Dear Mr Wildgoose,

RE: SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN (PART 2) FOR DAVENTRY DISTRICT INSPECTOR’S MATTERS, ISSUES AND QUESTIONS

Further to your Matters, Issues and Questions issued to Daventry District Council, I write to register the representation of my clients Messrs Clutton, Wagstaffe and York and Messrs Dennett, Hillier and Hodges at the hearing session on 25th June 2019 and to respond as requested to Issue 2, Question 8 in relation to proposed allocation and Policy EC9 – Daventry South East Gateway.

8. Are the proposed employment 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 deliverability or viability?

Proposed allocation EC9 is supported by an established consortium of willing landowners, who are ready and prepared to fund a planning application once the Part 2 Plan has been adopted by Daventry District Council (DDC). The consortium is supportive of the requirement for a Master Plan to be agreed with DDC prior to submission of an application and have engaged the services of FCPR Environment and Design to progress this. At this stage a Parameters Plan has been produced by FCPR and is enclosed with this letter for your information.

Several potential developer partners, including local and national developers and promoters, have set out detailed proposals for the promotion of the site under an option, promotion or joint venture agreement. We are currently in the process of interviewing to decide on a partner, which we hope to be able to identify before 25th June. Those who have expressed an interest in acquiring the site are fully aware of the likely infrastructure requirements as well as the policy requirements of EC9 (B. i-xii).
Part of EC9 is currently occupied by Autogreen Ltd, a vehicle recycling specialist, which DDC wishes to see relocated to a more desirable location to enable the enhancement of this key gateway to the town. Discussions with DDC and Northamptonshire County Council (as this is a waste management matter) have been positive in this regard and we are currently preparing the necessary reports to support a planning application in conjunction with Autogreen’s planning and landscape consultants. In the unlikely event that the planning process for the alternative Autogreen site takes longer than anticipated or is unsuccessful, a large proportion of the EC9 site allocation could still be delivered by the remaining landowners.

Autogreen Ltd is an Authorised Treatment Facility (ATF). All registered ATF facilities in the UK are regularly inspected by the Environment Agency and monitored for any breaches of the operator’s permit. The most recent inspection of the site was carried out on 28th March 2019 and was found to be in full compliance. There has been substantial investment in the site during 2018 and will continue this year as part of an ongoing programme to maintain and improve working conditions in line with the operating permit.

The exact infrastructure requirements are unknown at this stage, however, early drafts of the Parameters Plan indicate that the required highway improvements are unlikely to adversely affect deliverability or viability with the exception of the Autogreen site the balance of the land is greenfield and is currently in agricultural use save for a small part currently used by the Dennett family as part of their Garden Centre. The draft policy requirement for 10,000 sq m units or less is considered appropriate and aligned with current market trends for B1, B2 and B8 uses in this area. The developers engaged in this allocation to date generally concur with this assessment.

I hope this information assists your examination of the draft plan. I, a colleague or a representative of the chosen developer look forward to discussing EC9 further on 25th June.

Yours sincerely,