



Statement of Common Ground between
Daventry District Council
and
Pegasus Planning representing Barratt Developments Limited and
Davidsons
in respect of Daventry North East
Relating to the Settlements and Countryside Local Plan Part 2
for Daventry District

May 2019

1. This Statement of Common Ground (SoCG) represents the shared view of both Daventry District Council and Pegasus Planning representing Barratt Developments Limited and Davidsons in respect of the Settlements and Countryside Local Plan (Part 2) for Daventry District. It is intended to inform the Inspector and other interested parties about the areas of agreement relating to any policy changes and areas of agreement relating to the Local Plan's trajectory.
2. The Council has involved the community and other interested parties in the preparation of the Local Plan up to its submission to the Secretary of State. Pegasus Planning submitted representations at the proposed submission stage relating to policies SP1, HO1, HO8, ENV4 and ENV6. The Council's responses to any issues raised regarding these policies are dealt with at PSD11 as follows;

- SP1 – page 34
- HO1 - Page 131
- HO8 – Page 113
- ENV4 – Page 210
- ENV6 – Page 212

In response to the representations relating to policies ENV4 and ENV 6, the Council agree a change is necessary and is proposing Main Modifications at PMM07 and PMM09 respectively. These are set out below for convenience;

ENV4- Amend criterion iii as follows;

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

ENV6 – amend part B.iv as follows;

iv. Provide opportunities for ~~more intensive~~ recreation: and

This SoCG reiterates that both parties agree that these Main Modifications are necessary and should be included in the plan.

3. This Statement of Common Ground also sets out an agreed position regarding the programme for moving towards a start on this site, and then the build out rate.

4. The agreed programme is set out in the table below;

Joint position submitted to March 2014 Joint Core Strategy examination		Revised position by DDC – April 2019
March – July 2014	Carry out all outstanding investigations and finalise design matters required for preparation of planning application documents. Agree ES Scoping Report with Daventry District Council. Confirm all necessary submission requirements with Daventry District Council.	Mar 14-April 2019
August 2014	Finalise, collate and print all necessary submission material, including Environmental Statement, Transport Assessment; Flood Risk Assessment; Foul and Surface Water Drainage Strategies, etc.	June 2019
September 2014	Enter into a Planning Performance Agreement with the authority. Agree Section 106 Heads of Terms for submission with the outline planning application. Submit an Outline Planning Application (including details of access).	July 2019
September-November 2014	Determination Period.	July 2019-April 2020
December 2014	Outline planning permission granted. Note Challenge period.	June 2020
January- March 2015	Prepare and submit Reserved Matters application and details pursuant to clear planning Conditions, etc. Exercise Option and negotiate Land Price. Prepare and finalise Infrastructure Programme. Submit Building Regulations.	Sept 2020-Nov 2021
June/July 2015	All Planning and Building Regulations Approvals obtained.	Feb – Mar 2021
August – January 2016	Ground works and initial Infrastructure.	Jul-Dec 2019
February 2016	Commence house building.	Jan 2022
September 2016	First dwelling completions.	Sep – 2022
Delivery/rate of completions		
2016/17	50 dwellings	
2017/18	150 dwellings	
2018/19	150 dwellings	
2019/20	200 dwellings	
2020/21		
2021/22		
2022/23		50
2023/24		150
2024/25		200
2025/26		200
2026/27		200
2027/28		200
2028/29		200

Please note this table is a copy of the table included at page 26 and 27 of the 2019 Housing Land Availability Report, with some minor amendments to reflect the fact that the application is now due to be submitted in July rather than June, and extended to 2029. It would therefore be appropriate to update the table (the housing trajectory) at Appendix J to 1st April 2019 to reflect this revised programme.

This SoCG seeks to provide confirmation to the Inspector that the trajectory in the S & CLP is realistic and helps to confirm that the site is deliverable.



Signed on behalf of Daventry District Council

EXECUTIVE DIRECTOR.

Title 14 June 2017

Dated:

Signed on behalf of Pegasus Planning representing Barratt Developments Limited and Davidsons



Title: Executive Director, Pegasus Group

Dated: 11 June 2019