ha.		

Which needs?	Daventry	LAA Ref	135	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Land to the west of the Royal Oak Industrial Estate	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site adjacent to existing employment area. Part of the site is adjacent to an existing strategic employment area and could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - greenfield site which also includes Kettle Wood , social and economic - site adjoins an existing employment area however woodland would need to be retained which would affect its connectivity				
Does the site have suitable access/can it be provided?	Potential access from A45, not from adjacent Royal Oak industrial estate	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	Challenging topography could affect substantial parts of the site from being suitable	Accessible to existing services and facilities?	Site is accessible to services and facilities in Daventry town		
Impact on landscape character and/or heritage assets?	Site is situated within the Special Landscape Area which indicates a high landscape quality. There is also a well defined edge to the town with the land falling away to the West and therefore any further employment land could be considered to have a significant impact on landscape character.				
Impact on environmental or other open space designations?	Site features Kettle Wood, development adjacent to it could have a significant detrimental impact on the quality and enjoyment of this area and potentially on biodiversity.				
Impact on amenity for existing residents or new occupiers?	There are some dwellings to the South of the site that could be impacted by development in this location.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	The site features a public right of way. It's enjoyment and use could therefore be affected and would require mitigation.	Include best and Most Versatile agricultural land?	No		

Access to strategic highway network from existing access?	Not via an existing access arrangement.	Any gradient constraints?	Yes - site slopes steeply to the west
Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Yes however Kettle Wood is situated between the site and the Royal Oak industrial estate and once the woodland has matured this will screen the employment area from the open countryside.

Summary - Employment Sites

The greenfield site is situated in a location that could have a significant harmful impact on landscape character, the existing Kettle Wood and the setting of Daventry town due to the topography of the site, therefore the site is not considered to be suitable.

Is the site suitable? **Not Suitable**

Are there other owners/agents of the site?	Yes	Do any other owners support the proposal the proposal for the site?	Unknown	Does landowner/developer have control over access?	Yes
Are there any ownership constraints the promoter is aware of?	Yes - the land is in multiple ownership	Are there any restrictive covenants - affect deliverability?	No	Any other ownership need acquiring to develop site?	No
Occupied or vacant?	Vacant	Existing uses need to be relocated for site to be developed?	Not stated	When does promoter expect site to be available?	0-5 years

Availability summary

Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years.

Is the site available? **Available**

Has site been marketed for proposed use?	Not stated	If yes, how long and level of interest	N/A
Promoter consider any factors the could restrict delivery?	Not stated	Promoter-estimated first year of delivery?	Not stated
Promoter - how many years to complete?	Not stated	Promoter - how many develops involved?	Not stated

Achievability summary

There is no evidence to suggest the site is not viable based on the information provided and the assessment of the site.

Is the site achievable? **Achievable**

Is the site Deliverable as defined by NPPF **Not Deliverable**

How to overcome constraint	The greenfield site is situated in a location that could have a significant harmful impact on landscape character, the existing Kentle Wood and the setting of Daventry town due to the topography of the site. It is not considered that these constraints could be overcome.
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Total site area available for development from GIS (Ha)	69.56	Estimated land for employment - floorspace in m2 unless stated	278240
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Notes

Which needs?	Daventry	LAA Ref	143	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Land off Nasmyth Road	Source of site	2016 Call for Sites		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Greenfield site adjacent to existing employment area. Site is adjacent to an existing strategic employment area and could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - Need to ensure no amenity impact. Potential accessibility problems as there is no direct access to an A road, Economic - job creation for residents of the town and district				
Does the site have suitable access/can it be provided?	Site suggestion form states that new access can be provided from an existing adopted highway and	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment	Accessible to existing services and facilities?	Site is accessible to services and facilities in Daventry town		
Impact on landscape character and/or heritage assets?	The north east corner of the site is particularly sensitive in terms of its topography and potential harm to the local landscape and this would require mitigation however the site is considered to be relatively enclosed by existing development and a site with planning permission for B class use, currently under construction.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout and careful consideration of uses.	Neighbouring land uses which could impact on future occupiers?	No		
Any public rights of way and would enjoyment be affected?	The site features a public right of way. It's enjoyment and use could therefore be affected and would require mitigation.	Include best and Most Versatile agricultural land?	No		
Access to strategic highway network from existing access?	Site suggestion form states that new access can be provided from an	Any gradient constraints?	North west corner of the site falls away however this is not		

existing adopted highway however there is potential for an access from Nasmyth road. This would link to the Drayton Fields industrial estate.

considered to affect the suitability of the majority of the site

Access of potential access to high speed broadband?

Yes

Is site closely located to existing employment site?

Yes it is adjacent to the Drayton Fields Industrial estate and next to the permitted Apex Business Park Phase 3

Summary - Employment Sites

The greenfield site is located adjacent to Drayton Fields and Apex Park and therefore provides an opportunity to support the expansion of an existing employment area and meet the demand for small and medium sized units.

Is the site suitable?

Suitable - Employment

Are there other owners/agents of the site?

No

Do any other owners support the proposal the proposal for the site?

N/A

Does landowner/developer have control over access?

Yes

Are there any ownership constraints the promoter is aware of?

No

Are there any restrictive covenants - affect deliverability?

None declared

Any other ownership need acquiring to develop site?

No

Occupied or vacant?

Vacant

Existing uses need to be relocated for site to be developed?

No

When does promoter expect site to be available?

0-5 years

Availability summary

Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years.

Is the site available?

Available

Has site been marketed for proposed use?

No

If yes, how long and level of interest

N/A

Promoter consider any factors the could restrict delivery?

No

Promoter-estimated first year of delivery?

2018/2019

Promoter - how many years to complete?

5

Promoter - how many develops involved?

1

Achievability summary

There is no evidence to suggest the site is not viable based on the information provided and the assessment of the site.

Is the site achievable?

Achievable

Is the site Deliverable as defined by NPPF

Deliverable

How to overcome constraint	Site would be suitable for redevelopment for employment uses.
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Total site area available for development from GIS (Ha)	14.8	Estimated land for employment - floorspace in m2 unless stated	59200
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Which needs?	Daventry	LAA Ref	204	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Land north of Browns Road	Source of site	2012 SHLAA		
Does site have current planning permission?	No	Does site have relevant planning history?	DA/2016/0617 - Change of use of land to overnight truck parking - Refused		
Does site support the delivery of the JCS?	Greenfield site adjacent to existing employment area and therefore present an opportunity for renewal and regeneration. Site is adjacent to an existing strategic employment area and could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - Greenfield site, Social - No negative amenity impact. Potential accessibility problems as there is no direct access to an A road, Economic - job creation for residents of the town and district				
Does the site have suitable access/can it be provided?	Yes however this would be shared with the Sports Park that is adjacent to the site.	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None based on desktop assessment and site visit	Accessible to existing services and facilities?	Site is accessible to services and facilities in Daventry town		
Impact on landscape character and/or heritage assets?	Site is located within the Special Landscape Area therefore indicating a higher quality landscape.				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	Daventry Sports Park is a neighbour of the site. There may be safety implications associated with an employment use sharing the same access.		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	No		
Access to strategic highway network from existing access?	Close proximity to the A45 however improved access arrangements would be required.	Any gradient constraints?	No		

Access of potential access to high speed broadband?	Unknown	Is site closely located to existing employment site?	Yes it is adjacent to the Royal Oak Industrial estate
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Summary - Employment Sites

The greenfield site is located adjacent to Royal Oak Industrial Estate and therefore provides an opportunity to support the expansion of an existing employment areas. However access arrangements would require improvement in order to connect with the A45 while considering safety implications given the neighbouring use is a Sports Park.

Is the site suitable? Not Currently Suitable

Are there other owners/agents of the site?	Unknown	Do any other owners support the proposal the proposal for the site?	Unknown	Does landowner/developer have control over access?	Unknown
Are there any ownership constraints the promoter is aware of?	Unknown	Are there any restrictive covenants - affect deliverability?	Unknown	Any other ownership need acquiring to develop site?	Unknown
Occupied or vacant?	Unknown	Existing uses need to be relocated for site to be developed?	Unknown	When does promoter expect site to be available?	Unknown

Availability summary

Site was not resubmitted in the latest Call for Site process therefore information on availability is unknown

Is the site available? Not Currently Available

Has site been marketed for proposed use?	Unknown	If yes, how long and level of interest	Unknown
Promoter consider any factors the could restrict delivery?	Unknown	Promoter-estimated first year of delivery?	Unknown
Promoter - how many years to complete?	Unknown	Promoter - how many develops involved?	Unknown

Achievability summary

Site was not resubmitted in the Call for Site process therefore information on achievability is unknown

Is the site achievable? Not Currently Achievable

Is the site Deliverable as defined by NPPF? Not Developable

How to overcome constraint

Access arrangements must be overcome. In order to intensify the use of this site, further work would be required to ensure the constraint relating to the access arrangements can be overcome while maintaining a safe access of users of the Sports Park.

Total site area available for development from GIS (Ha)	2.49	Estimated land for employment - floorspace in m2 unless stated	9960
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Which needs?	Daventry	LAA Ref	259	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Land adjacent to Farnborough Drive	Source of site	DDC Land		
Does site have current planning permission?	No	Does site have relevant planning history?	Southern parcel of site - DA/2017/0171 Construction of industrial building		
Does site support the delivery of the JCS?	Site is within an existing employment area and is therefore protected under policy E1- it has not been demonstrated that it meets the requirements of policy E1 for release to another use. Development of the site could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental, greenfield site. Social - open space. Economic - close proximity to employment uses				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None based on desktop assessment and site visit	Accessible to existing services and facilities?	Yes		
Impact on landscape character and/or heritage assets?	None based on desktop assessment and site visit				
Impact on environmental or other open space designations?	The site is adjacent to the Disused Daventry railway Local Wildlife Site and development may require mitigation.				
Impact on amenity for existing residents or new occupiers?	Given the sites location within an employment area is it not considered that there would be potential amenity issues for prospective residents however the proximity to the residential area of Middlemore needs to be considered when designing the site and considering appropriate uses.	Neighbouring land uses which could impact on future occupiers?	Residential area of Middlemore.		

Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	No
Access to strategic highway network from existing access?	Yes	Any gradient constraints?	No
Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Yes - site is situated within an employment area

Summary - Employment Sites

By virtue of the site being situated within an existing employment area it is considered that it would be suitable for employment use

Is the site suitable? Suitable - Employment

Are there other owners/agents of the site?	No	Do any other owners support the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	No	Any other ownership need acquiring to develop site?	No
Occupied or vacant?	Vacant	Existing uses need to be relocated for site to be developed?	No	When does promoter expect site to be available?	0-5 years

Availability summary

Site is considered to be available, in particular given that it is currently vacant and within the Councils ownership

Is the site available? Available

Has site been marketed for proposed use?	Yes	If yes, how long and level of interest	
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Promoter consider any factors the could restrict delivery?	No	Promoter-estimated first year of delivery?	Not stated
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Promoter - how many years to complete?	Unknown	Promoter - how many develops involved?	Unknown
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Achievability summary

There is no evidence to suggest the site is not viable based on the information provided and the assessment of the site.

Is the site achievable? Achievable

Is the site Deliverable as defined by NPPF? Deliverable

How to overcome constraint

Total site area available for development from GIS (Ha)

1.95

Estimated land for employment - floorspace in m2 unless stated

7800

Notes

Which needs?	Daventry	LAA Ref	260	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	The Knoll	Source of site	DDC Land		
Does site have current planning permission?	No	Does site have relevant planning history?	DA/2015/0903 - Formation of new access and formation of a development plateau for industrial units		
Does site support the delivery of the JCS?	Site is within an existing employment area and is therefore protected under policy E1- it has not been demonstrated that it meets the requirements of policy E1 for release to another use. Development of the site could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental, greenfield site. Social - open space. Economic - close proximity to employment uses				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None based on desktop assessment and site visit	Accessible to existing services and facilities?	Yes		
Impact on landscape character and/or heritage assets?	None based on desktop assessment and site visit				
Impact on environmental or other open space designations?	Site features a number of trees and therefore some compensatory provision to mitigate the loss				
Impact on amenity for existing residents or new occupiers?	Given the sites location within an employment area is it not considered that there would be potential amenity issues for prospective residents	Neighbouring land uses which could impact on future occupiers?	Surrounding employment uses		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	No		

Access to strategic highway network from existing access?	Yes	Any gradient constraints?	No
Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Yes - site is situated within an employment area

Summary - Employment Sites	By virtue of the site being situated within an existing employment area it is considered that it would be suitable for employment use
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Is the site suitable?	Suitable - Employment
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Are there other owners/agents of the site?	No	Do any other owners support the proposal the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	No	Any other ownership need acquiring to develop site?	No
Occupied or vacant?	Vacant	Existing uses need to be relocated for site to be developed?	No	When does promoter expect site to be available?	0-5 years

Availability summary	Site is considered to be available, in particular given that it is currently vacant and within the Councils ownership
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Is the site available?	Available
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Has site been marketed for proposed use?	Yes	If yes, how long and level of interest	
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Promoter consider any factors the could restrict delivery?	No	Promoter-estimated first year of delivery?	Not stated
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Promoter - how many years to complete?	Unknown	Promoter - how many develops involved?	Unknown
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Achievability summary	There is no evidence to suggest the site is not viable based on the information provided and the assessment of the site.
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Is the site achievable?	Achievable
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Is the site Deliverable as defined by NPPF	Deliverable
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How to overcome constraint	If the current occupiers were to leave the site and it became available. Subject to viability the site would be suitable to redevelopment of employment uses.
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Total site area available for development from GIS (Ha)	3.2	Estimated land for employment - floorspace in m2 unless stated	12800
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Which needs?	Daventry	LAA Ref	265	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Royal Oak Way	Source of site	DDC Land		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Site is within an existing employment area and is therefore protected under policy E1- it has not been demonstrated that it meets the requirements of policy E1 for release to another use. Development of the site could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - brownfield site, Social - potential amenity issue for prospective residents , Economic - job losses through loss of employment				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment however as it is a brownfield site may need further assessment regarding contaminated land.	Accessible to existing services and facilities?	Site is accessible to services and facilities in Daventry town		
Impact on landscape character and/or heritage assets?	No				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	Yes - existing employment area		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	No		
Access to strategic highway network from existing access?	Yes	Any gradient constraints?	No		

Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Site is within the existing employment area
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Summary - Employment Sites	Site is currently within an existing employment area therefore its redevelopment for employment use would be suitable
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Is the site suitable?	Suitable - Employment
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Are there other owners/agents of the site?	No	Do any other owners support the proposal the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
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Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	Unknown	Any other ownership need acquiring to develop site?	No
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Occupied or vacant?	Occupied	Existing uses need to be relocated for site to be developed?	Yes	When does promoter expect site to be available?	Unknown at present
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Availability summary	As site is currently occupied it is not considered to be available at present
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Is the site available?	Not Currently Available
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Has site been marketed for proposed use?	No	If yes, how long and level of interest	N/A
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Promoter consider any factors the could restrict delivery?	Unknown	Promoter-estimated first year of delivery?	N/A
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Promoter - how many years to complete?		Promoter - how many develops involved?	N/A
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Achievability summary	Site is not considered to be achievable as it is currently occupied
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Is the site achievable?	Not Currently Achievable
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Is the site Deliverable as defined by NPPF	Developable
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How to overcome constraint	If the current occupiers were to leave the site and it became available. Subject to viability the site would be suitable to redevelopment of employment uses.
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Total site area available for development from GIS (Ha)	4.5	Estimated land for employment - floorspace in m2 unless stated	18000
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Notes	
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Which needs?	Daventry	LAA Ref	266	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Land south of High March	Source of site	DDC Land		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Site is within an existing employment area and is therefore protected under policy E1- it has not been demonstrated that it meets the requirements of policy E1 for release to another use. Development of the site could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - brownfield site, Social - potential amenity issue for prospective residents , Economic - job losses through loss of employment				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment however as it is a brownfield site may need further assessment regarding contaminated land.	Accessible to existing services and facilities?	Site is accessible to services and facilities in Daventry town		
Impact on landscape character and/or heritage assets?	No				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	Yes - existing employment area		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	No		
Access to strategic highway network from existing access?	Yes	Any gradient constraints?	No		

Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Site is within the existing employment area
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Summary - Employment Sites
 Site is currently within an existing employment area therefore its redevelopment for employment use would be suitable

Is the site suitable?
 Suitable - Employment

Are there other owners/agents of the site?	No	Do any other owners support the proposal the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	Unknown	Any other ownership need acquiring to develop site?	No
Occupied or vacant?	Occupied	Existing uses need to be relocated for site to be developed?	Yes	When does promoter expect site to be available?	Unknown at present

Availability summary
 As site is currently occupied it is not considered to be available at present

Is the site available?
 Not Currently Available

Has site been marketed for proposed use?	No	If yes, how long and level of interest	N/A
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Promoter consider any factors the could restrict delivery?	Unknown	Promoter-estimated first year of delivery?	N/A
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Promoter - how many years to complete?		Promoter - how many develops involved?	N/A
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Achievability summary
 Site is not considered to be achievable as it is currently occupied

Is the site achievable?
 Not Currently Achievable

Is the site Deliverable as defined by NPPF?
 Developable

How to overcome constraint?
 If the current occupiers were to leave the site and it became available. Subject to viability the site would be suitable to redevelopment of employment uses.

Total site area available for development from GIS (Ha)	0.88	Estimated land for employment - floorspace in m2 unless stated	3520
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Notes

Which needs?	Daventry	LAA Ref	291	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Land off Austin Way	Source of site	DDC Land		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Site is within an existing employment area and is therefore protected under policy E1- it has not been demonstrated that it meets the requirements of policy E1 for release to another use. Development of the site could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - brownfield site, Social - potential amenity issue for prospective residents , Economic - job losses through loss of employment				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment however as it is a brownfield site may need further assessment regarding contaminated land.	Accessible to existing services and facilities?	Site is accessible to services and facilities in Daventry town		
Impact on landscape character and/or heritage assets?	No				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	Yes - existing employment area		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	No		
Access to strategic highway network from existing access?	Yes	Any gradient constraints?	No		

Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Site is within the existing employment area
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Summary - Employment Sites	Site is currently within an existing employment area therefore its redevelopment for employment use would be suitable
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Is the site suitable?	Suitable - Employment
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Are there other owners/agents of the site?	No	Do any other owners support the proposal the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
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Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	Unknown	Any other ownership need acquiring to develop site?	No
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Occupied or vacant?	Occupied	Existing uses need to be relocated for site to be developed?	Yes	When does promoter expect site to be available?	Unknown at present
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Availability summary	As site is currently occupied it is not considered to be available at present
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Is the site available?	Not Currently Available
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Has site been marketed for proposed use?	No	If yes, how long and level of interest	N/A
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Promoter consider any factors the could restrict delivery?	Unknown	Promoter-estimated first year of delivery?	N/A
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Promoter - how many years to complete?		Promoter - how many develops involved?	N/A
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Achievability summary	Site is not considered to be achievable as it is currently occupied
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Is the site achievable?	Not Currently Achievable
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Is the site Deliverable as defined by NPPF	Developable
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How to overcome constraint	If the current occupiers were to leave the site and it became available. Subject to viability the site would be suitable to redevelopment of employment uses.
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Total site area available for development from GIS (Ha)	1.24	Estimated land for employment - floorspace in m2 unless stated	4960
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Notes	
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Which needs?	Daventry	LAA Ref	292	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Land off Riley Close	Source of site	DDC Land		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Site is within an existing employment area and is therefore protected under policy E1- it has not been demonstrated that it meets the requirements of policy E1 for release to another use. Development of the site could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - brownfield site, Social - potential amenity issue for prospective residents , Economic - job losses through loss of employment				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment however as it is a brownfield site may need further assessment regarding contaminated land.	Accessible to existing services and facilities?	Site is accessible to services and facilities in Daventry town		
Impact on landscape character and/or heritage assets?	No				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	Yes - existing employment area		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	No		
Access to strategic highway network from existing access?	Yes	Any gradient constraints?	No		

Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Site is within the existing employment area
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Summary - Employment Sites
 Site is currently within an existing employment area therefore its redevelopment for employment use would be suitable

Is the site suitable?
 Suitable - Employment

Are there other owners/agents of the site?	No	Do any other owners support the proposal the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
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Are there any ownership constraints the promoter is aware of?	No	Are there any restrictive covenants - affect deliverability?	Unknown	Any other ownership need acquiring to develop site?	No
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Occupied or vacant?	Occupied	Existing uses need to be relocated for site to be developed?	Yes	When does promoter expect site to be available?	Unknown at present
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Availability summary
 As site is currently occupied it is not considered to be available at present

Is the site available?
 Not Currently Available

Has site been marketed for proposed use?	No	If yes, how long and level of interest	N/A
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Promoter consider any factors the could restrict delivery?	Unknown	Promoter-estimated first year of delivery?	N/A
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Promoter - how many years to complete?		Promoter - how many develops involved?	N/A
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Achievability summary
 Site is not considered to be achievable as it is currently occupied

Is the site achievable?
 Not Currently Achievable

Is the site Deliverable as defined by NPPF?
 Developable

How to overcome constraint
 If the current occupiers were to leave the site and it became available. Subject to viability the site would be suitable to redevelopment of employment uses.

Total site area available for development from GIS (Ha)	0.74	Estimated land for employment - floorspace in m2 unless stated	2960
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Notes

Which needs?	Daventry	LAA Ref	293	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Units off Brunel Close	Source of site	DDC Land		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Site is within an existing employment area and is therefore protected under policy E1- it has not been demonstrated that it meets the requirements of policy E1 for release to another use. Development of the site could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - brownfield site, Social - potential amenity issue for prospective residents , Economic - job losses through loss of employment				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	No		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment however as it is a brownfield site may need further assessment regarding contaminated land.	Accessible to existing services and facilities?	Site is accessible to services and facilities in Daventry town		
Impact on landscape character and/or heritage assets?	No				
Impact on environmental or other open space designations?	Not on any formal designations				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout.	Neighbouring land uses which could impact on future occupiers?	Yes - existing employment area		
Any public rights of way and would enjoyment be affected?	No	Include best and Most Versatile agricultural land?	No		
Access to strategic highway network from existing access?	Yes	Any gradient constraints?	No		

Access of potential access to high speed broadband?	Yes	Is site closely located to existing employment site?	Site is within the existing employment area
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Summary - Employment Sites
 Site is currently within an existing employment area therefore its redevelopment for employment use would be suitable

Is the site suitable?
 Suitable - Employment

Are there other owners/agents of the site?	No	Do any other owners support the proposal the proposal for the site?	N/A	Does landowner/developer have control over access?	Yes
Are there any ownership constraints the promoter is aware	No	Are there any restrictive covenants - affect deliverability?	Unknown	Any other ownership need acquiring to develop site?	No
Occupied or vacant?	Occupied	Existing uses need to be relocated for site to be developed?	Yes	When does promoter expect site to be available?	Unknown at present

Availability summary
 As site is currently occupied it is not considered to be available at present

Is the site available?
 Not Currently Available

Has site been marketed for proposed use?	No	If yes, how long and level of interest	N/A
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Promoter consider any factors the could restrict delivery?	Unknown	Promoter-estimated first year of delivery?	N/A
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Promoter - how many years to complete?		Promoter - how many develops involved?	N/A
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Achievability summary
 Site is not considered to be achievable as it is currently occupied

Is the site achievable?
 Not Currently Achievable

Is the site Deliverable as defined by NPPF
 Developable

How to overcome constraint
 Subject to the ability to relocate existing uses as well as ensuring the development would not have harmful impacts on the landscape the site is suitable and should be available and achievable in the medium term. Parts of the site are unconstrained and t

Total site area available for development from GIS (Ha)	0.84	Estimated land for employment - floorspace in m2 unless stated	3360
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Notes

Which needs?	Daventry	LAA Ref	299	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Land north of Braunston Road	Source of site	Planning permission		
Does site have current planning permission?	DA/2013/0454 - Renewal of planning permission for construction of Apex Park.	Does site have relevant planning history?	n/a		
Does site support the delivery of the JCS?	Site has planning permission and is under construction				
Is site consistent with adopted Neighbourhood Plan?	Site has planning permission and is under construction				
Is the site consistent with National policy?	Site has planning permission and is under construction				
Does the site have suitable access/can it be provided?	Site has planning permission and is under construction	Is the site within a floodrisk zone?	Site has planning permission and is under construction		
Any hazardous ground conditions, pollution or contamination?	Site has planning permission and is under construction	Accessible to existing services and facilities?	Site has planning permission and is under construction		
Impact on landscape character and/or heritage assets?	Site has planning permission and is under construction				
Impact on environmental or other open space designations?	Site has planning permission and is under construction				
Impact on amenity for existing residents or new occupiers?	Site has planning permission and is under construction	Neighbouring land uses which could impact on future occupiers?	Site has planning permission and is under construction		
Any public rights of way and would enjoyment be affected?	Site has planning permission and is under construction	Include best and Most Versatile agricultural land?	Site has planning permission and is under construction		
Access to strategic highway network from existing access?	Site has planning permission and is under construction	Any gradient constraints?	Site has planning permission and is under construction		
Access of potential access to high speed broadband?	Site has planning permission and is under construction	Is site closely located to existing employment site?	Site has planning permission and is under construction		

Summary - Employment Sites

Site has planning permission and is under construction

Is the site suitable?

Site has planning permission and is under construction

Are there other owners/agents of the site?

Site has planning permission and is under construction

Do any other owners support the proposal the proposal for the site?

Site has planning permission and is under construction

Does landowner/developer have control over access?

Site has planning permission and is under construction

Are there any ownership constraints the promoter is aware of?

Site has planning permission and is under construction

Are there any restrictive covenants - affect deliverability?

Site has planning permission and is under construction

Any other ownership need acquiring to develop site?

Site has planning permission and is under construction

Occupied or vacant?

Site has planning permission and is under construction

Existing uses need to be relocated for site to be developed?

Site has planning permission and is under construction

When does promoter expect site to be available?

Site has planning permission and is under construction

Availability summary

Site has planning permission and is under construction

Is the site available?

Site has planning permission and is under construction

Has site been marketed for proposed use?

Site has planning permission and is under construction

If yes, how long and level of interest

Site has planning permission and is under construction

Promoter consider any factors the could restrict delivery?

Site has planning permission and is under construction

Promoter-estimated first year of delivery?

Site has planning permission and is under construction

Promoter - how many years to complete?

Site has planning permission and is under construction

Promoter - how many develops involved?

Site has planning permission and is under construction

Achievability summary

Site has planning permission and is under construction

Is the site achievable?

Site has planning permission and is under construction

Is the site Deliverable as defined by NPPF

Deliverable

How to overcome constraint

Total site area available for development from GIS (Ha)

16.83

Estimated land for employment - floorspace in m2 unless stated

16.83 ha

Which needs?	Daventry	LAA Ref	323	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	South East Gateway	Source of site	Desktop Assessment		
Does site have current planning permission?	No	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Mixed greenfield and brownfield site situated on the edge of Daventry town existing urban area. Part of the site is adjacent to an existing strategic employment area and could therefore contribute to the meeting the needs for small and medium sized employment units in Daventry and assist with regeneration objectives for the town.				
Is site consistent with adopted Neighbourhood Plan?	No adopted Neighbourhood Plan				
Is the site consistent with National policy?	Environmental - The site is part brownfield location however the impact on landscape would require assessment and could affect the developable area of the site, Social - Close to existing service and facilities of Daventry town subject to a safe crossing				
Does the site have suitable access/can it be provided?	Yes	Is the site within a floodrisk zone?	Flood zone 1		
Any hazardous ground conditions, pollution or contamination?	None indicated via desktop assessment however site suggestion form indicates there may be some contamination from the current use as a vehicle recycling site	Accessible to existing services and facilities?	Site is situated 1.5km from the Town Centre however there are existing bus routes operating a regular service to the Town Centre. It would also be expected that improved connections across the A45 and further improved links would be required to promote ac		
Impact on landscape character and/or heritage assets?	Potential impact on the landscape would require further assessment. The majority of the site is within the Special Landscape Area therefore indicating a higher quality landscape. The Southern part of the site rises to the South beyond the boundary. The majority of the site is within the Special Landscape Area therefore indicating a higher quality landscape. Historic England have raised strong concerns about the impact any development in this area could have on two heritage assets. Borough Hill Scheduled Monument and Burnt Walls Scheduled Monument, their open setting and visual connectivity between them and long views onto Borough Hill are considered to be of particular importance and should be carefully considered in the design and layout of the site.				
Impact on environmental or other open space designations?	The site includes a group of trees protected by Tree Preservation Order				
Impact on amenity for existing residents or new occupiers?	None that could not be adequately mitigated through design/layout providing that the recycling facility can	Neighbouring land uses which could impact on future occupiers?	Industrial units are situated opposite to the site but it is considered that the impact on prospective occupiers could be		

be moved from the site at an early stage.

mitigated through the layout/design of the site and provided that the recycling facility can be moved at an early stage.

Any public rights of way and would enjoyment be affected?

No

Include best and Most Versatile agricultural land?

No

Access to strategic highway network from existing access?

Yes

Any gradient constraints?

No

Access of potential access to high speed broadband?

Unknown

Is site closely located to existing employment site?

Adjacent to the Marches employment area

Summary - Employment Sites

The part greenfield/part brownfield site is located adjacent to the Marches employment area and therefore provides an opportunity to support the expansion of an existing employment area and meet the demand for small and medium sized units in addition to improving the gateway to Daventry and meeting regeneration objectives for the town.

Is the site suitable?

Suitable - Employment

Are there other owners/agents of the site?

No

Do any other owners support the proposal the proposal for the site?

N/A

Does landowner/developer have control over access?

Yes

Are there any ownership constraints the promoter is aware of?

No

Are there any restrictive covenants - affect deliverability?

None declared

Any other ownership need acquiring to develop site?

No

Occupied or vacant?

Occupied

Existing uses need to be relocated for site to be developed?

Yes

When does promoter expect site to be available?

0-5 years

Availability summary

Evidence submitted indicates that there are no availability factors which would prevent the site being available for development within the next 5 years however the requirement to relocate existing uses is considered to affect the availability of part of

Is the site available?

Not Currently Available

Has site been marketed for proposed use?

No

If yes, how long and level of interest

N/A

Promoter consider any factors the could restrict delivery?

No

Promoter-estimated first year of delivery?

2016/2017

Promoter - how many years to complete?

3 to 4

Promoter - how many develops involved?

Not stated

Achievability summary	There is no evidence to suggest the site is not viable based on the information provided and the assessment of the site.		
Is the site achievable?	Achievable		
Is the site Deliverable as defined by NPPF	Developable		
How to overcome constraint	Subject to further work on the availability of the land, this site is considered to be developable.		
Total site area available for development from GIS (Ha)	13.6	Estimated land for employment - floorspace in m2 unless stated	54400
Notes			

Which needs?	Daventry	LAA Ref	324	Settlement Name	Daventry
Land Use Proposed	Employment				
Site Location	Mustang Park	Source of site	Planning permission		
Does site have current planning permission?	DA/2015/1140	Does site have relevant planning history?	No		
Does site support the delivery of the JCS?	Site has planning permission				
Is site consistent with adopted Neighbourhood Plan?	Site has planning permission				
Is the site consistent with National policy?	Site has planning permission				
Does the site have suitable access/can it be provided?	Site has planning permission	Is the site within a floodrisk zone?	Site has planning permission		
Any hazardous ground conditions, pollution or contamination?	Site has planning permission	Accessible to existing services and facilities?	Site has planning permission		
Impact on landscape character and/or heritage assets?	Site has planning permission				
Impact on environmental or other open space designations?	Site has planning permission				
Impact on amenity for existing residents or new occupiers?	Site has planning permission	Neighbouring land uses which could impact on future occupiers?	Site has planning permission		
Any public rights of way and would enjoyment be affected?	Site has planning permission	Include best and Most Versatile agricultural land?	Site has planning permission		
Access to strategic highway network from existing access?	Site has planning permission	Any gradient constraints?	Site has planning permission		
Access of potential access to high speed broadband?	Site has planning permission	Is site closely located to existing employment site?	Site has planning permission		
Summary - Employment Sites	Site has planning permission				

Is the site suitable?	Suitable - Employment				
Are there other owners/agents of the site?	Site has planning permission	Do any other owners support the proposal the proposal for the site?	Site has planning permission	Does landowner/developer have control over access?	Site has planning permission
Are there any ownership constraints the promoter is aware of?	Site has planning permission	Are there any restrictive covenants - affect deliverability?	Site has planning permission	Any other ownership need acquiring to develop site?	Site has planning permission
Occupied or vacant?	Site has planning permission	Existing uses need to be relocated for site to be developed?	Site has planning permission	When does promoter expect site to be available?	Site has planning permission
Availability summary	Site has planning permission				
Is the site available?	Not Currently Available				
Has site been marketed for proposed use?	Site has planning permission	If yes, how long and level of interest	Site has planning permission		
Promoter consider any factors the could restrict delivery?	Site has planning permission	Promoter-estimated first year of delivery?	Site has planning permission		
Promoter - how many years to complete?	Site has planning permission	Promoter - how many develops involved?	Site has planning permission		
Achievability summary	Site has planning permission				
Is the site achievable?	Achievable				
Is the site Deliverable as defined by NPPF	Deliverable				
How to overcome constraint	Site has planning permission				
Total site area available for development from GIS (Ha)	9.1	Estimated land for employment - floorspace in m2 unless stated	30556		
Notes	Floorspace from planning permission				