

# **DAVENTRY DISTRICT SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN EXAMINATION**

## **MATTER 5: BUILT AND NATURAL ENVIRONMENT**

### **STATEMENT ON BEHALF OF BARRATT DEVELOPMENTS AND DAVIDSONS DEVELOPMENTS**

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## MATTER 5: Built and Natural Environment

### Issue 1

Whether the approach to the built and natural environment is positively prepared, justified, effective and consistent with national policy.

### Question 7

#### Policy ENV4

7. *Does Policy ENV4 take sufficient account of linkages with and the infrastructure requirements of proposed allocations for development in the Plan and the JCS?*

7.1 Objections were previously raised to submission draft Policy ENV4 as the implementation of the Daventry North East SUE, allocated under Policy D3 of the adopted JCS, would have been in conflict with it. This is because some verge land alongside Eastern Way is proposed to be allocated as Green Infrastructure under draft Policy ENV4; the protection afforded to this land under Policy ENV4 would then frustrate the requirement to use some of this land to secure the highway capacity improvements necessary to accommodate the SUE traffic.

7.2 Proposed Minor Modification MiMd6 addresses this conflict and the previous objection is withdrawn on the basis that this modification is taken forward into the adopted plan.

#### Policy ENV6

9. *Have any potential effects of Policy ENV6 on the viability and deliverability of the Daventry North Sustainable Urban Extension been considered?*

9.1 Whilst the potential effects of Policy ENV6 on the viability and deliverability on the Daventry North East SUE have been considered, a key consideration is to ensure that the requirements of Policy ENV6 do not place any further financial burden on the delivery of the SUE than is presently the case under JCS Policy D3.

9.2 With proposed Minor Modification MiMd7, Policy ENV6 is now considered to generally accord with JCS Policy D3 in respect of the expectations flowing from the Daventry North East SUE. However, in the interests of clarity, it would be helpful to make clear that improvement works beyond the allocation boundary, on land outside of the developer's control - such as links to the town centre, will not be expected to be provided for by the developer.