

**Annual Monitoring Report 2004 – 2005 for Daventry District
Council Local Development Framework**



EXECUTIVE SUMMARY

This is the first Annual Monitoring Report (AMR) prepared by Daventry District Council under the provisions of the Planning and Compulsory Purchase Act 2004.

The time period covered by this AMR is from 1st April 2004 until 31st March 2005 and allows the Council to maintain and work towards a more sustainable District. The aim is to demonstrate progress outlined in the Local Development Scheme (LDS) and examine the effectiveness of policies in the Local Plan. It sets out:

Key Aspects in the Local Development Scheme:

The key milestones in the LDS have been met;

The AMR proposes that a review of the LDS is necessary.

Key findings of the Policy Analyses:

This first report concentrates on the implementation of the policies in the adopted Local Plan;

The policies of the Local Plan are generally in accordance with national policy and are successfully being implemented;

The amount of employment land supply is adequate to support economic growth in the District until 2011/12 based on the industrial requirements of the quashed Structure Plan;

The AMR reports on the progress in the delivery of net additional dwellings set in the context of the housing trajectory seeking to demonstrate future housing provision. For Daventry this shows that overall housebuilding rates in the period since 2001 are currently running at only 63% of the projected Milton Keynes and South Midlands Sub Regional Strategy housing figures;

The AMR provides a detailed breakdown for the different types of land built on within Daventry. The findings show that 53% of all residential and 41% of all industrial and commercial completions were on previously developed land;

The AMR also sets out the average density for each completed housing site. The findings are that 72% of completions occur at a density of 30 dwellings per hectare or above;

The number of affordable houses completed is well below the target of 155 per year; and

Further consideration needs to be given on how various indicators can be better monitored for future AMRs.

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1.0 INTRODUCTION

Introduction

- 1.1 The Planning & Compulsory Purchase Act 2004 introduced a new system for the preparation of planning policy. Local Plans are no longer to be prepared – in their place will be a folder of documents, collectively known as a Local Development Framework (LDF).
- 1.2 Continuous monitoring and review are essential elements of the new planning system in order to ensure the successful delivery of the spatial vision and objectives of the LDF for Daventry. Monitoring outputs and trends will help the Council to develop comprehensive evidence base necessary for plan making.
- 1.3 Under the new planning system, every local planning authority is required to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State.
- 1.4 This report covers the period 1 April 2004 to 31st March 2005 and has been prepared by Daventry District Council to assess the progress in the implementation of the Local Development Scheme (LDS) and the performance of the Local Plan policies.
- 1.5 In preparing this document the Council has had regard to the following:
 - The Town and Country Planning (Local Development) (England) Regulations 2004;
 - Planning Policy Statement 12: Local Development Frameworks (September 2004);
 - Local Development Framework Monitoring: A Good Practice Guide 2005; and
 - Local Development Framework Core Output Indicators Update 1/2005.
- 1.6 In terms of what the AMR should seek to achieve, local authorities are required by Section 35 of the Planning and Compulsory Purchase Act, Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 and PPS12 to undertake certain key monitoring tasks, all of which are interrelated. The key tasks are as follows:
 - Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
 - Assess the extent to which policies in local development documents are being implemented;
 - Where policies are not being implemented, explain why and to set out what steps are being taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;

- Whether the policies in the local development document need adjusting or replacing because they are not working as intended;
 - Whether the policies need changing to reflect changes in national or regional policy;
 - Identify the significant effects of implementing policies in Local Development Documents; and whether they are working as intended; and
 - Set out whether policies are to be amended or replaced.
- 1.7 The policy documents that will eventually comprise the LDF have yet to be produced. Accordingly, this AMR monitors those aspects of the LDF which have been progressed as well as the policy performance of existing, 'saved' policies that are set out in the Daventry District Local Plan (adopted in June 1997).
- 1.8 Most data for this report is collected from within the Council, through annual land availability studies and returns to Government departments as part of Best Value Performance Indicator monitoring required by law. In addition, key partners who provided data included The Environment Agency and English Nature. Appendix 4 provides a detailed summary of the data sources used to inform this AMR.
- 1.9 It is appreciated that fresh surveys are required in March 2006 and beyond for the measurement of indicator performance. In particular, new systems need to be developed to retrieve information and enable it to be collected consistently in accordance with targets and Indicators developed through Development Plan Documents; especially the Core Strategy and Policies.
- 1.10 A schedule detailing data that has not been collected and how the Council intend to source them is given in Appendix 5.

2.0 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

- 2.1 This part of the AMR reviews the progress in meeting the targets and milestones set out in the LDS.
- 2.2 The implementation of the LDS requires the Council to work closely with key stakeholders, including Northamptonshire County Council, as highway authority, and the West Northamptonshire Development Corporation. Furthermore Daventry District, Northampton Borough and South Northamptonshire Councils are working together in West Northamptonshire to deliver the Milton Keynes and South Midlands Sub-Regional Strategy and ensure that elements of the LDS are implemented in a timely and co-ordinated manner.
- 2.3 The LDS sets out which documents will be prepared under the LDF by 2008. A copy of the LDS for Daventry District is available online at the Council's website <http://www.daventrydc.gov.uk>
- 2.4 In the monitoring period 1st April 2004 to 31st March 2005, the Council met the milestones for the preparation of Local Development Documents as set out in the LDS.

Table 1: Progress on the implementation of the LDS (as at 31st March 2005)

Local Development Document	Progress (at 31 st March 2005)	LDS milestone met
Statement of Community Involvement	Consultation on the pre-submission	Yes
Site 4 land north of Abbey Street Concept Statement SPD	Adopted in February 2005	Yes

- 2.5 Table 1 provides a snapshot of how the LDS progressed during the current monitoring period, however in order to provide a more meaningful assessment of plan delivery it is considered helpful to consider each proposed Local Development Document identified in the LDS and provide a brief review of progress in meeting the milestones to date (at 31/12/2005).

Joint Core Strategy and Policies (Part A)

- 2.6 Work with Northampton Borough Council and South Northamptonshire District Council commenced on the Joint Core Strategy and Policies in January 2005 as set out within the LDS. Consultation on the issues and options report was undertaken between June and August 2005.
- 2.7 Work on the sustainability appraisal that is required as part of the Pre-Submission Plan has fallen behind schedule of the anticipated work programme set out in the LDS. Although the Scoping Report was completed in June 2005 a new consultant had to be appointed and consequently this had to be reviewed and re-consulted upon prior to it being considered fit for purpose. As such, consultation on the Pre-Submission Plan and Sustainability Appraisal is behind schedule of the work programme anticipated within the LDS and it will be necessary to amend the LDS timetable and milestones.

Core Strategy and Policies (Part B)

- 2.8 Work commenced on the Core Strategy and Policies in January 2005 as set out within the LDS. Consultation on the issues and options report was undertaken between June and August 2005 and Environ commenced work on the Sustainability Appraisal. Consultation on the Pre-submission Plan and Sustainability Appraisal has fallen behind schedule of the work programme anticipated within the LDS and it will be necessary to amend the LDS timetable and milestones.
- 2.9 Work on the sustainability appraisal that is required as part of the Pre-Submission Plan has fallen behind schedule of the anticipated work programme set out in the LDS. Although the Scoping Report was completed in June 2005 a new consultant had to be appointed and consequently this had to be reviewed and re-consulted upon prior to it being considered fit for purpose. As such, consultation on the Pre-Submission Plan and Sustainability Appraisal is due to start in January 2006, which is behind schedule of the work programme anticipated within the LDS and it will be necessary to amend the LDS timetable and milestones.

Daventry Central Area Area Action Plan

- 2.10 Work commenced on the Daventry Central Area Area Action Plan in January 2005. Additional funding has been allocated to advance the Plan but the content of this Development Plan Document is dependant on the Core Strategies. As such the preparation has been delayed until the Core Strategies are progressed further and it will be necessary to amend the LDS timetable and milestones.

Site Specific Allocations and Policies

- 2.11 The content of this Development Plan Document is dependant on the Core Strategies. As such the preparation has been delayed until the Core Strategies are progressed further and it will be necessary to amend the LDS timetable and milestones.

Development Control Policies

- 2.12 It is anticipated within the LDS that work on Development Control Policies will commence in October 2006. The content of this Development Plan Document is dependant on the Core Strategies. As such the preparation has been delayed until the Core Strategies are progressed further.

Town and Village Confines

- 2.13 It is anticipated within the LDS that work on Town and Village confines will commence in January 2006. The content of this Development Plan Document is dependant on the Core Strategies. As such the preparation has been delayed until the Core Strategies are progressed further.

Weeden Bec Area Action Plan

- 2.14 It is anticipated within the LDS that work on Weeden Bec Area Action Plan will commence in August 2005. Additional funding has been allocated to advance the Plan but the content of this Development Plan Document is

dependant on the Core Strategies. As such the preparation has been delayed until the Core Strategies are progressed further and it will be necessary to amend the LDS timetable and milestones.

Village Confines

- 2.15 It is anticipated within the LDS that work on Village Confines will commence in January 2007. The content of this Development Plan Document is dependant on the Core Strategies. As such the preparation has been delayed until the Core Strategies are progressed further.

Statement of Community Involvement

- 2.16 Work undertaken by the Council on the Statement of Community Involvement accorded with the timetable set out within LDS. The Inspectors Report was received in December 2005, two months behind schedule of the work programme anticipated within the LDS. As a consequence, adoption of the document will be behind schedule with adoption envisaged at the next available committee meeting in early March 2006.
- 2.17 Although technically the milestone set out in the LDS will be missed by three months this delay has been outside the control of the Council.

Developer Contributions/Infrastructure Supplementary Planning Document (SPD)

- 2.18 It is anticipated within the LDS that work on Developer Contributions/Infrastructure SPD will commence in August/September 2006. The Council has formally commissioned (together with other Northamptonshire local planning authorities and the West Northamptonshire Development Corporation) consultants to undertake a study of infrastructure requirements.

Affordable Housing SPD

- 2.19 The Council has commissioned a review of housing needs survey, however plan progress is not anticipated to adhere to the timetable set out within the LDS and it will be necessary to amend timetable and milestones. The content of this Supplementary Planning Document is dependant on the Core Strategies. As such the preparation has been delayed until the Core Strategies are progressed further.

Masterplans for Allocated Sites SPD

- 2.20 It is anticipated within the LDS that work on Masterplans for Allocated Sites SPD will commence in August/September 2007. The content of this Supplementary Planning Document is dependant on the Core Strategies. As such the preparation has been delayed until the Core Strategies are progressed further.

Weedon Depot Conservation Plan SPD

- 2.21 Adopted in September 2005, which was one month in advance of the timetable set out in within the LDS.

Daventry International Rail Freight Terminal Expansion Design Guide SPD

2.22 Adopted in December 2005 as set out within the LDS.

Site 4a Land North of Abbey Street. Concept Statement SPD

2.23 Adopted in February 2005 as set out within the LDS.

Daventry Design Codes SPD

2.24 Daventry Design Codes SPD adopted in December 2005. Although technically the milestone set out in the LDS was missed by two months this delay has not undermined the overall timetable and has merely reflected the various committee dates and deadlines that were difficult to predict at the time of preparing the original LDS.

Proposed Local Development Documents and SPD

2.25 Since the revised LDS was submitted to the Secretary of State in May 2005 a number of additional Local Development Documents have been proposed. This includes an Area Action Plan for the Marches Industrial Estate in Daventry, developer guidance for sites at Middlemore and numerous Village Design Statements, which are under preparation. As it currently stands, these are outside the scope of the LDS, which will need to be amended in order to accommodate the documents in the work programme.

Conclusion

2.26 This AMR has shown that the milestones set out in the LDS have been met during the monitoring period that this report covers.

2.27 In assessing the progress to date, this AMR shows that a number of milestones have been met but also indicates a need to review the LDS in response to:

- A slippage in work programme largely due to an underestimation of the time and resources needed to develop the evidence base and appraise the different sustainability options;
- Proposed new Local Development Documents.

2.28 In order to secure a realistic workload it is envisaged that a revised timetable will be submitted to the Government Office for the East Midlands in early Summer 2006.

3.0 POLICY IMPLEMENTATION

- 3.1 As outlined earlier in this report, the LDF for Daventry has yet to be produced. As such, this AMR concentrates on the implementation of policies in the adopted Daventry District Local Plan.
- 3.2 The Council intends to save all of the policies in the adopted Local Plan for a period of at least three years or until they are replaced by policies in new Development Plan Documents. Furthermore, the Council will continue to use existing Supplementary Planning Guidance as material considerations in the determination of planning applications, until such time as they can be replaced with SPD.
- 3.3 In addition, the Council has adopted a series of formal alterations to the Local Plan following consultation, consideration and amendment. These are not identified as 'saved' policies in the LDS but continue to be used as a material consideration for development control purposes. It is therefore recommended that a review of the LDS is undertaken in order to provide clarification of the status of the alterations.

Planning Applications

- 3.4 In the monitoring period, 1301 planning applications were determined, of which 12% were refused compared to the national average of 17% (ODPM – Statistics on planning applications).

Appeal Decisions

- 3.5 During the period 38 appeals were decided with 63% being successfully defended by the Council compared to a national figure of 67% (Best Value Performance Indicator).
- 3.6 An analysis of appeal decisions was undertaken in order to assess the performance of policies in terms of the weight given at appeal. A full summary of findings is presented in Appendix 2.
- 3.7 The analysis revealed that policies of the Local Plan have proved to be generally very effective. Nevertheless, a number of areas were identified where policies have been challenged. The weaknesses in policy generally relate aspects of design and settlement confines.
- 3.8 Policy EN42 concerning design and development was quoted in approximately 39% of appeals that were allowed, although it was also quoted in 35% of appeals that were dismissed. On scrutinising the inspectors letters relating to upheld appeals, the Council's interpretation of the policy was regarded as a problem, rather than there being anything inherently wrong with the policy.
- 3.9 Policy HS22 concerning Restricted Infill Villages has generally been successful. The definition of village confines has, however, sometimes been questioned at appeal and loosely interpreted. Work on a village confines document is proposed in the LDS to commence in January 2007. It is considered this will provide clearer guidance and greater certainty for developers, Councillors and members of the public in respect to the extent of the village confines. This will lead to fewer appeals.

- 3.10 Policy HS25 (Alteration No.5) concerning affordable housing was only quoted in two appeals but the inspector's comments are particularly noteworthy. One inspector concluded that only limited weight could be attached to the lower threshold in view of the stage within the adoption process that it had reached (namely after two consultations but not yet the subject of scrutiny at an inquiry). However, another inspector supported the revised policy and felt that it has been produced in a measured way to deal with a problem of both local and national importance. This decision was subsequently quashed at High Court and a new decision from the Planning Inspectorate is pending.
- 3.11 No policies are identified in this AMR that need to be adjusted or replaced prior to the preparation of Development Plan Documents.

Advertised Departures

- 3.12 The Government requires local planning authorities to advertise any application as a departure that it considers may prejudice the policies and proposals of the development plan in force. In the year ending March 2005 no applications were advertised as a departure to the development plan (Best Value Performance Indicator).

Correlation of Strategic Planning Guidance and Local Plan Policies

- 3.13 In accordance with PPS12 the AMR should indicate whether any policies within the Local Plan or subsequent Local Development Documents are not in accordance with national or regional policy. A number of policies have been identified where there is possible conflict with national policy.

Local Plan Policy HS7 – Residential Density

- 3.14 This policy aims to provide a variety of densities to meet a range of housing needs and simultaneously provide visual interest. The supplementary text anticipates that this will result in an average density of 29 dwellings per hectare. This policy is to some extent in conflict with the aims of PPG3 on housing, which encourages a more efficient use of land (above 30 dwellings per hectare). However, PPG3 also promotes good design and encourages wider housing opportunity and choice. It is therefore considered that the policy remains relevant but in the spirit of PPG3 an average density of 30 dwellings per hectare will be expected.

Local Plan Policy CM2 – Parking Standards

- 3.15 This policy seeks to ensure the provision of adequate parking space for vehicles in accordance with appendix 1 of the Local Plan that provides parking standards for development by type. The emphasis is on the provision of minimum parking spaces, including residential developments of four bedrooms or more should provide 3 parking spaces. PPG3 advocates an average off street parking provision of 1.5 spaces per dwelling as a maximum that should be provided. In view of the conflict with national policy it is considered that standards applied in appendix 1 of the Local Plan should not be applied.
- 3.16 New parking standards that conform to national policy are contained in the Supplementary Planning Guidance on Parking that has been prepared

collaboratively between the district and borough councils of Northamptonshire and the County Council. Local Plan policy CM2 should continue to be operated based on the new standards.

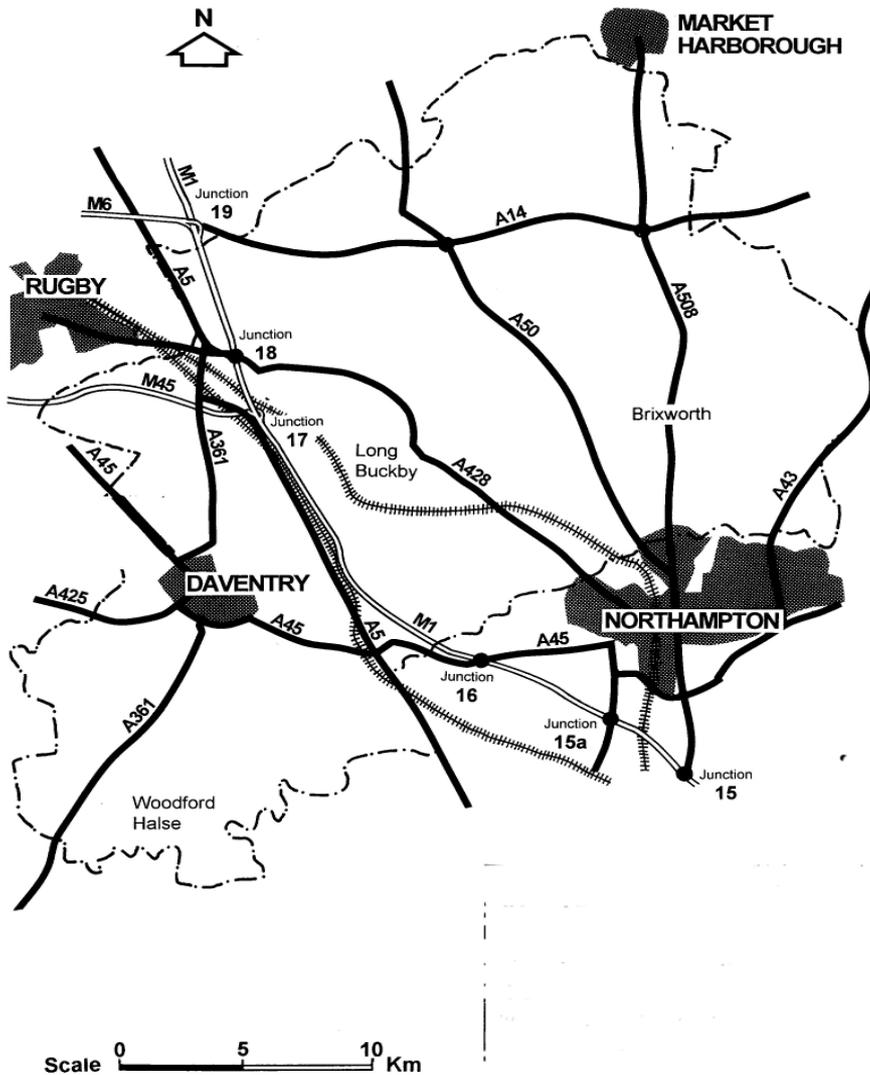
Policy Implementation

- 3.17 The AMR should also indicate any policies that are not being implemented, reasons for non-implementation and the steps required to secure that the policy is implemented.
- 3.18 The Council carried out an audit of the Local Plan in July 2003 in order to ascertain the usefulness and effectiveness of current policies and to identify those policies or aspects of policy that need to be reassessed.
- 3.19 Of the 155 policies evaluated, 18 were considered to be well used and largely satisfactory. There were 34 policies identified as requiring rewording, for example, to conform to national or strategic guidance. A further 54 were identified as having potential to combine with other policies in order to streamline the replacement Plan, for example policy RT3 essentially duplicates policy RT1 in addressing out of town retail development. A total 34 policies were considered obsolete, for instance where a proposal has been fully developed. The remaining 15 policies were considered problematic to implement, for example where a policy is too vague or where the provisions of the policy need clarification.
- 3.20 There were also a number of issues identified that need to be given greater consideration in policy. These issues included design and employment provision and distribution. A full assessment of the policies is presented in Appendix 3.
- 3.21 Policies which are identified as obsolete are no longer being implemented. It is therefore recommended that these are not saved beyond the three years. Policies which are regarded as problematic to implement will be investigated through forthcoming Local Development Documents and no steps need to be taken to secure the implementation of these policies.

4.0 DISTRICT PROFILE

- 4.1 This section provides an overview of the socio-economic context within which the AMR needs to be considered. The analysis focuses upon demographic, environmental, economic and social circumstances inherent in the District.
- 4.2 Contextual indicators have been devised with the objective of understanding Daventry's major economic, environmental or social 'spatial' characteristics. Examples of these are unemployment rates and house prices which can both be indirectly affected by land use changes. Changes in these characteristics will be monitored and flagged up as early as possible so that Policy can be amended appropriately.
- 4.3 The profile of the District will also consider changes in national and regional policy that impact upon the area.

Figure 1: Daventry District Context



Background

- 4.4 Daventry District covers an area of 66,598 hectares and is situated in the west of Northamptonshire. This area is very diverse and comprises 74 rural parishes and 78 villages ranging in size from small hamlets to large villages such as Brixworth, Long Buckby, Moulton and Woodford Halse. To the west of the District lies the administrative and commercial centre of Daventry Town.
- 4.5 The District enjoys a strategic location in respect of national road and rail networks. The M1 passes through the centre of the District. The M1/M6 interchange is 1 mile north of the District's northern boundary and from this point the A14 runs eastwards through the District to the east coast ports. The main London rail line passes through the District, although no inter-city trains stop in the District. However at Long Buckby local trains connect the District with London and Birmingham.

Demographic Profile

- 4.6 The resident population of Daventry as measured by 2004 mid year population estimates was 75, 400 of which 50.1% are male and 49.9% are female. This represents an increase of 3562 people since 2001. In percentage terms this means that Daventry's population has increased by 4.7%, which is above the regional and national average over the same period.
- 4.7 Table 2 shows strong population growth in Daventry between 1991 and 2001 compared to other benchmark areas.

Table 2: Population Change in Daventry, 1991 – 2001

Area	2001 Population	Change since 1991	% Change
Daventry	71,839	8,953	14.2
East Midlands	4,172,174	218,802	5.5
England and Wales	52,041,916	2,151,639	4.3

Source: 2001 & 1991 Census, ONS

Table 3: Population Structure, 2003

	All people	Under 15	15-24	25-64	15-64	64+
No. Daventry	74,800	15,000	8,100	41,500	64,500	10,300
%	100	20.1	10.8	55.5	86.4	13.8
East Midlands	100	18.2	12.7	52.9	83.8	16.2
England & Wales	100	18.3	12.7	53.0	84.0	16.0

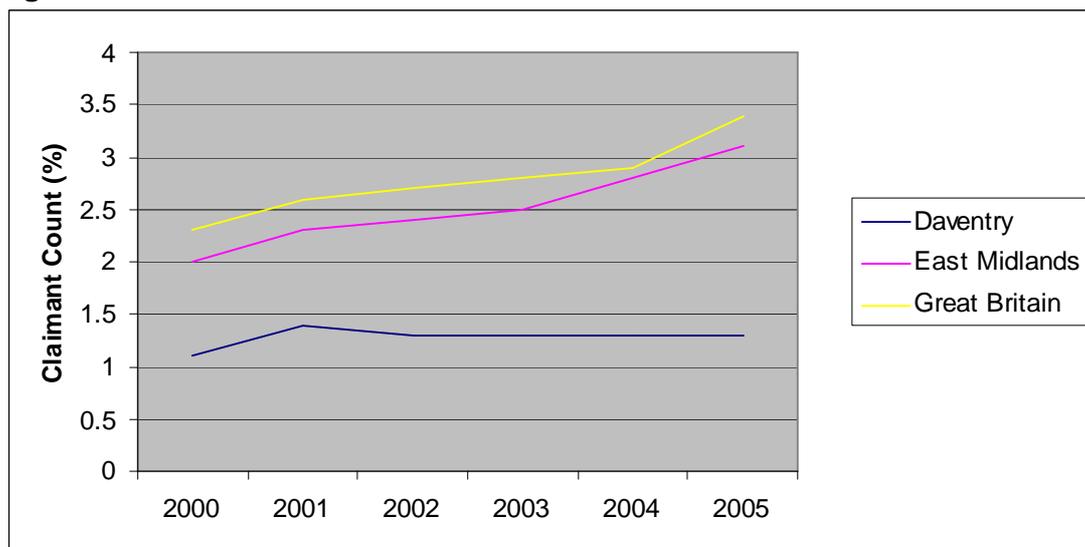
Source: Midyear Population Estimates, NOMIS, ONS

- 4.8 Table 3 illustrates the population structure for Daventry. Overall, the District has a relatively young population with above average levels of people aged under 15.
- 4.9 Detailed analysis shows there is a growing elderly strata of the population in the District. Between 1991 and 2001 there was a 6.93% increase in the number of people aged 65-74 and a 20.24% increase in those aged over 75.

Socio-Cultural Profile

- 4.10 The Indices of Multiple Deprivation combine information relating to income, employment, education, health, skills and training, barriers to housing and services and crime into an overall measure of deprivation.
- 4.11 Index of Multiple Deprivation 2004 ranks Daventry as the 64th least deprived local authority in England, out of a total 354 local authorities. This suggests that residents within the District are unlikely to experience considerable deprivation in their everyday lives. This picture is confirmed by an assessment of Daventry’s ranking relative to other East Midlands authorities. Out of the forty local authorities in the East Midlands, Daventry ranks as the 8th least deprived and in Northamptonshire, only South Northamptonshire ranks as less deprived.
- 4.12 In January 2005 the unemployment rate stood at 1.1%, nearly half the regional rate of 2.0 % and less than half the Great Britain rate of 2.3% (Claimant count with rates and proportions; NOMIS, 2005). Trend data reveals a gradual decline in those classed as unemployed in Daventry, in addition the District consistently exhibits an unemployment rate below the regional and national averages.

Figure 2: Claimant Count Rates, 2000-2005



Source: Claimant Count with rates and proportions, January 2000 – January 2005

Environment Profile

- 4.13 The District is home to a variety of largely unspoilt village settlements, historic houses (Holdenby House), halls (Althorp), gardens (Coton Manor) and churches (Brixworth 675AD), a significant battle site (Naseby), canals and reservoirs and a variety of recreational facilities available and accessible (such as Daventry Country Park, Cracks Hill and Borough Hill).

Economic Profile

- 4.14 The housing market in Daventry has experienced unprecedented change over recent years. Average house prices in the Daventry District are £182,799, which is higher than the average for East Midlands at £155,630

(HM Land Registry January 2005 – March 2005 Quarterly House Prices Report).

- 4.15 Given that the gross full time earnings in the District are below the national average at £375 per week compared to £387 (New Earnings Survey; ONS, 2001) house prices are out of reach for a large number of people. There are continuing issues of affordability with first time buyers being frozen out of the market and housing needs increasing.

Housing and Built Environment Profile

- 4.16 The total number of households in Daventry as measured by the 2001 Census was 28,747 representing an average household size of 2.5 persons.
- 4.17 Three quarters of these households own their own property either wholly or partially. This figure compares to 72% regionally and 69% nationally. The high level of owner occupation suggests that local social and private renting are below trends regionally and nationally.

Table 4: Household Tenure (percentage of households), 2001

	Owner	Social rented	Private rented	Living rent free
England & Wales	69%	19%	10%	2%
East Midlands	72%	18%	8%	2%
Daventry	76%	15%	6%	2%

Source: Census 2001, ONS

Changes in Policy Context

- 4.18 The whole of the planning system was subject to major change in the last year. The Planning and Compulsory Purchase Act introduced massive change to the planning system. Also during the year the ODPM issued PPS1, amendments to PPG3, PPS6, PPS7, PPS12, PPS22, PPS23 which present the key principles and guide local planning authorities on planning policy on sustainable development, housing, town centres, rural areas, development plans, renewable energy and pollution respectively.
- 4.19 More information on the new planning system and national planning policy can be found online at www.odpm.gov.uk
- 4.20 The Milton Keynes and South Midlands Sub Regional Strategy was published in March 2005 together with the Regional Spatial Strategy for the East Midlands, which both envisage that Daventry will accommodate significant new development, which will support the revitalisation of the town centre.
- 4.21 Information on regional and sub-regional planning can be found online at www.goem.gov.uk
- 4.22 The new legislation and policy has led the Council to commit to replacing the Local Plan with a series of documents, collectively known as the LDF.
- 4.23 The Council published a revised LDS in May 2005 under the new Act, setting out the documents to be prepared in the LDF for the District.

Conclusion

- 4.24 A Sustainability Appraisal that sets out a baseline position of the District will accompany the preparation of the Core Strategy and Policies Development Plan Documents. This will provide detailed consideration of Daventry's characteristics and identify sustainability issues and problems.
- 4.25 The absence of the Sustainability Appraisal means that the contextual indicators are less meaningful than they might otherwise be. Nevertheless, based on the information available, a conclusion is that there are no overriding serious problems that the LDF would need to address, although the difficulty of providing affordable houses continues to be a significant challenge and the needs associated with an increasing elderly population needs to be considered.
- 4.26 The contextual indicators included in this AMR together with the data provided by the Sustainability Appraisal process will form a baseline for future AMR which will enable development trends to be identified and assessments to be made as to whether spatial policies are working or not.

5.0 OUTPUT INDICATORS

- 5.1 The Government expects the AMR to contain information on the extent to which the policies set out in the Local Development Documents and saved Local Plans are working as intended having regard to national, regional and other targets. However, as the Planning and Compulsory Purchase Act did not come into effect until 28 September 2004, there are not yet any Local Development Document policies in place for the Council to monitor. Accordingly, this AMR monitors policy performance in the Local Plan, which is saved until September 2007.
- 5.2 The monitoring of policies require a set of targets and indicators to be developed in order to assess whether the plan objectives are being met.
- 5.3 A mandatory set of 'Core' indicators is set out in 'Local Development Framework Monitoring: A Good Practice Guide' (ODPM, 2005). All local authorities are expected monitor these indicators, which are considered to provide the basis for all policy monitoring.
- 5.4 In subsequent years this information will be supplemented by local indicators and significant effects indicators, which will be developed over time to reflect work on sustainability appraisals and address the outputs of policies not covered by the core output indicators.
- 5.5 There are no targets within the Local Plan, however a number have been identified for output indicators at a national, regional and county policy level to show the impact that the existing Local Plan is having on them. Targets will be developed for the LDF through the production of Local Development Documents and the Sustainability Appraisal process.

Business Development

- 5.6 The monitoring of business development indicators takes place as part of the annual land availability surveys. This reviews recent planning approvals and outstanding planning permissions to produce a list of outstanding permissions and to track development completions over the period April to March.

Core Output Indicator 1a – Amount of floor space developed for employment by type
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75,567 m2

Target

- 5.7 No target identified

Policy

- 5.8 No policy identified

Performance

- 5.9 During the year, 75, 567 m2 of industrial and commercial (Uses B1-B8 as defined in the Use Class Order 1987) developments has been completed.

This represents 17.35 hectares of industrial and commercial land take, which is significantly higher than previous years.

Commentary

- 5.10 It is not possible to distinguish the type of employment use class in most circumstances. Many planning permissions given are various interchangeable mixes of B1 (light industry or offices), B2 (general industry), or B8 (warehousing or distribution). Developers thus have discretion as to which combination to pursue after permission is given.
- 5.11 The Council will consider how types of employment land can be monitored for the next AMR and linked to existing monitoring and survey work undertaken as part of the annual land availability survey.

Core Output Indicator 1b - Amount of floor space developed for employment, by type, in employment or regeneration areas
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50, 691 m2

Target

- 5.12 No target identified

Policy

- 5.13 The Local Plan contains numerous policies that encourage industrial and commercial development within employment areas. Policies EM1 and EM2 of the Local Plan allocate employment land (B1, B2 and B2 uses) at Drayton Fields Industrial Estate and Heartlands. Policies EM5 and EM6 promote office development within Daventry Town. Policy EM8 allocates employment land at Brixworth. Policy EM9 allows industrial and commercial development on employment estates within the limited development villages.

Performance

- 5.14 The amount of land developed in employment areas (identified in the extant Local Plan) for the monitoring period 1st April to 31st March 2005 is calculated at 50, 691 square metres, which represented 12.78 hectares of land take.
- 5.15 There are no designated regeneration areas in the District.

Commentary

- 5.16 As mentioned above it is not possible to distinguish the type of employment use class in most circumstances.

Core Output Indicator 1c – Amount of floor space by employment type, which is on previously developed land

30, 817 m²

Target

5.17 No target identified

Policy

5.18 The Northamptonshire County Structure Plan seeks to make the best use of brownfield land. Policy G4 supports the release of development land in a sequential manner with the release of previously developed land a priority

Performance

5.19 The percentage of new employment developments on previously developed land for the monitoring period 1st April 2004 to 31st March 2005 is calculated at 41%.

Core Output Indicator 1d – Employment land available by type

24.73 hectares

Target

5.20 120 hectares of industrial land in Daventry between 1996 and 2016

Policy

5.21 The County Structure Plan set a requirement for 120ha of industrial land to be provided in the District between 1996-2016. This allocation was quashed from the Structure Plan following a high court challenge. However this allocation remains a guide to industrial requirements for the District.

Performance

5.22 Total completions between 1996 and 2005 totalled 78.76 ha. This represents an average of 8.75 ha per year. The average annual completion rate required to meet the target is 3.75 hectares per year. In consequence the current policies are delivering the amount of employment development needed to meet the quashed Structure Plan requirements.

5.23 Monitoring reveals that there is significant amount of employment land available for development in the District. In March 2005 there were 24.73 hectares of land available with commitments for commercial development – 21.11 hectares with outstanding planning permission, and 3.62 hectares of allocated employment land yet to be developed. At a rate of 3.75 hectares per year this represents over 6.5 years supply of land. The new LDF period will run up to 2021 (16 further years), and the need for additional land to be allocated for employment purposes will be considered through the production of the Core Strategy and Policies Development Plan Document.

Local Output Indicator – Employment land available at DIRFT by type

103.57 hectares

Target

5.24 No target identified

Policy

5.25 Policies EM18 and EM19 allocate land for employment purposes at land in the vicinity of Motorway J18, Crick. The land is associated with the railway and enables the transfer of long distance freight traffic from road to rail through direct rail connections. The land does not contribute towards the overall industrial provision in the District.

Performance

5.26 A site of 134.90 hectares is subject to planning permission. As of mid 2005, 89.57 hectares of industrial land (and additional 0.69 hectares of land relating to a hotel site) had been completed, 22.34 hectares had detailed planning permission and 22.99 hectares was outstanding.

5.27 In the last year the site has been expanded to the West with planning permission for 58.24 hectares consisting of B8/B2 and B1 uses.

Core Output Indicator 1e – Losses of employment land in employment/regeneration areas; and local authority area

0.00 hectares in employment areas
1.81 hectares in local authority area

Target

5.28 No target identified

Policy

5.29 Policy EM4 of the Local Plan does not permit the loss of employment sites to other uses within industrial estates.

Performance

5.30 During the monitoring period, 1.81 ha of industrial and commercial land has been lost to other uses. No losses occurred in employment areas.

Core Output Indicator 1f – Amount of employment land lost to residential development

1.75 hectares

Target

5.31 No target identified

Policy

5.32 No policy identified

Performance

5.33 The loss of industrial and commercial land has been mainly to residential, with 1.75 hectares lost during the monitoring period.

Housing

5.34 The monitoring of housing development indicators takes place as part of the annual land availability surveys. This reviews recent planning approvals and outstanding planning permissions to produce a list of outstanding permissions and to track development completions over the period April to March. Information is available concerning a range of factors, such as brownfield development rates as well dwelling types and tenure. This information is summarised below as part of the core output indicators.

Core Output Indicator 2a – Housing Trajectory

247 (net) dwellings completed for the current year

Target

5.35 Provision will be made for 10,800 (net) dwellings within Daventry between 2001 and 2021.

Policy

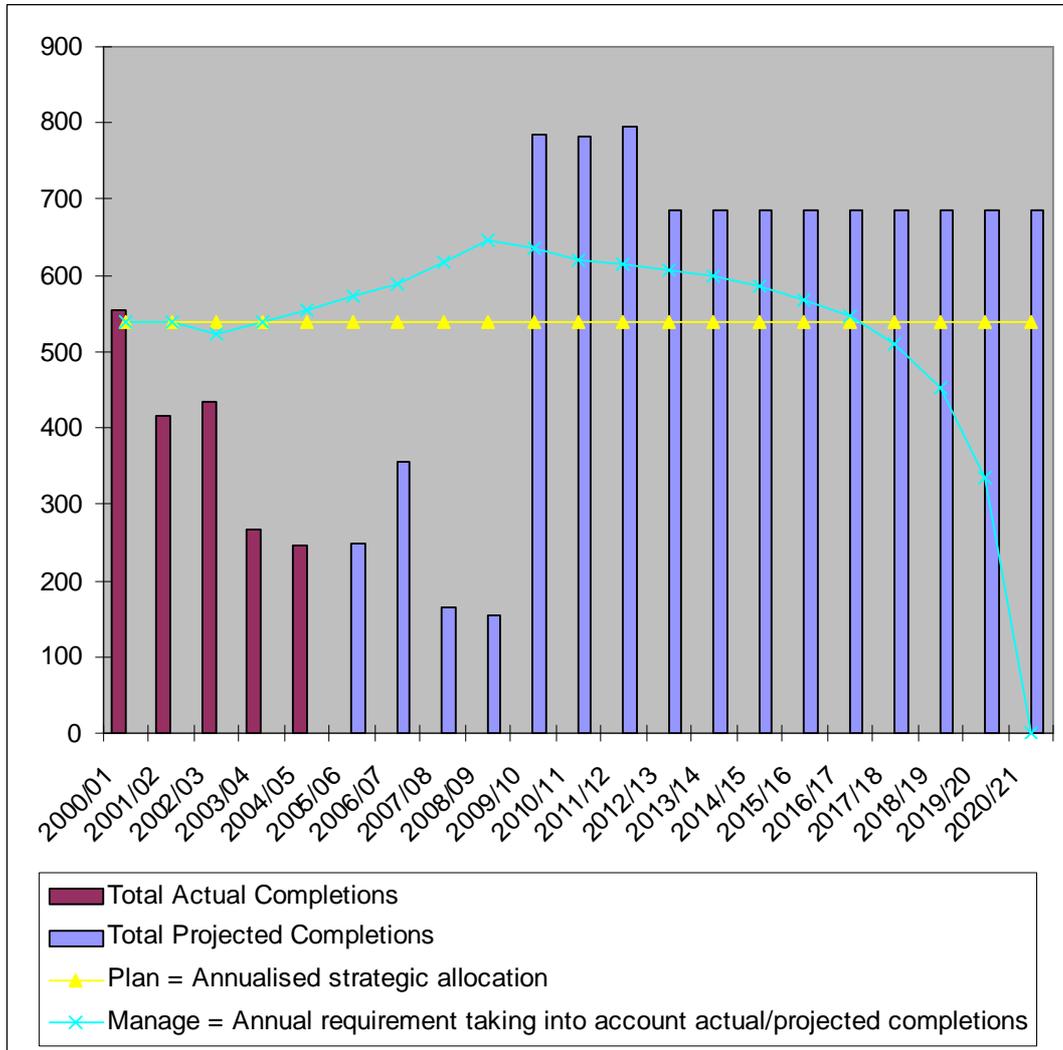
5.36 The Local Plan sets out the housing provision for 1991 to 2006. The total requirement is 7331 dwellings; the Council has already met and exceeded that requirement. In March 2005 the Milton Keynes and South Midlands Sub Regional Strategy set a new requirement of 10,800 dwellings between 2001 and 2021.

Performance

5.37 A housing trajectory for the District has been prepared charting progress towards meeting the housing supply target in the Milton Keynes and South Midlands Sub Regional Strategy over the period 2001 to 2021. It shows the housing completions from 2001, and the anticipated future completions from 2005 up to 2021. An annual average requirement from 2001 until 2021 has been derived from the requirements of the Milton Keynes and South Midlands Sub Regional Strategy and is also shown in Figure 2. This has been used to

calculate the requirement to 2021. This indicates that overall housebuilding rates in the District are currently running at 63% of the projected housing figures. Appendix 1 provides more detail on the trajectory

Figure 2: Housing Trajectory



5.38 It should be noted that the ODPM Good practice guide on LDF monitoring suggests that the housing trajectory should show net additional dwellings over the previous five years. Therefore in this first AMR the trajectory shows the level of completions in 2000/01, which is prior to the Milton Keynes and South Midlands Sub Regional Strategy plan period.

5.39 The housing trajectory demonstrates that the scale and rate of development is not being delivered as set out within the Milton Keynes and South Midlands Sub Regional Strategy. The phasing sequence set out within the above strategy is not considered achievable and it is proposed in the Pre Submission Version of the Core Strategy to provide a revised phasing programme that reflects what can realistically be achieved having regard to the long lead in times for major sustainable urban extensions.

Core Output Indicator 2b - Percentage of new and converted dwellings on previously developed land

53%

Target

5.40 The Northamptonshire County Structure Plan sets an aspirational target of 35% of additional housing to be on previously developed land.

Policy

5.41 PPG3 emphasises the importance of using previously developed land for new housing before greenfield sites, and advises that the proportion of development on previously developed land should be monitored. The proportion of dwellings on previously developed land is also a Best Value Performance Indicator (BV106).

Performance

5.42 The percentage of new and converted dwellings built on previously developed land for the monitoring period 1st April to 31st March 2005 is calculated at 53%.

Core Output Indicator 2c – Percentage of new dwellings completed at (i) less than 30 dwellings per hectare, (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare

Less than 30dph	28%
Between 30 and 50dph	57%
Above 50dph	15%

Target

5.43 Net density of 30 to 50 dwellings per hectare

Policy

5.44 National planning guidance on housing sets out the Government's aim of achieving housing densities of 30 to 50 dwellings per hectare.

Performance

5.45 The completions recorded within the annual land availability survey 1st April to 31st March have been analysed to calculate the density for each site. The analysis shows that approximately 72% of all new dwellings completed were built at a density of at least 30 dwellings per hectare.

Local Output Indicator - Percentage of new developments over 10 dwellings completed at (i) less than 35 dwellings per hectare; and (ii) above 35 dwellings per hectare

Less than 35dph	9%
Above 35 dph	91%

Target

- 5.46 Net density of 35 dwellings per hectare
(Northamptonshire County Structure Plan)

Policy

- 5.47 National planning guidance on housing sets out the Government's aim of achieving housing densities of 30 to 50 dwellings per hectare. Policy H6 of the Northamptonshire County Structure Plan seeks to make the best use of land by stipulating that development takes place at a minimum density of 35 dwellings per hectare.

Performance

- 5.48 This analysis shows that 91% of developments over 10 dwellings or more are meeting the target.

Commentary

- 5.49 Whilst the Government examines densities on all completed sites, this AMR also assesses developments of 10 or more dwellings. This local indicator is considered more reliable since it removes smaller developments, which tend to achieve very low densities due to the higher plot ratios. In developments on small sites, particularly in rural settlements more weight is attached to the protection of character thereby reducing densities.

Core Output Indicator 2d – Affordable housing completions

32 dwellings

Target

- 5.50 29% of new dwellings to be provided as affordable on sites that exceed thresholds.

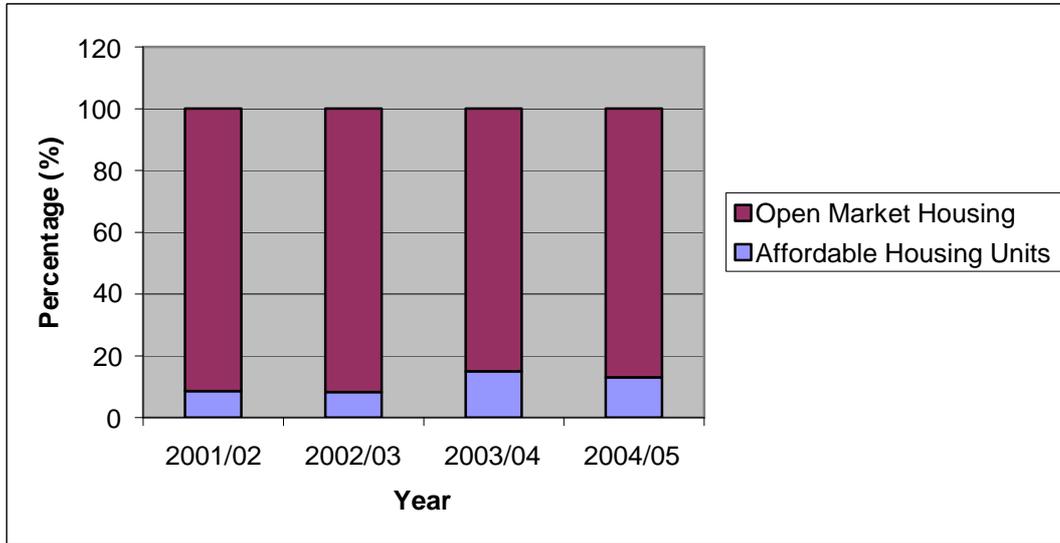
Policy

- 5.51 The Council has adopted policies which require the provision of affordable housing at the rate of 29% where the size of the scheme would exceed certain thresholds. (The thresholds are 25 dwellings for Daventry, 15 dwellings for villages with a population of 3,000 or more and 3 units elsewhere). The provision of affordable housing units is also a delivery indicator for the Community Strategy.

Performance

5.52 During the monitoring period, 13% of all new homes completed were affordable.

Figure 3: Affordable Housing Provision



5.53 During the period April 2001 to March 2005, 11% of all new homes completed were affordable. The proportion of affordable homes is significantly below the target.

5.54 It is recognised by the Council that the target is unlikely to be met through current planning policy. The Council intends to investigate this matter through the Core Strategy Development Plan Document. Consideration has been given in the Issues and Options Paper to reduce the threshold for the number of affordable housing units required and also by increasing the percentage of affordable units on eligible sites.

Local Output Indicator – Affordable housing completions (on sites of 10 or more dwellings)

10 dwellings

Target

5.55 25% of new dwellings to be provided as affordable
(Best Value Local Performance Target)

Policy

5.56 Whilst the Government examines the provision of affordable housing on all completed sites, this AMR also assesses provision on major sites (developments of 10 or more dwellings). This local indicator is considered more reliable since it reflects that a high proportion of new dwellings come forward on sites below the threshold that requires affordable housing.

Performance

- 5.57 Only one major site contributed towards affordable housing provision in the year, this was at Site 1, Middlemore, to the north of Daventry where 10 affordable housing units were completed. This represented 16% of new dwellings completed on the site.

Transport

Core Output Indicator 3a – Amount of completed non-residential development within UCOS A, B and D complying with car-parking standards set out in the Local Development Framework.

N/A%

Target

- 5.58 The county wide SPG on car parking standards for A1 (shops) and A2 (financial and professional services) is one space per 25 m² maximum, A3 (food and drink) one space per 14 m² maximum, B1 (office, research and development and light industry) one space per 30 m² maximum, B2 (general industry) one space per 55 m² maximum, B8 (storage and distribution) one space per 120 m² maximum.

Policy

- 5.59 PPG13 advises that parking standards should be expressed as a maximum rather than minimum, and sets out a proposed maximum standard for a range of retail, commercial and community land uses. Parking standards in line with PPG13 have been adopted as county wide SPG.

Performance

- 5.60 Since no such survey was conducted in March 2005, no data is available for this AMR, but the Council are working on how the monitoring of this indicator can be developed for future AMR.

Core Output Indicator 3b – Amount of new residential development within 30 minutes public transport time of (i) a GP; (ii) a hospital; (iii) a primary school; (iv) a secondary school; (v) areas of employment; and (vi) major retail centre(s)

N/A

Target

- 5.61 No target identified

Policy

- 5.62 The Council is concerned to follow Government advice in guiding new developments to locations which reduce the need for car journeys and the distances driven. Policy HS1 of the Local Plan directs most new development

towards Daventry Town, which is clearly the major employment and service centre within the District.

Performance

5.63 At present insufficient information is available to provide this data. The potential for developing the Council's in house geographical information system and consultation with other external data sources will be considered for 2006 AMR.

Commentary

5.64 In the absence of this information the number of completions by settlement hierarchy has been established as a local output indicator. This gives a good indication of the proportion of new houses that have been built near to a GP, primary and secondary school and an employment area.

Local Output Indicator – % completions by settlement hierarchy

38% in Daventry Town, 10% in Limited Development Villages, 51% in Restricted Infill Villages, 0% elsewhere

Target

5.65 No target identified

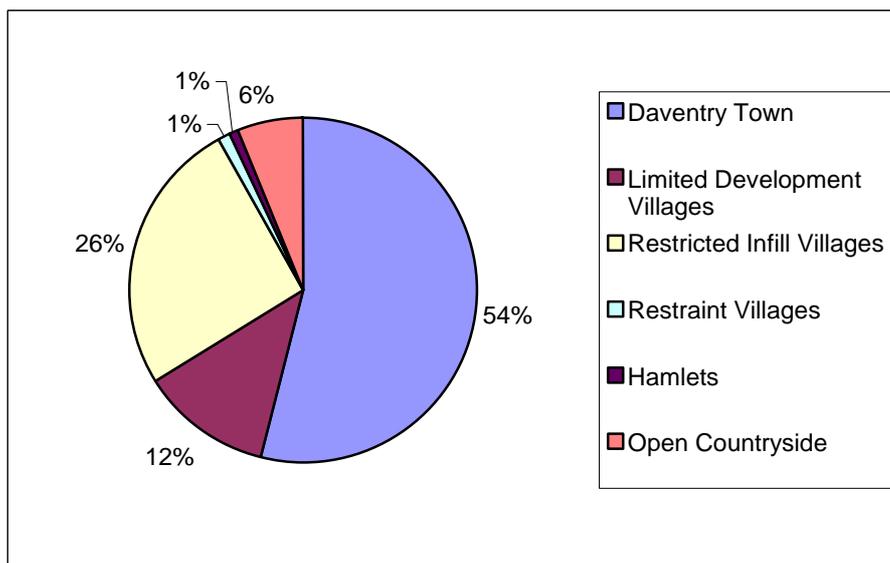
Policy

5.66 The Local Plan sets out a hierarchy of settlements to ensure housing development is distributed in a way that supports sustainable communities. By concentrating development on service centres it is hoped that the need to travel will be reduced by the proximity of homes to places of work and services.

Performance

5.67 During the period April 2001 to March 2005, over half of all new homes completed were in Daventry Town. In the last year 48% of completions were in Daventry Town and the current Limited Development Villages. The Restricted Infill Villages have seen 51% of all development, as most of the rural allocated sites are now complete.

Figure 4: Completions by location 2001 – 2005



Local Services

Core Output Indicator 4a – Amount of completed retail, office and leisure development

None

Target

5.68 No target identified

Policy

5.69 No policy identified

Performance

5.70 There have been no completions for retail or leisure developments between 1st April 2004 and 31st March 2005.

Commentary

5.71 Calculating the amount of completed office development is problematic. Use Class B1a is difficult to define precisely, and by any means of definition, the vast majority of offices are built on sites identified within the industrial and commercial land availability survey.

Core Output Indicator 4b – Amount of completed retail, office and leisure development and percentage in the town centre

None

Target

5.72 New retail, office and leisure development to follow the sequential test

Policy

5.73 Current planning policy is provided by PPS6 that seeks to direct a wide variety of shopping and other activities towards established town centres. This reinforced by policies RT1 and RT3 of the Local Plan that aim to restrict out of centre development. Policy EM5 identifies opportunities for development within the town centre. The Daventry Town Centre Vision 2021 highlights additional opportunity sites within the town centre.

Performance

5.74 There have been no completions for retail or leisure developments between 1st April 2004 and 31st March 2005.

Commentary

5.75 The boundary of the town centre is not defined in the extant Local Plan. The boundary will be determined through the Daventry Central Area Action Plan.

Core Output Indicator 4c – Amount of eligible open spaces managed to Green Flag Award standard

31 hectares

Target

5.76 To achieve the Green flag award and ensure continued DEFRA support in accordance with the management plan

Policy

5.77 The Council is developing the environmental management system which is accredited to the International Standard BS ISO 14001 (2004). This set targets for the monitoring period in terms of managing the country parks.

Performance

5.78 Daventry Country Park covers an area of 31 hectares and has for the fifth year retained its Green Flag Award.

Minerals and Waste

5.79 As these are a County matter these indicators are not relevant to this AMR.

Flood Protection and Water Quality

Core Output Indicator 7 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

N/A

Target

5.80 No target identified

Policy

5.81 Policy EN41 of the Local Plan states that development will not normally be permitted where it is likely to be at risk from flooding, or where it is likely to increase the risk of flooding unless the developer takes the appropriate steps to mitigate these effects.

Performance

5.82 According to the Environment Agency, no planning permissions were granted contrary to advice in the period between 1st April 2004 and 31st March 2005.

Commentary

5.83 The Environment Agency has concerns that not all decision notices are sent to the Agency in which advice was provided.

Biodiversity

Core Output Indicator 8(i) – Change in priority habitats and species (by type)

N/A

Target

5.84 No net loss of habitats outlined in the Biodiversity Action Plan

Policy

5.85 The Northamptonshire Biodiversity Action Plan covers the five main habitats in Northamptonshire and provides the framework within which nature conservation targets and priorities will be established and subsequently implemented.

Performance

5.86 This is monitored every three years. There has been no change in areas of priority habitat or population of priority species since 2002/03.

Core Output Indicator 8(ii) – Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

None

Target

5.87 95% of SSSIs in favourable condition by 2010

Policy

5.88 Policies EN32 and EN33 of the Local Plan give the highest level of protection to sites of geological, landscape and nature conservation, such as Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Value and Regionally Important Geological Sites. Proposals will not be granted for development that would have an adverse impact on the designated sites.

Performance

5.89 Daventry has 8 SSSIs covering an area of 544 hectares. The condition of the SSSI land has been assessed by English Nature against a set of ecological objectives identified to maintain the special habitat and species features in a healthy state, 85% of the designated area in the District was reported to be in favourable condition and English Nature confirmed that there had been no changes in condition during the monitoring period.

5.90 Information on changes to other designated sites is not currently available.

Commentary

5.91 The quality of biodiversity important sites is largely outside of planning control and is primarily a land management issue

Renewable Energy

Core Output Indicator – Completed renewable energy schemes

None

Target

5.92 To meet regional renewable energy generation targets (55.5 MWe total)

Policy

5.93 Planning Policy Statement 22 aims to increase the development of renewable energy in order to facilitate the delivery of the Government's commitments on both climate change and renewable energy. Policy EN1 of the Northamptonshire County Structure Plan encourages a positive approach towards renewable energy schemes.

Performance

- 5.94 This is not currently monitored but the Council will consider how these can be monitored as part of the new LDF.

Appendix 1 – Housing Trajectory

Daventry District Council has produced a housing trajectory which supports the ‘plan, monitor and manage’ approach to housing delivery by showing past and estimated future performance. It considers the past rates of housing completions and conversions and projected completions and conversions to the end of the plan date 2021.

Based on a review of past building rates it is possible to predict the windfall development rate that is likely to occur within Daventry Town between 2005 and 2021. These are sites that have not been specifically identified in the LDF process. This will assist the formulation of the housing trajectories into future build rates for smaller sites. It is predicated that an average windfall completion rate for the Town over the remaining 16 years of the Plan is 18 dwellings per annum.

To enable a robust projection of future build rates it is important to ascertain in general terms the likely time period when committed developments will come to fruition. Land at Middlemore Farm to the north of Daventry is allocated in the extant Local Plan and has outline planning permission for residential development. Although parts of this site have been developed it is assumed that this site will yield around 652 new homes during the period of this housing trajectory.

The forthcoming LDF will contain new housing allocations to meet the strategic requirements. The Council have attempted to inform the trajectory by assuming that development on the new LDF allocations in the town will begin to contribute completions during 2009/10. For the purposes of this trajectory, in advance of the Site Specific Allocations and Policies Development Plan Document, it is estimated that 543 dwellings per annum will come forward. This crude estimate will be reviewed in future AMR to reflect the emerging Site Specific Allocations and Policies Development Plan Document and discussions with developers. Outside the town, it is envisaged that 123 dwellings will come forward per annum to meet the Milton Keynes and South Midlands Sub Regional Strategy requirements.

Table 5: Projected Build Rates on new Local Development Framework Allocation Site(s) and Land at Middlemore Farm, Daventry

Year	Site	Projected Completions
2005/06	Land at Middlemore Farm	92
2006/07	Land at Middlemore Farm	216
2007/08	Land at Middlemore Farm Sites 6a and 6b	37
2008/09	Land at Middlemore Farm Site 9	110
2009/10	Land at Middlemore Farm Site 8	98
	Proposed Urban Extension(s)	543
2010/11	Land at Middlemore Farm Site 7	99
	Proposed Urban Extension(s)	543
2011/13 – 2020/21	Proposed Urban Extension(s)	543 per annum

Table 6: Total actual and projected net additional dwellings by year

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Past Completions	417	435	266	247						
Projected Completions					248	357	178	251	783	784
Cumulative Completions	417	852	1118	1365	1613	1970	2148	2399	3182	3965
PLAN – Strategic Allocation (annualised)	540	540	540	540	540	540	540	540	540	540
MONITOR – No. dwellings above or below cumulative allocation	-123	-228	-502	-795	-1087	-1270	-1632	-1921	-1678	-1435
MANAGE – Annual requirement taking account of past/projected completions	540	524	538	555	574	589	618	646	635	621

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
Past Completions											
Projected Completions	685	685	685	685	685	685	685	685	685	679	
Cumulative Completions	4650	5335	6020	6706	7390	8075	8760	9445	10130	10815	10815
PLAN – Strategic Allocation (annualised)	540	540	540	540	540	540	540	540	540	540	10800
MONITOR – No. dwellings above or below cumulative allocation	-1290	-1145	-1000	-854	-710	-565	-420	-275	-130	15	15
MANAGE – Annual requirement taking account of past/projected completions	615	607	598	585	568	545	510	452	335	-15	-15

This information is presented graphically in the main body of the report.

PLAN – The Plan information shows an annualised average completion rate across the whole strategic plan period. In this case a strategic requirement of 10,800 has been divided by 20 to give an annual average of 540 dwellings.

MONITOR – This shows how many dwellings above or below the planned rate the plan strategy is at any point in time.

MANAGE – This represents the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from both previous and future years. The manage figures are derived from the total plan allocation less the cumulative rate of completions divided by the number of years a plan strategy has left to run.

Appendix 2 – Schedule of Appeal Decisions

Table 7: Schedule of Appeal Decisions between 1st April 2004 and 31st March 2005

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2003/1379	Double sided free standing display unit (internally displayed)	Foxholes Garage, West Haddon, Crick	06/06/04	Dismissed	None	Proposal would stand out as an unduly intrusive general advertising feature along this stretch of the A428.
DA/2002/1070	Erection of a single storey dwelling	Land adjacent to Watford Court Coach House, Kilsby Road, Watford Village	08/04/04	Allowed	GN1, GN2, EN7, HS22 and HS24	Whilst the Local Plan cautions against assuming gardens fall within the existing confines of the village, in this case my conclusion is that the site does lie within the village confines. The siting of the site allows for retention of important trees and subject to the house being of good, sensitive design, there should be no adverse impact on listed buildings.
DA/2003/0938	Appeal against conditions attached to planning consent	Plot 3, 5 Allibone Close, Moulton	20/04/04	Partially allowed	GN2 and HS36	The removal of condition 2 would not harm the character and appearance of the area. The removal of condition 3 would harm the living conditions of the occupier of the Grange by reason of loss of privacy.
DA/2003/0898	Demolition of existing cottage(s) and replacement with two dwellings and garages	12 School Road, Spratton	27/04/04	Dismissed	GN2 and EN42	The proposal will diminish the character and appearance of this part of School Road.

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2003/1226	Access through boundary wall	69 Sywell Road, Overstone	30/04/04	Dismissed	GN1, GN2 and EN42	The fragmentation of the wall would harm the character of the immediate locality.
DA/2003/0633	Removal of a condition attached to planning permission	Land to the rear of 9 High Street, Yelvertoft	30/04/04	Dismissed	HS36	To allow unfettered development to take place could cause visual harm and could be harmful to the amenities of neighbouring residents through proximity and overlooking, thus leading to a loss of privacy
DA/2003/0722	Erection of a dwelling	Adjacent to Tilia House, Manor Road, Staverton	05/05/04	Dismissed	GN2, EN2, EN5 and HS22	Proposals would harm the setting of Hall Cottage and threaten the health and long term survival of possibly both lime trees.
DA/E/03/0053	Grounds b,c	27/29 West Street, Welford	14/05/04	Dismissed	None	-
DA/2003/1092LB	Additional small window in lounge	Church Barn, Braughton	12/07/04	Allowed	None	Seen in the wider context, and particularly in relation to the pattern of fenestration in the west elevation, it is considered that the effect of the additional window would be minimal such that it would not cause material harm to the character of the building.
DA/2003/1178	Change of use of redundant barns, with ext, to class D1 use including demolition of two further barns	Lilbourne Lodge Farm, Yelvertoft Road	12/07/04	Dismissed	GN1, EN19, EN42 and EM16	Ext a building by 55% amounts to a substantial alteration. New development would detract from the rural character of the area. Due to the remote location of the site the proposal does not represent a sustainable form development

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2003/0921 DA/2003/0616	Outline application for two 1.5 storey dwellings and one single storey dwelling	Land off Hinton Road, Woodford Halse	12/07/04	Dismissed	GN1 and HS22	The appeal site is beyond the existing built up area of the settlement and development would detract from the open setting of the Manor House.
DA/2003/1380	Erection of a detached garage	1 Humfrey Lane, Boughton	15/07/04	Dismissed	EN42	The structure was out of place and marred the setting of the house set back from the road behind spacious, open front lawns
DA/2004/0186 DA/2003/0886	Work to oak tree	23 Cedar Hythe, Chapel Brampton TPO	22/07/04	Dismissed	EN30 and EN31	Works would seriously reduce the contribution that the oak makes to the character and appearance of the area and no adequate arboricultural or other reason has been put forward to justify works
DA/2003/0885	Fell a cedar tree	23 Cedar Hythe, Chapel Brampton	22/07/04	Allowed	EN30 and EN31	There are grounds for removing this tree for removing the tree that outweigh any limited harm to the character and appearance of the area that would result.
DA/2004/0049	Modification of the finish of the render, adjustments to the window and door to the conservatory, and straightening the retaining stone wall edge	Clementine, Nortoft, Guilsborough	30/07/04	Allowed	GN2 and EN42	Development is not harmful to the character and appearance of the existing house or the surrounding area

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2003/0891	One detached dwelling house	Land adjoining Mill House, Main Street, East Farndon	02/08/04	Allowed	HS22	Appeal site falls within the village confines and proposal is small in scale. The main thrust of policy H22 is relevant.
DA/2003/0857	Ext to dwelling	1 Manor Villas, Manor Road, Kilsby, Rugby	09/08/04	Dismissed	GN2, EN7, EN42, EN18, HS22 and HS36	Proposal would adversely affect the amenity of those living in Nos.3 and 5 Manor Road by reason of visual intrusion and loss of light. Proposal harms the setting of the adjacent listed building
DA/2004/0300	Ext to dwelling	1 Manor Villas, Manor Road, Kilsby, Rugby	09/08/04	Allowed	GN2, EN7, EN42, EN18, HS22 and HS36	Proposal would not have an overbearing or intrusive impact upon neighbours; or give rise to any significant diminution of light or privacy. The scheme preserves the setting of the listed building.
DA/2003/1173	Erection of a detached dwelling	The Lodge, Brixworth Hall Park, Brixworth	09/08/04	Dismissed	GN2 and EN42	The severance of open space would noticeably diminish the attractive setting of The Lodge, while the proposed dwelling would be at odds with the established pattern of development in the estate

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2003/1256	Ext of existing garage and conversion of roof space	2 The Old Garden, Daventry Road, Staverton	19/08/04	Allowed	GN2 and EN42	The proposal would preserve the character and appearance of the Conservation Area; it would not have an unduly harmful or unneighbourly effect on the living conditions of neighbouring properties.
DA/2003/1346	Two storey ext to rear	Sunnie Brae, Hothorpe, Marston Trussell	29/9/04	Allowed	GN2 and EN42	The provision of an extension in the Special Landscape Area is acceptable in principle, and the proposal is designed so as to reinforce the architectural distinctiveness of the cottage.
DA/2003/1241	Outline application for demolition of existing building and erection of five dwellings with parking	Formula House, Station Road, West Haddon	12/11/04	Allowed	HS25	There is no reason to question the council's approach to affordable housing but the threshold set out in Policy HS25 (Alteration No.5) is accorded only moderate weight in view of the stage within the adoption process that the revision had reached.
DA/2003/1533	Erection of industrial units	Land at Daventry Town Football Club, Browns Road, Daventry	19/11/04	Dismissed	EM16 and EN1	The proposal would extend the built up area further into the countryside, and intrude visually into the surrounding landscape to a far greater degree than does the site in its despoiled state.
DA/2004/0057	Sunken sustainable dwelling	Land adjacent to Pumping station and Spring Cottage, Stockwell Lane, Hellidon	22/11/04	Dismissed	HS22 and EN5	The site constitutes part of the countryside setting of the village. The appearance and character of the Conservation Area would be harmed.

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2003/0808	6 new terraced dwellings and the conversion of a barn following the demolition of an existing cottage and barn	5 South Street, Weedon	29/11/04	Allowed	GN1 and GN2	The development would be in keeping with the locality and would not detract from its amenities. Additional pressure for parking would not be significant
DA/2003/1294	One dwelling with garage and turning area	20 Church Lane, East Haddon	26/11/04	Dismissed	HS22, GN1, GN2 and EN42	The appeal site is situated predominantly outside the defined confines of the village and the erection of a dwelling would not blend in with the existing development
DA/2004/0179	Conversion of barns to a dwelling and bed and breakfast accommodation	Barns East of Catesbury Road, Staverton	29/11/04	Dismissed	HS24	Proposal would essentially create a new dwelling in a very isolated rural location that is well away from the road. The proposal would intrude upon an otherwise agricultural landscape
DA/2003/0866	Conversion of an existing domestic outbuilding to an annex	Heygates Farm, Foxholes Road, Winwick	01/12/04	Dismissed	GN1, GN2, EN7, EN9, EN42 and HS24	Affords policy HS24 (Alteration no.5) limited weight. Considers that both the SP and Local Plan have been overtaken by PPS7 in regard to the re-use of buildings in the countryside. The proposal would be visually at odds with the overall character of the appeal property.

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2003/1430	Use of barn at the rear for rented accommodation ancillary to the existing house	Barn at the rear of Hador House, The Orchard, Staverton	10/12/04	Allowed	CM2, GN2 and EN5	Roads approaching the central green are sufficiently wide to permit kerbside parking. The amount of space currently available for on street car parking would not be unduly diminished by the proposal.
DA/2003/0769	Change of use of the ground floor of former public house to residential use	The Fox, Stanford Road, Clay Coton	16/12/04	Allowed	HS24 and RT8	Agree with applicants assessment that the business was no longer viable and that alternative uses had been explored. The change of use is unlikely to have any adverse effect upon the social well being of the local community
DA/2004/0291	Two storey extension	Chester House, Church Street, Brixworth	16/12/04	Allowed	GN1, GN2 and EN42	Ext clearly subservient to the main dwelling and the intended use of materials would complement the existing house. In view of the subservient nature I do not feel the proposal would dominate views along the lane.
DA/2004/0359LB DA/2004/0317	Covert existing office to a leisure complex and build new indoor swimming pool ext and ext to existing dwelling	The Grange, Kennel Terrace, Brixworth	05/01/05	Partially allowed	GN2, EN4 and EN42	Proposed swimming pool building considered too close to the boundary fence. Satisfied that the ext to the main house acceptable and there would be no harm to the listed building or setting.

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2004/0139	Change of use from part agricultural haulage contracting/civil engineering contracting to residential	Land at Clearview Farm, Station Road, Brixworth	11/01/05	Dismissed	HS24	This development would be harmful to the rural character of the area
DA/2004/0339	Formation of vehicular access	7 Banbury Road, Byfield	20/01/05	Dismissed	None	Development would unacceptably reduce the safety of traffic using the A361
DA/2003/1525	Residential development	New Manor Farm Yard, New Manor Farm, Fuller Road, Moulton	09/02/05	Dismissed	GN1 and HS22	Proposal represents a damaging intrusion, extending unacceptably the built up part of the village into the countryside
DA/2004/0533	Cut down tree subject to TPO DA 114	Ashlawn, Bicketts Lane, Flore	11/02/05	Dismissed		
DA/2004/0561	Construction of a detached dwelling in existing garden	1 Orchard Close, Spratten	21/02/05	Allowed	GN1, GN2 and HS22	Development would be within the confines of the village, would be small in scale and would not affect any open space of particular significance in the village
DA/2004/398	Erection of a new single dwelling house, garage and access to Main Street	2 Northampton Road, Great Oxendon	21/02/05	Dismissed	GN1, GN2 and HS22	The appeal site makes a very positive contribution to the character and edge of this village and the proposal would extend the village beyond what is considered its village confines

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2003/1465	Erection of 4 dwellings	24 Yelvertoft Road, Crick	23/02/05	Dismissed	HS25	The basis of the revised policy is sound and has been produced in a measured way to deal with a problem of both local and national importance. The site can make a valuable contribution to the mix of available dwellings in the village
DA/2004/0595	Erection of a single dwelling	Land adjacent to 32 School Lane, Naseby	24/02/05	Allowed	GN1, GN2, HS22 and EN42	The proposals conform to the pattern and character of the older buildings nearby. The character of the village would be enhanced considerably by the proposed development.
DA/E/01/0124	Grounds a,f,g	Land at Brockhall Park, Brockhall	14/03/05	Allowed	None	-
DA/2004/0562	Conversion of a barn to dwelling	Barn at OS Parcel 5400, Preston Capes Road, Farthingstone	22/03/05	Dismissed	HS24, EN19 and EN1	The proposal would result in the creation of an isolated dwelling within the open countryside that would change the agricultural appearance of the site to a more urban form.

Appendix 3 – Audit of Policies

Table 8: Audit of Extant Local Plan Policies (July 2003)

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
GN1 and GN2	General	Requires re-wording	Update in line with Structure Plan (SP), Regional Guidance and Planning Policy Guidance's (PPG)
GN3	Implementing development	Requires re-wording	Update in line with SP and latest advice; refer to all likely issues such as affordable housing, transport etc. Prepare District wide Supplementary Planning Guidance (SPG) to provide details of policy.
EN1	Special Landscape Areas	Problematic	Present policy is too broad. Must fit in with Landscape Character Areas that will provide more detailed approach.
EN2, EN3, EN4 and EN5	Conservation Areas	Combine with other policies	Consider adopting standard policies across the County to add weight and consistency. Consider a single policy covering various aspects of conservation areas.
EN6 to EN9	Listed Buildings	Combine with other policies	Prepare a single core policy on listed buildings areas. Policy EN8 not needed.
EN10	Green Wedges	Combine with other policies	Could be part of a broader environmental protection policy. Must fit in with Landscape Character Areas that will provide more detailed approach.
EN11	Rural Access Areas	Combine with other policies	Could be part of a broader environmental protection policy. Must fit in with Landscape Character Areas that will provide more detailed approach.
EN12	Green Links	Combine with other policies	Could be part of a broader environmental protection policy. Must fit in with Landscape Character Areas that will provide more detailed approach.

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
EN13 EN14	Advertisement Control	Combine with other policies	Government regulations on adverts tend to provide sufficient control. Combine with broader quality of the environment policies.
EN15, EN16 and EN17	Ancient Monuments and Archaeology	Combine with other policies	Combine these policies. Consider adopting standard policies across the County to add weight and consistency.
EN18	The redevelopment, renovation and conversion of existing buildings within villages	Requires re-wording	Simplify and update in line with SP, Regional Guidance and PPG
EN19, EN20, EN21 and EN22	Conversion and/or change of use of buildings in the open countryside	Combine with other policies	Policies can be amalgamated into a single one. Consider preparation of SPG to provide detailed guidance.
EN23	Landscaping and Tree Protection	Combine with other policies	Can be covered by general policy. If separate policy still considered necessary consider adopting standard policies across the County to add weight and consistency
EN24	Parklands or Gardens	Combine with other policies	Can be covered by general policy. If separate policy considered necessary consider adopting standard policies across the County to add weight and consistency
EN25	Comprehensive Landscaping Schemes	Combine with other policies	This could be replaced by a design led policy. Prepare SPG on landscaping schemes. Consider DIRFT and Grange Park developments for good practice. GDO requires schemes to be submitted with certain schemes. Can be combined with EN26.
EN26	Landscaping	Combine with other policies	Combine with EN25
EN27	Land to the West of the Royal Oak Industrial Estate	Obsolete	Specific policy concerning Kentle Wood, now redundant.

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
EN28	Eastern Way and Land to the west of the Hollows	Largely satisfactory	Retain reference to the playing field to the north of Eastern way
EN29	Former Gas Holder Site	Obsolete	Policy redundant.
EN30	Tree Preservation Orders	Combine with other policies	This is covered by existing guidelines. If separate policy still considered necessary consider adopting standard policies across the County to add weight and consistency
EN31	Tree Preservation Orders - Lopping and topping	Combine with other policies	This is covered by existing guidelines. If separate policy still considered necessary consider adopting standard policies across the County to add weight and consistency
EN32	Nature Conservation	Combine with other policies	Delete and cover in general policy
EN33	Sites of Nature Conservation Value or Regionally Important Geological Sites	Combine with other policies	Delete and cover in general policy
EN34	Protected Species	Requires re-wording	Needs to include non statutory nature conservation designations such as local designations.
EN35	Ecologically important sites in Daventry	Problematic	Considered too vague.
EN36	Agricultural land	Requires re-wording	Update in line with Structure Plan (SP), Regional Guidance and Planning Policy Guidance's (PPG)
EN37	Farm diversification	Requires re-wording	Update in line with SP, Regional Guidance and PPG
EN38	Agricultural development	Requires re-wording	Update in line with SP, Regional Guidance and PPG
EN39	Stables and riding schools	Requires re-wording	Update in line with SP, Regional Guidance and PPG
EN40 and EN41	Resource/Flood Protection	Requires re-wording	Update in line with SP, Regional Guidance and PPG
EN42	Design	Combine with other policies	Very useful policy but should be part of "Design" section with other similar policies and given more prominence. Put crime issues in a separate policy under design section or as part of a general policy
HS1	Overall Housing provision and distribution	Requires re-wording	Update in line with SP, Regional Guidance and PPG.

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
HS2	Buckton Fields	Requires re-wording	Providing policy is retained it will need updating with regard roads, flood prevention, phasing etc.
HS3	Boughton Green Road	Obsolete	Site now largely completed.
HS4	Ashby Fields and Middlemore	Requires re-wording	Clarify extent of area.
HS5	British Timken	Obsolete	Site now largely completed.
HS6	Residential development outside of Daventry	Problematic	Too vague
HS7	Residential density and range	Requires re-wording	Update in line with SP, Regional Guidance and PPG
HS8	Town Centre specific sites	Obsolete	All complete except Abbey street
HS9	Upper Floors in Town Centre	Largely satisfactory	No comment
HS10	New Settlements	Combine with other policies	Could be part of a broader environmental protection policy.
HS11	Limited Development Villages	Obsolete	Sites largely completed.
HS12, HS13 and HS14	Brixworth	Obsolete	Redundant.
HS15 and HS16	Crick	Obsolete	Redundant although allocated site not yet completed.
HS17 and HS18	Long Buckby	Obsolete	Redundant.
HS19, HS20 and HS21	West Haddon	Obsolete	Redundant.
HS22	Restricted Infill Village	Requires re-wording	Revise in accordance with CSP and RPG hierarchy.
HS23	Restraint Villages	Largely satisfactory	Need to carefully consider use of restraint villages in new plan.

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
HS24	Residential development in the open countryside	Requires re-wording	Update in line with SP, Regional Guidance and PPG that are marginally different. Opportunity for assessing the barns policy. Need to consider 'same footprint' Could be more appropriately sited elsewhere within the plot.
HS25, HS26 and HS27	Affordable Housing	Problematic	To be replaced by alteration No 1 and possibly new SPG.
HS28, HS29, HS30, HS31 and HS32	Agricultural dwellings	Requires re-wording	Simplify and update in line with SP, Regional Guidance and PPG
HS33	Temporary residential accommodation	Requires re-wording	Revisit and clarify wording.
HS34	Permanent canal moorings	Largely satisfactory	Useful
HS35	Gypsy Caravan Sites	Requires re-wording	Update in line with SP, Regional Guidance and national guidance. Prepare new policy based on latest circumstances and policy background.
HS36	Backland development	Combine with other policies	Amalgamate with design led policy. Consider deleting criteria A as unenforceable.
HS37	Access housing	Obsolete	Recent legislation has made this policy largely redundant and it is deleted by the Alteration.
EM?	Overall employment provision	Omission	No equivalent of HS1 setting out overall policy.
EM1	Drayton Fields	Obsolete	Site largely developed.
EM2	Heartlands	Obsolete	Site largely developed.
EM3	Limits development to existing estates and those allocated	Problematic	Need to consider sustainability issues such as transportation and accessibility, impact of traffic on rural roads, crime and disorder issues. Use of teleworking and live/work.

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
EM4	Changes of use on Industrial estates	Largely satisfactory	Retain
EM5	New offices in Town Centre	Obsolete	All sites now developed. Replace this with new policy based on sequential test
EM6	Leisure Centre site for offices	Obsolete	Site completed.
EM7	Upper floors of town centre properties for offices	Largely satisfactory	Also have policy encouraging residential
EM8	Brixworth	Obsolete	Some developed other under construction.
EM9 and EM10	Limited Development Villages	Obsolete	Redundant.
EM11, EM12, EM13 and EM14	Restricted Infill Villages	Combine with other policies	Amalgamated as in HS22.
EM15	Restraint Villages	Largely Satisfactory	Need to carefully consider use of restraint villages in new plan. Policy needs to reflect this.
EM16	Open countryside	Requires re-wording	Update in line with SP, Regional Guidance and PPG
EM17	Creaton Road	Largely Satisfactory	Policy could be expanded to cover other open countryside locations
EM18 and EM19	DIRFT	Requires re-wording	Update to take account of development and changing circumstances
RT1	Protection of centres	Requires re-wording	Update in line with SP, Regional Guidance and PPG
RT2	Non-food retail site at Drayton way	Obsolete	Mainly completed.
RT3	Overall shopping policy	Combine with other policies	Seems to overlap with RT1. Could combine the two to have a definitive shopping policy that complies with the sequential approach.
RT4	Retail from Industrial premises	Largely satisfactory	Useful
RT5	Town Centre sites	Obsolete	Largely completed. Only Bowen Square left.
RT6	High Street frontage policy	Problematic	Need to assess the area covered. Need to consider window displays on frontages

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
RT7	Daventry, northern area	Obsolete	Site now completed.
RT8	Retain village shops	Combine with other policies	Retain and improve by requiring genuine and realistic market exercise and independent valuation. Put a new policy in rural chapter.
RT9	New village shops	Combine with other policies	Need to consider further as part of the review
RT10	Re-use of buildings in open countryside for retail	Requires re-wording	Update in line with SP, Regional Guidance and PPG.
RT11	Farm shops	Requires re-wording	Update in line with SP, Regional Guidance and PPG
RT12	Garden centres	Largely satisfactory	Retain.
CM1	New roads.	Combine with other policies	Incorporate into site specific allocations document.
CM2	Car parking	Requires re-wording	Effectively encourages greater car usage, contrary to national policy guidance. Update in line with SP, Regional Guidance and PPG
CM3, CM4 and CM5	The A14 Service Area	Problematic	Allocation not implemented.
CM6	Roadside services	Combine with other policies	Could be part of a broader transport policy.
CM7	Public transport provisions	Combine with other policies	Could be part of a broader transport policy.
CM8	Cyclists and pedestrians	Combine with other policies	Could be part of a broader transport policy.
CM9	Northern area of Daventry including Middlemore.	Largely satisfactory	Incorporate into site specific document.
CM10	Traffic calming	Combine with other policies	Could be part of a broader transport and developer contributions policy.
CM11	Environmental improvement schemes for Daventry	Largely satisfactory	Some completed, some not.
CM12	Accessibility	Obsolete	Possibly overtaken by Building regulations.

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
CM13	Telecom	Requires re-wording	Update in line with SP, Regional Guidance and PPG.
TM1	General Tourism	Problematic	A criteria based policy may be more appropriate
TM2	Tourist Attractions etc	Requires re-wording	Update in line with SP, Regional Guidance and PPG
TM3	Tourist facilities	Problematic	A criteria based policy may be more appropriate
TM4	Lay By facilities	Problematic	Needs clarification
TM5	Camping and caravans	Combine with other policies	Could be combined with TM2. Consider inclusion of a new policy on caravan storage.
RC1	Standards of open space provision	Requires re-wording	Revise in line with local assessments and PPG requirements. Consider crime and disorder issues and 'small areas of POS' within developments that can result in such issues.
RC2	Retention of open space	Largely satisfactory	Retain. Link to SPG. Clarify the term 'well used'.
RC3	Village indoor recreation facilities	Largely satisfactory	Retain but incorporate sequential approach.
RC4	Village playing fields	Largely satisfactory	Retain
RC5	New recreational facilities in open countryside	Combine with other policies	Requires clarification and can be combined with RC6
RC6	Informal recreation	Combine with other policies	Combine with RC5.
RC7	Golf Courses	Largely satisfactory	This has proven to be robust. Consider inclusion of new build elements on courses
RC8	Canal based facilities	Combine with other policies	Need to clarify issues of scale and possibly to demonstrate the need for additional facilities. Consider merging with TM2.
RC9	Lakes and reservoirs	Combine with other policies	Could be combined with broader environmental protection policies.
RC10 and RC11	Northern Area of Daventry Town	Obsolete	Site completed.
RC12	Playing field provision in Daventry	Combine with other policies	Broaden to district wide standards based on PPG and Playing pitch strategy. It seems isolated away from RC1 and RC2.

POLICY REF	POLICY DESCRIPTION	POLICY ASSESSMENT	SUMMARY OF COMMENTS
RC13	Playing fields provision off Staverton Road	Obsolete	Site completed
RC14	Contributions to playing fields in Daventry	Combine with other policies	Consider District wide policy. Perhaps there should be a general policy regarding contributions with explanatory SPG. Can be covered by developer contributions general policy and SPG.
RC15	Specific open space provision in Daventry	Obsolete	All developed.
RC16	Footpaths around Country Park.	Largely satisfactory	Need to consider further as part of review.
RC17	Daventry - Braunston footpath link	Combine with other policies	Need to consider further as part of review.
RC18	Borough Hill	Largely satisfactory	Need to consider specific Borough Hill policy
RC19	Provision of allotment land	Combine with other policies	Need to consider further as part of site specific approach.
RC20	Community and Recreation in the Town Centre	Obsolete	Specific sites developed.
RC21	Development to the rear of Leisure Centre/Abbey developments	Obsolete	Obsolete.
RC22 and RC23	Policies with regard to open space and schools at Brixworth.	Combine with other policies	Policy RC22 is implemented and can be deleted. Check status of RC23 with Education Authority. Consider as site specific approach.
RC24	Playing field at Crick	Problematic	Requires clarification
RC25	School at Middlemore	Largely satisfactory	Retain

Appendix 4 – Data Sources

This section outlines the sources for the data used to inform this report. Where available web references have been included, in some instances to specified documents and in others to a general website for a particular organisation.

Chapter 1 – Introduction

Planning Policy Statement 12: Local Development Frameworks, 2004
<http://www.odpm.gov.uk/index.asp?id=1143847>

Local Development Framework Monitoring: A Good Practice Guide, 2004
http://www.odpm.gov.uk/embedded_object.asp?id=1143906

Local Development Framework Core Output Indicators, Update1/2005 (2005)
http://www.odpm.gov.uk/embedded_object.asp?id=1143907

Chapter 2 - Local Development Scheme Implementation

Revised Local Development Scheme for the Daventry District, May 2005
<http://www.daventrydc.gov.uk/common/includes/filedownload.asp?type=doc&id=1253>

Chapter 3 – Existing Policies

Daventry District Council Local Plan, 1997
Text only copy of the Local Plan is available for inspection on line at
http://www.planningportal.gov.uk/wps/portal/?PpAction=select_document&select_type_id=102&select_object_id=1086306272084&text_category=PC

Chapter 4 – Profile of Daventry District Council

Census 2001
<http://www.statistics.gov.uk/census2001>

Office for National Statistics
<http://www.nomisweb.co.uk/reports/lmp/la/2038431998/report.aspx?town=daventry>

Indices of Multiple Deprivation, 2004
<http://www.odpm.gov.uk/index.asp?id=1128440>

HM Land Registry, 2004
http://www.landreg.gov.uk/propertyprice/interactive/ppr_ualbs.asp?dataregion=la&datayear=0&rq=1

Northamptonshire Observatory
<http://investnorthamptonshire.co.uk/>

Government Office for the East Midlands – Geographical Statistical Information
<http://www.go-em.gov.uk/geography-skin.php?LA=34UC&x=0&county=northants&y=1>

Chapter 5 – Output Indicators

Milton Keynes and South Midlands Sub Regional Strategy, 2005
<http://www.goem.gov.uk/goem/docs/191913/237644/rss8.pdf>

The Environment Agency

<http://www.environment-agency.gov.uk/>

English Nature

<http://www.english-nature.org.uk/>

Northamptonshire Biodiversity Action Plan, 2002

<http://www.northamptonshirebap.com/homepage.asp>

Appendix 5 – Schedule of Action

Table 9: Schedule of actions required enabling indicators to be monitored in future AMR

Core Output Indicators	Comments	Action	Timescale
1a Amount of floor space developed for employment by type (includes Use Classes Order B1, 2 and 8)	Annual land availability study is carried out however it does not differentiate between employment types	Review required information currently entered within the database. Align with RSS returns to measure employment type	Implementation by 31 st March 2006 Data capture from 1 st April 2006
1b Amount of floor space developed for employment by type, which is in a employment or regeneration area		Review required information currently entered within the database. Revise current field for recording location in accordance with output indicator. Consider GIS based database.	Data capture from 1 st April 2006
1c Amount of floor space by type which is on previously developed land		None needed	
1d Employment land supply by type		Review required information currently entered within the database. Align with RSS returns to measure employment type	Implementation by 31 st March 2006 Data capture from 1 st April 2006
1e Losses of employment in (i) employment/regeneration areas and (ii) local authority area		Review required information currently entered within the database. Revise current field for recording location in accordance with output indicator. Consider GIS based database.	Implementation by 31 st March 2006 Data capture from 1 st April 2006
1f Amount of employment land lost to residential development		None needed	

2a,b, and d Housing trajectory – on land supply, affordable housing and development on PDL	This information can be obtained from the existing Annual Land Availability study	None needed	
2c Percentage of new dwellings completed at (i) less than 30dph; (ii) between 30 and 50dph; and (iii) above 50dph	This information can be obtained from the Annual Land Availability study provided a separate density field is added	Review required information currently entered within the database. Create additional screen or field for categorising density	Implementation by 31 st March 2006 Data capture from 1 st April 2006
3a Amount of completed non-residential development complying with car parking standards set out in the LDF	No monitoring is currently undertaken	Review required information currently entered within the database. Create additional screen or field for measuring car parking standards on non residential development	Implementation by 31 st March 2006 Data capture from 1 st April 2006
3b Amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre	No monitoring is currently undertaken	GIS analysis to be set up requiring the following information to be collected and maintained: <ul style="list-style-type: none"> • Residential development sites; • Location of GPs, hospitals, primary and secondary schools and a major retail centre • Public transport routes 	Resources to be reviewed and external sources of information explored Implementation by 31 st March 2007
4a Amount of completed retail, office and leisure development	This information can be obtained from the Annual Land Availability study and planning decision notices Town centre needs to be defined through the LDF	Set up arrangements to ensure that applications for retail and leisure are forwarded to Planning Policy. Monitoring system reviewed to ensure information is entered on a consistent basis	Implementation by 31 st March 2006 Data capture from 1 st April 2006
4b Amount of completed office, retail and leisure developments in town centres			
4c Amount of eligible open	This information can be obtained	A protocol will be put in place	Implementation by 31 st March

spaces managed to Green Flag Award standard	from Countryside Services	with Countryside Services for the provision of information	2006 Data capture from 1 st April 2006
5 and 6 Minerals and Waste	County Council matters and not applicable for this AMR		
7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Basic information can be obtained from The Environment Agency.	A protocol will be put in place with Development Control and The Environment Agency for the provision of information	Implementation by 31 st March 2006 Data capture from 1 st April 2006
8 Change in areas and populations of biodiversity importance, including (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional and sub-regional or local significance	Basic information in regard to SSSI's can be obtained from English Nature	Liaise earlier with English Nature for the provision of data Investigate other sources of data	Implementation by 31 st March 2006 Data capture from 1 st April 2006
9 Renewable energy capacity installed by type	No monitoring is currently undertaken This information can be obtained from planning decision notices	Set up arrangements to ensure that applications for renewable energy installations are monitored	Implementation by 31 st March 2006 Data capture from 1 st April 2006
Contextual Indicators	Comments	Action	Target
Population	Information available on a range of websites set out in Appendix 4	The year on year collection of background statistics such as house prices, employment may require database to be set up to store the information	Implementation by 31 st March 2006 Data capture from 1 st April 2006
Indices of Multiple Deprivation			
Unemployment Rates			
Income			
Average House Prices			
Household Tenure			

Changes in Policy Context			
Local Output Indicators (including potential)	Comments	Action	Target
Nos. of planning applications determined	Measured through Best Value Performance Indicators	A protocol will be put in place with Audit and Performance for the provision of information	Implementation by 31 st March 2006
Appeal Decisions	All appeal decisions are forwarded to Planning Policy	None needed	
Policy Implementation	This information can be obtained from the planning decisions that are forwarded to Planning Policy	This may require database to be set up to store the information	Implementation by 31 st March 2006 Data capture from 1 st April 2006
Nos. of new developments covered by SuDS	Not currently monitored	Use modules of APAS GIS to create a series of reports to produce required information	Implementation by 31 st March 2006 Data capture from 1 st April 2006
Percentage of Grade II listed buildings at risk	Measured through RSS returns	A protocol will be put in place with Conservation for the provision of information	Implementation by 31 st March 2006
Employment land available at DIRFT by type	This information can be obtained from the existing Annual Land Availability study	None needed	
Density of housing on sites of 10 or more completions	This information can be obtained from the Annual Land Availability study provided a separate density field is added	Review required information currently entered within the database. Create additional screen or field for categorising density	Implementation by 31 st March 2006 Data capture from 1 st April 2006
Affordable Housing Completions (on sites of 10 or more dwellings)	This information can be obtained from the Annual Land Availability study	None needed	
% Completions by settlement hierarchy	This information can be obtained from the above study	None needed	

