

Daventry District Council Local Plan Part 2**Hearing Statement (Matter 3):
Delivering the housing requirement over the plan period****Representor number: 37****On behalf of Landform Daventry Limited.****1.0 Introduction**

- 1.1 This Hearing Statement has been prepared by Barton Willmore on behalf of Landform Daventry Ltd (Landform), with technical support from PSP Consulting (highways), SLR Consulting (landscape) and Cannon Consulting Engineers (drainage and utilities). These consultancies completed the technical assessments to support the planning application, now the subject of the permission DA/2014/0869 dated 3 July 2015, herein referred to as Mickle Well Park and falling within draft policy HO3. The consultants have provided further advice as to the development of the Farmstead that falls within draft allocation HO2.
- 1.2 Landform control 4.96 ha (12.25 acres) of land to the north of Daventry, which falls within the draft allocation HO2, and comprises an existing Farmstead (Welton Place Farm) ('the Farmstead'). The remainder of the draft allocation is being promoted separately by Sworders, although both elements of HO2 are under the same land ownership of Mr Noden.
- 1.3 This statement is made in respect of the Farmstead and we understand that a statement will also be prepared by Sworders in respect of the remainder of the land within draft allocation HO2.
- 1.4 Landform has submitted representations to Daventry District Council (the 'Council') in support of residential development at the Farmstead, most recently in October 2018 in respect of the Pre-Submission draft Local Plan (Regulation 19). Within these representations, Landform supported the allocation of the Farmstead for 70 dwellings but suggested that the two elements of the draft allocation HO2 should be separated to form two separate allocations.
- 1.5 The Council has not agreed with this representation and has retained the single draft allocation.
- 1.6 The draft allocation requires that HO2 is comprehensively planned and fully integrated with Mickle Well Park to the south. The policy envisages that HO2 is brought forward as 'an extension to the permitted scheme to the south' (see para 6.1.28) (i.e. Mickle Well Park), with key issues to be addressed including the setting of Welton Village and the avoidance of coalescence with it and mitigation of any landscape impact.

Statement of Common Ground

- 1.7 At para 30 of the Inspector's guidance note he states that *'Statements of Common Ground are welcome where these would be helpful identifying points not in dispute, particularly with Duty to Co-operate bodies, thereby assisting the hearing sessions to concentrate on the key issues that truly need public discussion. They could for example include: agreed wording of a suggested change to a policy, agreed factual information or areas or points of disagreement. Work on such statements should commence now with the aim of completing them in time to influence relevant hearing statements.'*
- 1.8 We have prepared a draft Statement of Common Ground with Sworders and the Council which we anticipate will be submitted either together with or shortly after the submission of this statement.

Land at Mickle Well Park

- 1.9 The land comprising H02 immediately adjoins the northern and eastern boundaries of Mickle Well Park, which adjoins the Northern Valley Park (public open space) and the Lang Farm housing estate, with the many footpath and cycleway links leading into Daventry Town Centre. The A361 forms the western boundary with Welton Lane to the east. The Mickle Well Park site to the south (falling within H03) benefits from outline planning approval for 450 dwellings secured on behalf of Landform in July 2015. H03 has been sold by Mr Noden to Orbit Homes (2020) Ltd ('Orbit') and the site is currently under construction. Two reserved matters applications were submitted, with the first being approved and the second awaiting determination. The permission has been implemented. The scheme includes land for a local centre, retail and community uses, provision for buses and related infrastructure including bus stops and a site for a 2 form of entry primary school, along with a network of open space and landscaping measures. H02 will relate well to Mickle Well Park, benefiting as it would from proximity to the prospective primary school, local shops and facilities and the wider connections leading south into Daventry. There are contractual arrangements in place with Orbit to provide drainage and utility connections, footpath and cycleway and vehicular access (including a bus connection) at multiple points from Mickle Well Park to H02.
- 1.10 Through the HELAA 'call for sites' process, H02 was identified as an extension to the existing site. The Council has assessed this site and considered it to be a suitable location for further housing development as an extension of the permitted scheme to the south.

The Principle of a masterplan and integration with H02:

- 1.11 H02 is under a single land ownership and there is therefore no bar to the undertaking of a master planning exercise. This we would suggest should address, inter alia:
- The landscape and green infrastructure strategy, including play space;
 - Principles of access and circulation: pedestrian, cycle and vehicular;
 - Connectivity and inter-relationship with Mickle Well Park to the south;
 - Drainage and utilities;
 - Residential development areas;
 - Phasing and sequencing.
- 1.12 The masterplan would be informed by consultation and engagement and form the basis of planning application(s).
- 1.13 Landform support the identification of further growth at Daventry.

2.0 Response to Inspector's questions

Matter 3: Delivering the housing requirement over the plan period

Issue 2: *Whether the proposed allocation of sites and site selection accords with the JCS and is consistent with national policy.*

- 2.1 The following sets out the Landform response to questions 4 – 10 and in respect of site H02 (Mickle Well Park Extension) and its relationship with Mickle Well Park falling within HO3 is outlined as follows:
- Q4.** *Are the proposed housing site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts? Is there any risk that any infrastructure requirements, site conditions and/or constraints might prevent or delay development or adversely affect viability and delivery?*
- 2.2 Technical assessments on behalf of Landform demonstrate that the Farmstead can be fully accessed and serviced from Mickle Well Park. There will be sufficient capacity in the drainage and utilities networks installed as part of Mickle Well Park to meet the requirements of the Farmstead, as the additional capacity was anticipated and allowed for in the original design and specification of Mickle Well Park. As this permission has been implemented, the terms of the s106 agreement dated 3 July 2015 are now effective. These include provision of land for a primary school as well as contributions to a bus service and provision for a service within the site.
- 2.3 **Access:** Mickle Well Park is accessed from the A361 via a new roundabout. A technical assessment¹ has confirmed that the consented junction has sufficient capacity to accommodate the Farmstead and that:
- The A361 Roundabout operates within practical capacity for a development of up to 700 units (including other consented uses) without the need for modification.
 - The road, footway and cycleway layout agreed as part of the October 2018 Reserved Matters approval included the **JTP Spine Road Plan** (Reference 00789E_S037). The Spine Road Plan shows potentially 'extendable' access locations, which could serve the Mickle Well Park Extension H02. Each access point will have a 6.5m wide road plus 2x2m footways. Possible points for future cycleway connection are also shown.
 - The access roads at the points marked on the drawing S037 provide direct 'on-site' connections to the Mickle Well Park Local Centre and the Bus Stop to adequately serve the Mickle Well Park Extension H02.
- 2.4 **Drainage and utilities:** In short, Landform are confident that there is no evidence of any constraint or limit in capacity that would delay or undermine the delivery of the Farmstead.

¹ PSP note dated 14 May 2019

2.5 In assessing the scheme, the subject of the existing consent at Mickle Well Park (DA/2014/0869 dated 3 July 2015), Cannon tested drainage and utilities capacity based on a further 75 dwellings within the Farmstead². In addition, the agreement with Orbit requires the provision of infrastructure spurs and capacity within Mickle Well Park to accommodate the development of the Farmstead. In summary:

- *Flood risk*: the site falls within Flood Zone 1;
- *Surface Water Drainage*: Drainage spurs will be provided from the Mickle Well Park network as well as capacity within the Mickle Well Park attenuation basins to accommodate development of the Farmstead;
- *Waste Water*: The provision of 75 dwellings at the Farmstead was assessed and drainage spurs will be provided from the Mickle Well Park network. Any off-site network upgrades will be delivered by Anglian Water through the pooled monies collected under the new connection charging regime;
- *Utilities (Electricity, gas, potable water, telecommunications)*: Capacity was tested at an additional 75 dwellings with obligations for Orbit to provide utility spurs along with installing suitably sized infrastructure.

Q5. Are the site boundaries correctly defined?

2.6 SLR have assessed the potential landscape and visual impact of the development of the Farmstead and confirmed that the boundary of the site in this respect is appropriate.

2.7 In short, SLR have advised that³:

- The LVIA that was prepared to accompany the original Mickle Well Park application demonstrated that the allocation of the Farmstead as now proposed under H02 would be acceptable in terms of landscape capacity, setting and relationship with Welton and the Green Wedge. The Mickle Well Park proposals made specific mitigation proposals in that application as how an acceptable scheme for the Farmstead could be achieved in the future.
- Any residential proposals for the Farmstead would lie lower than Welton Village and below the sight lines from the village. The landscape proposals would also reinforce the existing hedge along the northern boundary of the Farmstead and also create a new woodland link to the existing copse which lies to the west of the village, thereby enclosing any views of houses in the Farmstead. Robust boundaries would be created to avoid any danger of coalescence in the future between Mickle Well Park and Welton.
- The area of the Farmstead is compatible with the planning permission granted for Mickle Well Park. Effectively it forms the second phase of the same area. Mickle Well Park has the benefit of a planning permission and there are no landscape or visual reasons why the Farmstead should not also be developed for residential purposes, as it shares similar characteristics.

2.8 The detailed landscape proposals, including the need for any buffer to address the setting of Welton village to the north will be determined through an iterative design process. It is worthy of note that the land to the north of the draft allocation is also under the ownership of Mr Noden.

² Cannon note dated 8 May 2019

³ See SLR note dated 15 May 2019

Q6. *Are the assumptions regarding the capacity of the sites in terms of density of development and net developable areas justified and what is this based on?*

2.9 The assumptions regarding the capacity of the Farmstead within H02 in terms of density and net developable area are justified with the boundaries of H02 in relation to the Farmstead being correctly defined, having been defined through master planning and engineering assessments. It is therefore anticipated that the Farmstead will provide for circa 70 dwellings.

Q7. *What is the expected timescale for development in terms of lead in times and annual delivery rates, are these assumptions realistic and supported by evidence?*

2.10 Landform are confident that the delivery rates set out in the Council's Proposed Site Allocations Fact Sheets (Reference: EXAM 1D) will be achieved. Whilst these are assumptions, they are realistic and will dovetail into the ongoing construction of land to the south at Mickle Well Park.

Q8. *How do the proposed housing allocations help to ensure a built environment that meets the needs of all sections of the community?*

2.11 The draft allocation requires HO2 to be '*fully integrated*' with Mickle Well Park. HO2 will build on the current scheme at Mickle Well Park which is under construction. Taken as a whole, the development of Mickle Well Park and the Farmstead will include a new 2 Form Entry school and a local centre with appropriate facilities. A range of tenures for the housing is being provided and the consented proposals also include 24 self-build plots.

Q9. *Has the SA adequately assessed the housing allocations against relevant environmental, social and economic objectives? Can suitable mitigation measures be achieved in order to address any potential adverse effects identified? Are these assumptions realistic?*

Sustainability Appraisal (Document PSD03 and PSD04):

2.12 The SA NTS dated November 2017 (PSD03) identifies a number of potential impacts, arising from HO2. The addendum updates the assessment to address, inter alia, draft policy H03.

Nov 2017 (PSD03):

2.13 No significant negative or positive effects are identified. Uncertain effects include population, social exclusion and access to amenities and services. The lack of a pedestrian walkway on the A361 is identified. Minor negative effects include soil, geology and land use. It is important to note that the SA and the SA addendum were undertaken prior to the implementation of the permission at Mickle Well Park. As set out above, this will provide land for a new primary school and social and community facilities. Bus services will be provided to the site with the necessary infrastructure

2.14 The mitigation measures include:

- Housing mix;
- Provision of local services to meet demand;
- Completion of a transport assessment to demonstrate connectivity to the town centre, including the A361 pedestrian walkway (see SA Table 3B (7) HO2, at page 24).

- 2.15 Table 5.1 at page 17 considers the generality of the policy approach.
- 2.16 Mitigation measures include a requirement that the developer should consider the existing character, form and pattern of the surrounding area. Green infrastructure is to be incorporated into design, provision of new and accessible education, community and social infrastructure and affordable housing.

SA Addendum (July 2018) (PSD04):

- 2.17 The effect of policy H03 is considered at Table 3.1 page 7, with minor positive effects identified in relation to landscape, education and training, health and well-being. Table 4.1 at page 10 identifies potential effects in relation to coalescence, the need to protect the Green Wedge, impact upon the Grand Union Canal CA, the A361 and that further public transport provision may be necessary.
- 2.18 The Farmstead (within HO2) will directly connect to Mickle Well Park and integrate with the wider connections and services to be provided as part of that consented scheme. The concerns expressed in the SA in terms of access to services and facilities are therefore addressed.
- 2.19 At circa 70 plus dwellings, the Farmstead element of HO2 will provide for a range of housing types and tenures, including affordable. Self-Build homes are provided within Mickle Well Park.
- 2.20 The need to connect to or provide a walkway along the A361 does not arise from the development of the Farmstead, benefiting as it does from direct connection to and integration with the development at Mickle Well Park.
- 2.21 The development will protect the Green Wedge and will not result in coalescence. The detailed landscape arrangement, including the provision of green infrastructure and buffers, as may be necessary, will be determined through the iteration of the proposals.
- 2.22 The development of the Farmstead in accordance with H02 will in essence be an extension to the consented and implemented scheme at Mickle Well Park and will create further demand to support the social and community facilities provided as part of the implemented scheme.
- Q10. *Are the proposed housing allocations and the associated development requirements and principles in the related policy, including any necessity for master planning, – justified, effective and consistent with national policy?***
- 2.23 Mickle Well Park is now under construction and therefore its delivery is now certain. A master planning exercise could prove a useful exercise to demonstrate how HO2 would integrate with the land to the south and Mickle Well Park (albeit it could be argued that HO3 is no longer necessary given the implementation of permitted scheme by Orbit). A master plan informed by consultation and engagement would in essence form the basis of future planning applications and assist in defining phasing, sequencing and the timing of infrastructure provision.
- 2.24 The need for the masterplan to be 'approved by the Council', presumably in advance of submission of any application(s), could act as an unnecessary delay and the status of any such 'approval' is unclear. Further clarity may be useful in this respect.

3.0 Attendance at the Examination

- 3.1 Landform welcomes the opportunity present their findings and request a seat at the examination.
- 3.2 Copies of technical notes can be provided on request.

BARTON WILLMORE

16 May 2019