

PMM- Potential Main Modifications suggested to the Inspector by Daventry District Council.

Reference	Policy/Paragraph	Suggested Modification to Policy Wording	Reason for modification	Source of Change
		Wording to be deleted is struckthrough New wording is <u>underlined</u>		
PMM01	Policy RA6 – Open Countryside	Amend wording as follows: iv. The optimal viable use of a heritage asset or <u>appropriate enabling development to secure the future use of a heritage asset that accords with policy ENV7 Historic England guidance</u>; or	To address concerns from Historic England	SCG01 Statement of Common Ground between the Council and Historic England.
PMM02	Policy RA6 – Open Countryside	Add new criterion ix: <u>ix Economic development that accords with policy R2 of the West Northamptonshire Joint Core Strategy.</u> Add ' <u>or</u> ' after criterion viii.	To reflect the relationship between policy RA6 and policy R2 of the WNJCS	Matter 2, question 10
PMM03	HO1	<u>Add new criterion D:</u> <u>D. A site wide Infrastructure delivery Plan demonstrating how a phased development will support the costs of the associated infrastructure will be submitted as part of any planning application.</u>	To provide clarity as to how infrastructure will come forward in respective phases.	

			This also addresses issues raised in rep PS075/04 (Chapter 6 of Summary of Representations to Proposed Submission Plan and Suggested Response).	
PMM04	Policy EC1 – Vibrant Town Centre	Add additional wording to criterion Bi: <u>i. Not result in the over-dominance of non-retail use within a the primary shopping frontage (as defined on the Daventry Town Centre Inset Map);</u>	To provide greater clarity about where the policy would apply.	Matter 4, question 5.
PMM05	Paragraph 7.3.04 Supporting text to Policy EC9, Policy EC9 – Daventry South East Gateway	Add new text following ‘.....Daventry Wood Farm adjacent to the southern part of the site.’ as follows; <u>The setting of Burnt Walls was historically an open agrarian landscape and the scheduled monument derives considerable significance from its relationship with its hinterland. Land to the north and east of the monument continues to provide an open rural landscape setting. Whilst the setting to the west of the monument has been altered by urbanisation as Daventry has grown, land which forms the immediate setting remains open and connects Burnt Walls to the historic route way (the modern A45), which makes it important to the significance of the scheduled monument and sensitive to change. The open land</u>	To address concerns raised by Historic England regarding potential impact on the adjacent Scheduled monument	SCG01 Statement of Common Ground between the Council and Historic England.

		<p><u>immediately to the west of Burnt Walls is shown as a heritage buffer within the Daventry South East Gateway allocation. Maintaining its openness will contribute towards sustaining the significance and setting of the scheduled monument and safeguard the land against inappropriate development.</u></p> <p>Add new criterion viii, subsequent criteria to be renumbered (ix to xii):</p> <p><u>viii. Retain the openness of the area shown as a heritage buffer on the Policies Map in perpetuity to sustain the significance and setting of the Burnt Walls Scheduled Monument. Proposals for positive and appropriate land management and works that would better reveal the significance of Burnt Walls will be supported; and</u></p>		
PMM06	EC10	<p>Amend Part D as follows;</p> <p>D. For proposals within DIRFT 3, development will reflect that of the Development Consent Order masterplan.</p>		
PMM07	Policy ENV4 – Green Infrastructure	<p>Re-order policy criteria, delete all but the last ‘and’ at the end of each criterion and split current criterion i into two criteria as follows;</p> <p>The Council will protect, enhance and restore the District’s green infrastructure assets in order to create a comprehensive network that contributes to the full range of ecosystem services including quality of life, biodiversity, sustainable transport and climate change mitigation by:</p> <p>iii i. Working with partners, including neighbouring authorities and</p>	<p>Regarding changes to current criterion iii (proposed to be v):</p> <p>To clarify the relationship between policy ENV4 and sites</p>	

		<p>the Local Nature Partnership, to plan for green infrastructure at a landscape scale. In particular, proposals will be supported that would contribute to the aims and objectives of the Nene Valley Nature Improvement Area project on habitat restoration, creation and connectivity; and</p> <p>i. ii. Supporting proposals that protect, enhance and restore the existing green infrastructure network of sub-regional and local corridors identified in the WNJCS. Proposals will be expected to demonstrate how they would achieve this and in the case of new green infrastructure, how they would link into the existing networks; Strategic development sites should be masterplanned as a whole to show the location of new on-site strategic green infrastructure and how it relates to the wider network. Proposals should not lead to fragmentation of a green infrastructure link; and</p> <p>ii. Working with partners, including neighbouring authorities and the Local Nature Partnership, to plan for green infrastructure at a landscape scale. In particular, proposals will be supported that would contribute to the aims and objectives of the Nene Valley Nature Improvement Area project on habitat restoration, creation and connectivity; and</p> <p>iii. Supporting proposals that protect, connect and extend the local green links and network of green infrastructure within and around Daventry town; and</p>	<p>allocated in the Part 2 Plan and the WNJCS.</p> <p>This also addresses issues raised in rep PS052/04 (Chapter 9 of Summary of Representations to Proposed Submission Plan and Suggested Response)</p> <p>Other Changes: To make the application of the policy clearer</p>	<p>Matter 5, Question 8</p>
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		<p><u>iii. Strategic development sites should be masterplanned as a whole to show the location of new on-site strategic green infrastructure and how it relates to the wider network. Proposals should not lead to fragmentation of a green infrastructure link; and</u></p> <p>iv. Supporting proposals that avoid fragmentation of green links and that would reconnect existing gaps in provision; and</p> <p>iii. <u>v. Supporting proposals that protect, connect and extend the local green links and network of green infrastructure within and around Daventry town; and that limit any loss to that necessary to accommodate infrastructure improvements required to deliver allocated sites, subject to such loss being mitigated to achieve a net enhancement in green infrastructure provision; and</u></p> <p>v. <u>vi. Supporting the recognition of important green infrastructure including designation within neighbourhood development plans.</u></p>		
PMM08	Policy ENV5 – Biodiversity	<p>Amend wording as follows:</p> <p>A. The Council will support proposals that conserve and enhance designated <u>and undesignated areas sites</u> and species of national and local importance for biodiversity and geodiversity and contribute towards a resilient ecological network. <u>The level of protection should be proportionate to the the site’s designation status, the contribution it makes to the ecological network and take account of considerations in line with their status</u> as set out below:</p>	To ensure consistency with the NPPF	SGC02 Statement of Common Ground between the Council and Gladman.

		<ul style="list-style-type: none"> • Sites of national importance Sites of Special Scientific Interest (SSSI) are of national importance and development affecting them will be expected to avoid causing adverse effects, unless, in exceptional circumstances, it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its wider contribution to the biodiversity network. • Sites of local importance Development affecting sites of local importance for biodiversity and geodiversity including Local Nature Reserves (LNRs), Local Wildlife Sites (LWSs) and Local Geological Sites (LGeS), will be expected to avoid causing adverse effects unless it can be demonstrated that the benefits of development <u>clearly outweigh the harm and where measures to mitigate the harm can be put in place.</u> • Undesignated sites Development affecting sites that are not formally designated but which make a positive contribution to biodiversity will be required to take into account their current or potential role in the District's wider biodiversity network. 		
PMM09	Policy ENV6 – Daventry Country Park and Gran Union canal Link	Amend part B.iv as follows; iv. Provide opportunities for more intensive recreation: and	To clarify the relationship of policy ENV6 with policy D3 of the WNJCS.	

			This would also address issues raised in response PSO52/05 (Chapter 9 of Summary of Representations to Proposed Submission Plan and Suggested Response)	
PMM10	Policy ENV7 - Historic Environment	<p>C. Proposals for enabling development to secure the conservation of a historic asset will be considered against the importance of the asset, the nature of the harm caused to the asset and whether the harm can be justified against wider economic, social and environmental considerations, in line with Historic England guidance.</p> <p>Change order of policy criteria as follows (wording of parts A and B remains unchanged), delete part C:</p> <p>A. The Council will conserve and enhance the historic environment of the District by supporting:</p> <p>i. Proposals affecting heritage assets that demonstrate a clear understanding of the significance of the asset and its setting and to assess the impact of the proposal on significance through a heritage appraisal. The level of detail of the appraisal will be proportionate to the significance of the asset and the scale of the proposal;</p>	<p>Re-ordering is to assist interpreting/using policy</p> <p>Deletion of Part C is to address concerns raised by Historic England</p>	<p>SCG01 Statement of Common Ground between the Council and Historic England.</p>

		<p>ii. High quality proposals that respond positively to their context by reinforcing local distinctiveness including street pattern, siting, form, scale, mass, use, materials and architectural features. Proposals should have regard to other design policies and supplementary planning documents that have been adopted by the Council;</p> <p>iii. Proposals that make a positive contribution to, or which better reveal the significance of designated heritage assets;</p> <p>iv. Proposals that would conserve designated assets identified as being at risk. The Council will seek to proactively engage with owners of such assets to find solutions that will safeguard and secure the future of the asset, including where appropriate, their viable adaptation and re-use compatible with their character and significance;</p> <p>v. Proposals affecting conservation areas that would conserve and where appropriate, enhance those elements that have been identified as making a positive contribution to the character and special architectural or historic interest of the area. Proposals that respond positively to the opportunity to enhance neutral or detracting elements of a conservation area, as identified through conservation area appraisals and management plans, will particularly be supported;</p> <p>vi. Proposals that preserve or enhance key views of heritage assets and key views into and out of conservation areas identified in conservation area appraisals, landscape characterisation, neighbourhood development plans and village design statements;</p>		
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		<p>vii. Proposals affecting conservation areas that would conserve and where appropriate, enhance those elements that have been identified as making a positive contribution to the character and special architectural or historic interest of the area. Proposals that respond positively to the opportunity to enhance neutral or detracting elements of a conservation area, as identified through conservation area appraisals and management plans, will particularly be supported; and</p> <p>B. Where proposals would result in harm or loss to a designated asset (that cannot be avoided, or avoidable adverse impacts mitigated), a clear and convincing justification for the harm, including public benefits, must be provided. Proposals will not be supported where the case for harm cannot be justified.</p> <p>C. Proposals for enabling development to secure the conservation of a historic asset will be considered against the importance of the asset, the nature of the harm caused to the asset and whether the harm can be justified against wider economic, social and environmental considerations, in line with Historic England guidance.</p>		
PMM11	<p>Paragraph 9.5.13 Supporting text to policy ENV8 Policy ENV8 - Borough Hill and Burnt Walls Scheduled Monuments</p>	<p>Amendments and additional text as follows:</p> <p>9.5.13 Borough Hill is a particular feature of Daventry, situated on a large natural hill on the eastern edge of the town. The scheduled monument is a multi-period hillfort and one of the largest and most important in the country, with substantial surviving earthworks. The significance of the monument extends beyond its boundary due to the high potential for archaeological remains and the importance of the</p>		<p>SCG01 Statement of Common Ground between the Council and Historic</p>

		<p>landscape setting, which has retained its openness. Although less is known about Burnt Walls Scheduled Monument the <u>its</u> proximity to Borough Hill <u>and the A45 (a historic route way)</u> is significant. <u>Many of the open areas around Burnt Walls are highly significant to its setting and some contain traces of ridge and furrow. In the context of the development of the Daventry South East Gateway, the area immediately to the west of Burnt Walls is located at the probable gateway to Burnt Walls and should be retained as open land to safeguard the historic relationship between Burnt Walls and the historic route way and to protect the scheduled monument from increasing urbanisation.</u></p> <p>Amend policy as follows;</p> <p>A. The Council will support proposals that <u>sustain</u> conserve or enhance the significance of the Borough Hill and Burnt Walls Scheduled Monuments and their setting by:</p> <p>i. Maintaining the open landscape and visual link between Borough Hill and Burnt Walls Scheduled Monuments;</p> <p>ii. Restricting development to the less sensitive areas immediately to the east of The Marches Strategic Employment Area and in the South East Gateway;</p> <p><u>ii. Retaining the openness of the area shown as a heritage buffer on the Policies Map in perpetuity, in accordance with criterion viii) of policy EC9;</u></p>	<p>England.</p>
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PMM12	ENV9 – Renewable Energy and Low Carbon Development	<p>Add ‘and viable’ to part C;</p> <p>B. Where appropriate <u>and viable</u>, new development should utilise the availability of any local energy network, such as combined heat and power (CHP) system or generate their own energy from low carbon technology. Where district heating schemes are proposed, and it is reasonably practical, all properties will be expected to be connected to them.</p>	To provide further consistency with WNJCS	Matter 5, question 13
PMM13	ENV10 - Design	<p>Amend policy as follows;</p> <p>A. Development that is of a high quality and, in particular, proposals of an exemplary and innovative design that reflect and integrate with the surrounding area and create a strong sense of place, will be supported. B To achieve Hhigh quality design development should meet all the following <u>is achieved by</u>:</p> <p>i. Promote <u>Promoting</u> or reinforce reinforcing local distinctiveness and enhance <u>ing</u> its surroundings;</p> <p>ii. Take <u>Taking</u> account of local building traditions and</p>	To ensure that the policy is reasonable and justified	Matter 5 question 15

		<p>materials;</p> <p>iii. Ensure <u>Ensuring</u> that the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings;</p> <p>iv. Incorporate <u>Incorporating</u> crime prevention measures in the site layout and building design;</p> <p>v. Incorporate <u>Integrating</u> existing landscape features of the site and combine with proposed landscaping and open space;</p> <p>vi. Provide <u>Providing</u> details of suitable comprehensive landscaping scheme;</p> <p>vii. <u>Responding</u> to wider landscape context; and</p> <p>viii. <u>Protecting</u> the amenity of new and existing dwellings and not compromise the function of existing surrounding uses.</p>		
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