

Daventry District Council
Drayton Park Design Statement
Supplementary Planning Document
Adopted December 2020



Statement of Consultation

Introduction

This report sets out the consultation undertaken on the Drayton Park Design Statement Supplementary Planning Document (SPD). This report is required by Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.

At its meeting on 5 March 2020 the Council's Strategy Group resolved that consultation could take place on the VDS.

Consultation

The first consultation commenced on Monday 9 March and closed on Friday 24 April 2020. The Council consulted Daventry Town Council, statutory consultees, adjoining parish councils and the Canal and River Trust as landowner of the adjoining Drayton Reservoir. Due to the Covid-19 related issues which arose during this consultation, the Council was unable to make hard copy consultation documents available for the whole of the consultation period, which meant that it was not able to fulfil the requirements of the Local Plan Regulations (2012).

The Government subsequently issued temporary advice which removed the requirement for hard copies of consultation documents to be made available and the Council re-consulted on the draft SPD from 7 September to 19 October 2020. The Council made it clear to consultees and respondents to the first consultation that any responses already made would be taken into account.

Publicity

The draft SPD could be accessed from the Planning Policy and Consultation pages of the Daventry District Council website.

During the first consultation copies were available in the following locations from the start of the consultation period until lockdown occurred:

- Daventry Library, St John's Square, Daventry;
- Daventry District Council Offices at Lodge Road, Daventry;

A Consultation Notice was also placed on the website, Daventry Library and in the Council Offices, a copy of which is included at Appendix A.

During the second consultation copies were only available on the Council's website. A Consultation Notice was also placed on the website, a copy of which is included at Appendix A.

Consultation Periods

Two separate consultations took place with organisations referenced above and local residents on the draft document, each for a period of 6 weeks. The first consultation ran from Monday 9 March to Friday 24 April 2020 and the second consultation ran from 7 September to 19 October 2020.

Comments received

11 responses were received to the first consultation and 3 responses to the second consultation. These are set out in Appendix B.

Consideration of Responses

The Council carefully considered all of the comments received. A number of changes were made to the document as a result of these responses. These changes are set out in appendix B.

The representations were reported to the Council's Strategy Group on 12 November 2020 followed by Full Council on 3 December 2020 when the document was adopted.

Appendix A

Drayton Park Design Statement Town and Country Planning (Local Planning) (England) Regulations 2012

Regulation 12, 13 and 35 – Consultation Statement regarding Supplementary Planning Document

Daventry District Council is consulting on a Design Statement (DS) for Drayton Park. The document will, when adopted, provide design guidance for development at Drayton Park and will supplement the Countryside and Settlements Local Plan (Part 2) for Daventry District and the West Northamptonshire Joint Core Strategy.

The Council hereby welcomes comments from any interested party on the document. The document will be available during the consultation period for inspection at Daventry District Council, Lodge Road, Daventry and Daventry Library during normal opening hours.

A copy will also be available on the Council's website:

<https://www.daventrydc.gov.uk/living/planning-policy/village-design-statements/>

The consultation commences on 9th March and closes at 4.30pm on Friday 24th April 2020.

Comments in writing should be forwarded to Jane Parry, Senior Policy Officer (Planning), Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP or e-mail planningpolicy@daventrydc.gov.uk by **4.30pm on Friday 24th April** at the latest.

Comments cannot be accepted after this time.

Jane Parry
Senior Policy Officer (Planning)

**Drayton Park Design Statement
Town and Country Planning (Local Planning) (England) Regulations 2012**

**Regulation 12, 13 and 35 – Consultation Statement regarding
Supplementary Planning Document**

Daventry District Council is consulting on a Design Statement (DS) for Drayton Park. The document will, when adopted, provide design guidance for development at Drayton Park and will supplement the Countryside and Settlements Local Plan (Part 2) for Daventry District and the West Northamptonshire Joint Core Strategy. The Council hereby welcomes comments from any interested party on the document.

Please note that a consultation took place earlier in 2020, however, because of the restrictions around Covid-19, hard copies were not available to view for the entire consultation period and therefore we are now re-consulting for a further 6 weeks. In line with current Government advice, hard copies do not have to be made available, however, interested parties can request a hard copy. If you require a hard copy, please contact the Local Strategy Section using the details below.

The draft Design Statement is available on the Council's website:

www.daventrydc.gov.uk/vds

The current consultation is a repeat of the earlier consultation, all comments received to the first consultation will be taken into account, there is no need to re-submit them.

The consultation commences on 7th September and closes at 5pm on Monday 19th October 2020.

Comments in writing should be forwarded to Jane Parry, Senior Policy Officer (Planning), Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP or e-mail planningpolicy@daventrydc.gov.uk by **5pm on Monday 19th October 2020** at the latest.

Comments cannot be accepted after this time.

Jane Parry
Senior Policy Officer (Planning)

Appendix B Schedule of Comments, Agreed Responses and Actions

Under 'Suggested Action', new text is shown as underlined; deleted text is shown as ~~strike through~~.

First Consultation 9 March – 24 April 2020

| Respondent | Summary of Comments | Suggested Response | Suggested Action |
|-----------------------|---|--|--|
| Anglian Water | Guidance in the document appears to relate to new buildings and alterations/extensions on an existing residential estate to maintain the existing character of the area. We have no comments to make as the guidelines do not appear to raise any issues for Anglian Water as an infrastructure provider. | Noted. | No change required. |
| Canal and River Trust | Trust is owner/operator of the adjacent Drayton Reservoir. Having reviewed the document I can advise that the Trust has no comments to make. | Noted. | No change required. |
| Environment Agency | No comments. | Noted. | No change required. |
| Natural England | The following is offered as general advice: Landscape: DS should recognise and give appropriate consideration to the impact on protected landscapes. Landscape character assessments provide context for considering change and to protect and enhance countryside character. The | This is a standard response from Natural England which is issued in relation to all village design statements, therefore many aspects are not relevant to Drayton Park which is part of Daventry's urban area, specifically protected landscapes (i.e. national park | Amend paragraph 5.2.1 as follows: "5.2 Setting and landscaping (including biodiversity) 5.2.1 This is the most important element of the distinct and special character of Drayton Park. Landscape is the key feature and |

| Respondent | Summary of Comments | Suggested Response | Suggested Action |
|------------|--|---|--|
| | <p>National Character Area profiles provide descriptions of key ecosystem services, opportunities for positive environmental change and evidence.</p> <p>Green infrastructure and sustainable design: Green infrastructure (GI) refers to the living network of green spaces, water and other environmental features. In an urban context it covers a range of benefits including open space, trees, parks and gardens, allotments and road verges for recreation, biodiversity, flood storage, climate change mitigation, food production and health and well-being. The design statement could promote high quality and multi-functional GI as important connections between green spaces. Reference to Natural England guidance on GI</p> | <p>or AONB) and landscape character assessments.</p> <p>The guidance on green infrastructure is useful and is equally applicable in urban and rural contexts. The SPD would be more robust with additional detail in the explanatory text and guidelines about green infrastructure networks linking domestic gardens with the characteristic landscape setting of the estate and adjacent Drayton Reservoir. Reference to the Natural England GI guidance and a hyperlink would be beneficial.</p> | <p>cornerstone of this unique development. <u>The landscape framework of the development which includes the open space alongside Drayton Reservoir, mature boundary planting around the development and between plots, large domestic gardens and street trees combine to form a strong network of green infrastructure and links to the blue infrastructure of Drayton Reservoir. This has many benefits for biodiversity, informal recreation, health and wellbeing and mitigating against climate change at a local neighbourhood level. Natural England has published guidance on delivering green infrastructure at a local scale.</u> Any alteration or extension should encourage retention or enhancement of a natural landscape appearance. Any loss of planting/landscaping should be minimised unless completely necessary to accommodate any</p> |

| Respondent | Summary of Comments | Suggested Response | Suggested Action |
|------------|--|--|--|
| | <p>Biodiversity: Design statement should recognise and reference designated wildlife sites and other assets in the immediate area.</p> | <p>There are no nearby designated biodiversity sites, however, Daventry District Council has an adopted Biodiversity SPD which it would be useful to include reference to.</p> | <p>development. Any loss of landscaping should be fully detailed on any submitted proposal.”</p> <p>Amend guideline 3 under Setting and Landscape (including biodiversity):</p> <p>“3. The design should <u>maintain and enhance the network of green and blue infrastructure connections provided by</u> the landscape framework to preserve the high quality, low density environment <u>and to maximise opportunities for biodiversity enrichment.</u></p> <p>Amend paragraph 5.2.8 as follows: “5.2.8 There is extensive and diverse wildlife in Drayton Park, not just in the public open space but also within the gardens and landscaped areas. Every consideration should be given to maintaining this diversity and</p> |

| Respondent | Summary of Comments | Suggested Response | Suggested Action |
|------------------------|---|---|---|
| | Community engagement: Keen to see principle of involving the community in VDS formulation process. | Section 1 (Introduction) includes details of how the SPD was developed and supported by residents. This needs to be updated to reflect what has happened. | these habitats. <u>Daventry District Council has published a Biodiversity Supplementary Planning Document which provides useful guidance on how biodiversity should be taken into account in the planning process.</u> Insert a new paragraph 1.5 after 1.4 as follows: <u>“1.5 Daventry District Council approved the draft Design Statement for formal consultation which took place in March to April and September to October 2020.</u> |
| Mr R Hopper | Resident supports the proposal in its entirety to preserve the area’s special character. | Noted. | No change required. |
| Mr R and Mrs L Jeffers | Resident supports the proposed design statement. The area is unique with diverse wildlife which should be preserved. | Noted. | No change required. |
| Kapoor Family | Residents fully support the design statement. Appreciate the open space, character, views, planting, greenery and wildlife. | Noted. | No change required. |

| Respondent | Summary of Comments | Suggested Response | Suggested Action |
|-------------------------|--|---------------------------|-------------------------|
| | Drayton Park should be protected against overdevelopment and the original design statement highlights key points to achieve this. | | |
| Mr S and Mrs R Loades | Residents value unique and special character of the area and fully support proposal. It summarises the nature of the estate and the proposed guidelines would protect the open space, planting and the low density nature of the estate. The original brief published by the District Council established the character of the estate and the SPD will continue to do so. | Noted. | No change required. |
| Mr K Palmer | Agrees with the design statement, it is a unique area which deserves to be preserved. | Noted. | No change required. |
| Ms J Topp | Resident supports adoption of the design statement because it would preserve the special character of Drayton Park of leafiness, quiet living, low density and wildlife. | Noted. | No change required. |
| Mr C and Mrs M Truscott | Residents fully support the proposal. Drayton Park has a charming character of planting, open space, low density and wildlife. It should be protected against over development. | Noted. | No change required. |

Second Consultation 7 September - 19 October 2020

| Respondent | Summary of Comments | Suggested Response | Suggested Action |
|-----------------------|---|---------------------------|-------------------------|
| Anglian Water | Guidance in the document appears to relate to new buildings and alterations/extensions on an existing residential estate to maintain the existing character of the area. We have no comments to make as the guidelines do not appear to raise any issues for Anglian Water as an infrastructure provider. | Noted. | No change required. |
| Councillor D James | Fully supports the Draft Drayton Park Design Statement. | Noted. | No change required. |
| Daventry Town Council | Support the Design Statement to provide design guidance for future developments on the Drayton Park Estate. | Noted. | No change required. |

The following editorial changes are also suggested:

| Relevant part of document | Suggested Action |
|----------------------------------|--|
| Front cover | Amend to reflect the fact that it is an adopted supplementary planning document and to meet the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012: "Drayton Park Design Statement <u>Supplementary Planning Document</u> Draft for consultation Adopted 3 rd December 2020" |
| Page 3, paragraph 1.5 | Amend to refer to the adopted Settlements and Countryside Local Plan and the fact that the DS is a SPD as required by the Town and Country Planning (Local Planning) (England) Regulations 2012: |

| Relevant part of document | Suggested Action |
|--|--|
| | <p>“1.5. This approach reflects the guiding development plans i.e. the West Northamptonshire Joint Core Strategy (Part 1) and the emerging <u>adopted</u> Daventry Settlements and Countryside Local Plan (Part 2) because decisions on planning applications must be taken in line with these unless material considerations indicate otherwise. Upon this basis when adopted the <u>The Drayton Park Design Statement will be a document of supplementary planning document is a</u> material consideration in future decision making for applications.”</p> |
| Page 9 Photograph selection of Drayton Park Wildlife | Ensure that photographs represent an accurate record of local wildlife and remove any that do not. |
| Page 12, Section 6 and a consequential change to page 2 contents | <p>Delete section 6 because the design statement has been adopted as follows:</p> <p>6. Drayton Park Design Statement — the way forward</p> <p>6.1 The signatories of the Drayton Park Petition 2019 respectfully request that Daventry District Council adopt this Design Statement as a Supplementary Planning Document. Whilst this is not a fast process, even though the Design Statement is relatively straight forward, it will be valuable to ensure preservation of the unique and special character of Drayton Park for the long term future.</p> <p>6.2 After consideration by the Strategy Group of DDC the document will be subject to a formal consultation (for a minimum period of six weeks). Comments will then be reported back to the Strategy Group, including any recommended changes emerging from the consultation.</p> |

| Relevant part of document | Suggested Action |
|----------------------------------|---|
| | <p data-bbox="1133 234 2011 339">A future meeting of the full Council will consider approving the document so it can be adopted as a Supplementary Planning Document.</p> <p data-bbox="1133 379 1854 416">Delete section 6 from the contents page as follows:</p> <p data-bbox="1133 456 1480 493">6. The way forward (12)</p> |