

Annual Monitoring Report 2008 – 2009

for

Daventry District Council

Local Development Framework



EXECUTIVE SUMMARY

This is the fifth Annual Monitoring Report (AMR) for Daventry. It relates to the period 1st April 2008 to 31st March 2009, unless otherwise stated, and allows the Council to maintain and work towards a more sustainable District. The aim is to demonstrate the progress outlined in the Local Development Scheme (LDS) and examine the effectiveness of policies in the Local Development Framework (LDF). It sets out:

Key Aspects in the Local Development Scheme:

The following Local Development Documents have been adopted in accordance with the timetable set out in the original LDS:

**The Statement of Community Involvement;
Daventry International Rail Freight Transport Expansion Design Guide -
Supplementary Planning Document (SPD);
Middlemore Site 4 Development Brief SPD;
Daventry Design Codes SPD;
Weedon Conservation Plan SPD; and
Concept Statement for Site 4 Land to the North of Abbey Street SPD
Energy and Development SPD
Middlemore Site 5 SPD
Middlemore Site 6 SPD**

The LDS was revised in March 2007 and again in November 2008 to take account of slippages that had occurred, and the fact that the local authorities in West Northamptonshire had agreed to take a joint approach in producing the Core Spatial Strategy for the area. The slippage was also a consequence of changes in approach by Department for Communities and Local Government (DCLG), which led to delay in LDS delivery.

The following document was adopted following the March 2007 LDS:

Middlemore 7,8 & 9 SPD Adopted February 2008

The following documents were adopted in the current monitoring year:

**Daventry Town Design Statement
Flore Village Design Statement
Hollowell and Teeton Village Design Statement
Long Buckby Village Design Statement
Naseby Village Design Statement
Norton Village Design Statement
Scaldwell Village Design Statement
Sibbertoft Village Design Statement
Whilton Village Design Statement**

Key Findings of the Policy Analysis:

This report concentrates on the implementation of the policies in the adopted Local Plan. However, over the next few years the AMR will be expanded, as the LDF is developed and more comprehensive information will be provided on a wide range of indicators. Key points from this AMR are:

Generally policies of the Local Plan are successfully being implemented and remain valid and consistent with a clear central strategy that has regard to the Community Strategy. A number of the policies were 'saved' so that they can continue to be used beyond 28th September 2007 until the new Local Development Framework for the area is in place;

The AMR reports on the progress in the delivery of dwellings set in the context of the housing trajectory seeking to demonstrate future housing provision. It demonstrates that overall house building rates since 2001 are currently running at only 58% of the projected Milton Keynes and South Midlands Sub Regional Strategy housing requirement;

The AMR provides a detailed breakdown for the different types of land built on within the District. The findings show that 61.75% of all residential completions were on previously developed land;

The number of affordable houses completed has remained high during the last monitoring period but the rate of delivery remains well below the numbers needed;

The AMR sets out the average density for each completed housing site. The findings are that 78% of completions occur at a density of 30 dwellings per hectare or above. However, all of the schemes that comprise 10 or more new dwellings have been built above the minimum density;

Brixworth Country park has continued to be managed to Green Flag status;

No planning applications were granted contrary to the advice of the Environment Agency.

Contact Details

In writing to: Daventry District Council
 Planning Policy
 Lodge Road
 Daventry
 NN11 4FP

Or by telephone on 01327 302559

Alternatively by email to planningpolicy@daventrydc.gov.uk

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1.0 INTRODUCTION

Background

- 1.1 The Annual Monitoring Report (AMR) is an important part of the Local Development Framework (LDF) that Daventry District Council is preparing in accordance with the Planning and Compulsory Purchase Act 2004.
- 1.2 Monitoring the progress of LDF preparation, and the effectiveness of its planning policies against a strong evidence base on an annual basis, is seen by the Government as a key component of the development plan system and essential for the successful delivery of the spatial vision, objectives and development strategy of the LDF for Daventry.

The Annual Monitoring Report

- 1.3 The AMR is a statutory document, which all local authorities are obliged to produce on an annual basis. Each AMR will cover the period 1st April to 31st March and must be submitted to the Secretary of State (through the Government Office) by the end of the following December.
- 1.4 Planning Policy Statement 12: Local Spatial Planning (PPS12) and 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008' provide guidance on how the AMR should be produced.
- 1.5 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.

- 1.6 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. Future AMRs will be able to focus on monitoring of the LDF.
- 1.7 The monitoring framework will be kept under review and will be developed and amended in conjunction with progress on the preparation of Development Plan Documents; especially the Core Strategy.

Sources of Information

- 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 National Performance Indicator (NPI) monitoring required by law. In addition, key partners who provided data included Northamptonshire County Council and the Environment Agency.

2.0 SPATIAL PORTRAIT

The People

- 2.1 In 2008, Daventry District had an estimated population of 79,700. The table below shows the resident population has increased by 7,600 since 2001, which is relatively strong compared to other benchmark areas. Based on the 2008 estimate, the population density of the District was 1.20 persons per hectare.

Table 1: Population Change (000's)

Year	2001	2008	% Increase
Daventry	72.1	79.7	10.7
Northamptonshire	630.5	685.0	8.7
England	49,181.4	51,446.2	4.6

Source: Mid Year Population Estimates, NOMIS, ONS

- 2.2 The 2001 Census indicated that 2% of the District's population were non-white. This compared with 4.9% for Northamptonshire and 9.1% for England.
- 2.3 As shown in the table below Daventry District has a relatively young population, with more people aged under 15 years than of retirement age. The largest group comprises those aged between 45 & 64.

Table 2: 2008 Mid Year Estimate by Age (000's)

Age	All people	Under 15	15-29	30-44	45-64	65+
Daventry	79.7	14.7	13.5	17.4	22.6	11.7
%	100%	18%	17%	22%	28%	14.6%
Northamptonshire	685.0	126.3	128.6	151.7	174.4	100.2
England	51446.2	9033.2	10305.5	10974.7	12847.7	8285.3

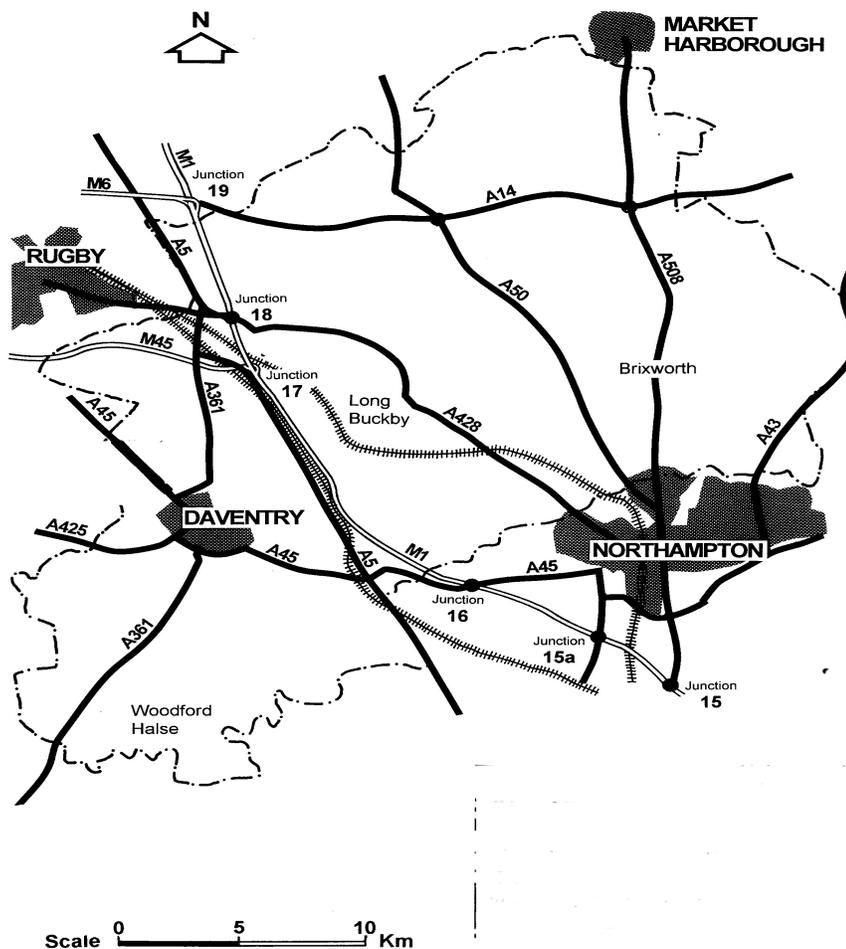
Source: Mid Year Population Estimates, NOMIS, ONS

- 2.4 The Government has identified Daventry as a location for major growth over the next 20 years and the population is projected to grow considerably. In common with national trends, life expectancy is increasing, which will result in a growing elderly population.

The Place

- 2.5 Daventry is a large mainly rural district covering an area of 66,598 hectares in the south west of Northamptonshire. It is the largest district in the County, but after Corby has the second smallest population. Rugby, Warwickshire is to the west, Market Harborough, Leicestershire to the north and Northampton to the south east. The 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. Daventry is an historic market town that lies to the west of the District and functions as the main administrative and commercial centre.
- 2.6 Physically, Daventry District comprises mainly the rolling hills of the Northampton Uplands, a natural extension of the Cotswolds. Set amongst these hills are the valleys of the rivers Nene, Welland, Avon and Cherwell, picturesque villages, woods, reservoirs, canals and elegant country houses. The District is rich in history and is associated with the Gun Powder Plot and Civil War.

Figure 1: Daventry District Context



- 2.7 The District boasts a central location, and first class road links to London and the South East, the Midlands, the North West, Yorkshire and the North East. M1 access via Heyford at Junction 16 and Crick at Junction 18 (the A425); M40 is in easy reach; M6/M1 junction to the north and the A14 (A1/M1 link road) access to the east coast ports.
- 2.8 The main London rail line passes through, providing access via Long Buckby Station to Northampton, Milton Keynes, London, Rugby, Coventry and Birmingham and connecting services to South Coast resorts. Daventry International Rail Freight Terminal (DIRFT), the largest and most successful UK operation of its kind, is located near Crick/Kilsby by junction 18 of the M1 providing freight access to Europe and beyond.
- 2.9 Birmingham International and East Midlands airports are both within 40 minutes drive and a small aerodrome at nearby Sywell is available for private planes and helicopters.
- 2.10 The Government has identified Northamptonshire as an area for major new development over the next 20 to 30 years. This is as part of the Milton Keynes and South Midlands Growth Area identified in the Sustainable Communities Plan. The broad proposals for development in this growth area were originally set out in the 'Milton Keynes and South Midlands Sub-Regional Spatial Strategy, published by the Secretary of State in March 2005 as part of the Regional Spatial Strategy for the East Midlands. The housing figures were rolled forward to 2026 in a review of the Regional Spatial Strategy that was adopted in March 2009. The Regional Spatial Strategy is currently subject to a further partial review to 2031. Further information on the progress and status of the RSS is available at www.emra.gov.uk
- 2.11 The opportunity presented by the Milton Keynes and South Midlands strategy has been firmly grasped by Daventry District Council as a means of securing for current and future residents the benefits of investment and growth, and thus creating a sustainable community. As part of this, the Council has ambitious plans for the future of the town and its hinterland. These plans aim to enhance the quality of life by matching significant population growth over the next fifteen years with economic and social infrastructure, to ensure that all the community benefits from more and improved jobs and facilities.

3.0 LOCAL DEVELOPMENT SCHEME

- 3.1 Effective project and programme management is a key feature of the LDF system, and the principal tool for this is the Local Development Scheme (LDS). The LDS is a project plan setting out which LDF documents will be produced by when and how the Council will manage the process. It also identifies any risks to the process and sets out how those risks can be mitigated.
- 3.2 This part of the AMR addresses progress on the various documents that make up the LDF, and reviews the progress in meeting the targets and milestones set out in the original LDS at the same time as considering progress against the revised LDS.
- 3.3 During the monitoring year the council has worked closely with local communities to produce village design statements. Nine were adopted during the monitoring year namely:
- Daventry Town Design Statement
 - Flore Village Design Statement
 - Hollowell and Teeton Village Design Statement
 - Long Buckby Village Design Statement
 - Naseby Village Design Statement
 - Norton Village Design Statement
 - Scaldwell Village Design Statement
 - Sibbertoft Village Design Statement
 - Whilton Village Design Statement
- 3.4 The current LDS was agreed in November 2008. This is being reviewed and it is expected that a replacement LDS will be agreed in December 2009. Table 3 below sets out progress against the November 2008 LDS.

LDS Implementation

- 3.5 Arrangements are in place to secure the timely delivery of the LDS. Daventry District, Northampton Borough, South Northamptonshire and Northamptonshire County Councils established a joint planning team to progress strategic planning issues and pursue the preparation of a single core strategy covering the entire West Northamptonshire area. However, each district/ borough Council continues to be responsible for preparing LDDs addressing local matters and joint agreement is not required though coordination of the overall programme by the JPU will be necessary.
- 3.6 The Councils are committed to working together with Northamptonshire County Council and West Northamptonshire Development Corporation (WNDC) in order to implement the growth in an effective, cohesive and sustainable manner. WNDC has been set up by the Government to secure sustainable regeneration and development, to help encourage growth and attract extra public and private investment to the county. The prospectus was launched in December 2005. Latest information available at www.wndc.co.uk
- 3.7.1 For this approach to work it will be important for continued and improved joint working and for the Core Strategy to be the result of that joint working. A Joint Strategic Planning Committee has been set up to take forward plans relating to West Northamptonshire. The Planning Committee comprises of members and officer representatives from Daventry, South Northamptonshire and

Northampton Borough Councils, as local planning authorities responsible for preparing LDDs. Northamptonshire County Council, as strategic authority with responsibility for transport, education, minerals and waste planning; and West Northamptonshire Development Corporation as the local delivery vehicle are also represented on the Committee.

Table 3: LDS Documents relating to Daventry DC in the November 2008 LDS

<i>Document</i>	<i>Milestone</i>	<i>Date of Milestone</i>
West Northamptonshire Joint Core Strategy DPD	Commencement of Preparation	Sept 2006
	Publication	November 2009
	Submission	March 2010
	Adoption	January 2011
West Northamptonshire Developer Contributions and Affordable Housing DPD	Commencement of Preparation	January 2009
	Publication	November 2009
	Submission	December 2010
	Adoption	September 2011
West Northamptonshire Site Allocations DPD	Commencement of Preparation	January 2010
	Publication	July 2011
	Submission	December 2011
	Adoption	October 2012
West Northamptonshire Development Management Policies DPD	Commencement of Preparation	December 2011
	Publication	Est. December 2012
	Submission	Est. April 2012
	Adoption	Est. February 2013
West Northamptonshire Affordable Housing SPD	Commencement of Preparation	March 2007
	Consultation	April-May 2009
	Adoption	September 2009
Daventry Town/Village Design Statements SPD	Commencement of Preparation	June 08/09/10/11
	Consultation	Nov-Dec 08/09/10
	Adoption	February 09/10/11
Daventry Town DPD	Commencement of Preparation	December 2011
	Publication	Est Jan 2013
	Submission	Est September 2013
	Adoption	Est. June 2014

4.0 POLICY IMPLEMENTATION

- 4.1 This part of the AMR considers how policies have performed in the development control process. As outlined earlier in this report, the LDF is still in its infancy so this chapter concentrates on the implementation of policies in the adopted Local Plan that have been 'saved'.
- 4.2 The Planning and Compulsory Purchase Act 2004 allowed those parts of the Development Plan that were adopted before 28 September 2004 to be saved for a further 3 years until the new LDF documents were in place. However, the publication of the new 'Development Plan' documents has not taken place as quickly as the government thought. The Act therefore gave the Secretary of State powers to make a direction to save specified policies beyond the 3-year period.
- 4.3 A number of policies within the Daventry Local Plan have been saved beyond September 2007. A schedule indicating which policies have been saved together with a copy of the Direction from the Secretary of State is attached at Appendix 3.

Planning Applications

- 4.4 During the monitoring period the Council determined 970 planning applications of which 16.9% were refused. There have been more planning applications refused in the past year than were refused in 2007-8 when the figure was 16.7%. Of the 970 planning applications 797 of decisions were delegated to Planning Officers (82%) and 18% were determined by Planning Committee. The government target for delegation of planning applications is 90%.

Appeal Decisions

- 4.5 During the period 56 appeals were decided with 71.4% being successfully defended by the Council and 28.6% allowed. There appears to have been a significant decrease in the proportion of appeals that are being allowed by the Planning Inspectorate, since the figure for 2007-8 was 53%.

Advertised Departures

- 4.6 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 2009 no applications were advertised as a departure to the development plan.

5.0 PERFORMANCE INDICATORS

- 5.1 As the LDF is still at an early stage the report has been divided into sections according to the following themes, loosely based on the Governments Core Output Indicators:

Economy;
Housing;
Community;
Built and natural environment; and
Transport

- 5.2 It is expected that future AMR's will be aligned thematically with the structure of the LDF.

- 5.3 Within each section, data is provided on the relevant indicators. There are four types of performance indicator used in the monitoring of policies:

Contextual indicators

- 5.4 Setting the scene indicators (contextual) provide information on all the key changes that are taking place in an area. These indicators maybe indirectly affected by land use changes, and will provide information on Daventry's major economic, environmental or social characteristics.

Core Output Indicators

- 5.5 In March 2005 the ODPM introduced a set of mandatory Core Output Indicators. These were revised in 2008.

Local Indicators

- 5.6 Local Indicators will be developed over time to reflect work on sustainability appraisals to provide policy coverage and address particular local circumstances and issues not covered by the core output indicators.

Significant Effect Indicators

- 5.7 Part of the sustainability appraisal process, these indicators enable a comparison to be made between the predicted effect and actual effects measured during the implementation of the policies. These indicators will be incorporated into the AMR once the Core Strategy has reached an appropriate stage.

6.0 ECONOMY

- 6.1 The monitoring of business development indicators takes place as part of the annual 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.

Contextual Indicators

- 6.2 A range of contextual indicators is examined to assess the state of Daventry's economy and identify issues to address in the LDF.

- 6.3 The District displays a high level of people who are in work or looking for work. The percentage of the working age population that were economically active between April 2008 and March 2009 was 87.2%. This compares with 80.7% for the East Midlands and 78.9% for Great Britain.
- 6.4 The most important sector of employment within Daventry economy continues to be ‘managers and senior officials’. Previously ‘associate professional and technical’ employees have formed the second largest sector, but this has reduced considerably in the last year. In total 47.4% of the working population within Daventry are managers or professional staff. This can be seen as a relatively large proportion when compared with East Midlands and Great Britain, where these groups account respectively for 39.5 and 43.3% of the working population.

	Manager & Senior Officials	Professional Occupations	Associate Professional	Administrative & Secretarial	Skilled Trades Occupations	Personal Service Occupations	Sales & Customer Service Occupations	Process plant & Machine Operatives	Elementary Occupations
Daventry	27.4	12.6	7.4	16.5	8.6	4.2	6.6	4.9	11.8
East Midlands	15.8	11.4	12.3	10.7	11.6	8.6	7.8	8.7	12.9
GB	15.6	13.1	14.6	11.4	10.7	8.3	7.5	7.0	11.3

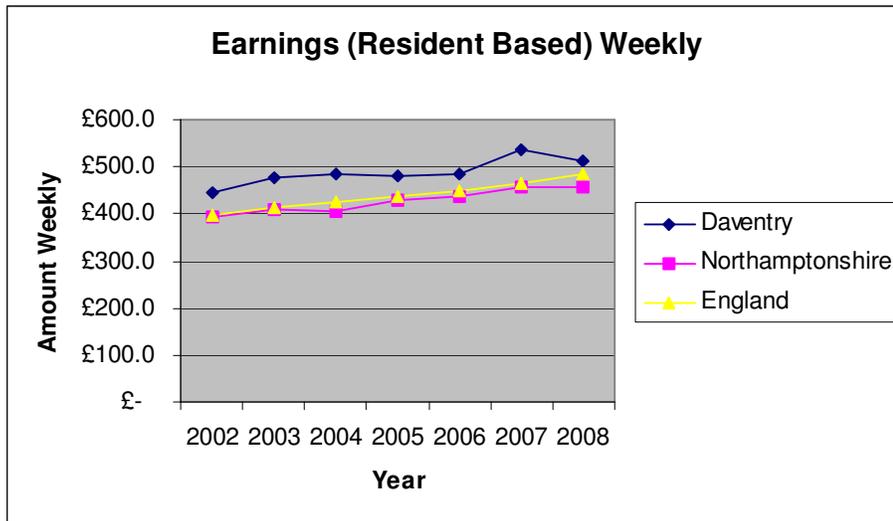
Source: Annual Population Survey – Workplace Analysis NOMIS

- 6.5 The average weekly earnings in the District show an interesting pattern, having fallen in 2005, but then having risen again in the following two years, with a significant increase in 2007. This was followed by a decrease in 2008, whereas nationally and across the county there were marginal increases.

Table 5: Earnings (resident based) Weekly pay (gross), full time workers in £'s

Weekly Earnings (£)	2002	2003	2004	2005	2006	2007	2008
Daventry	444.9	476.1	486.0	475.7	486.2	534.9	512.2
Northamptonshire	394.9	408.9	408.9	422.2	440.4	455.9	456.80
England	397.2	411.3	426.1	437.6	454.4	464.0	484.00

Source: Annual survey of hours and earnings – residential analysis (NOMIS)



6.6 The number of people claiming job seekers allowance and national insurance credits in Daventry has been relatively consistent since 2001 until this year when there was a significant increase, reflecting the wider economic downturn. Trend data reveals that the District consistently exhibits an unemployment rate below the county and national averages.

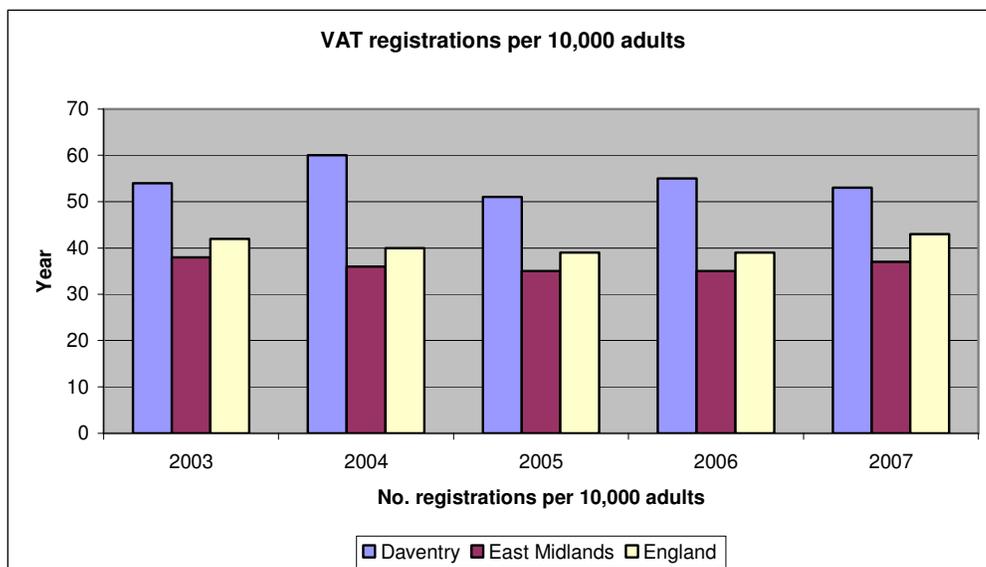
Table 6: Claimant Count Unemployment Rate, May 2001 – 2009

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009
Daventry	1.4	1.4	1.4	1.4	1.1	1.4	1.4	1.4	3.0
Northants	1.9	1.8	2.0	1.7	1.8	2.1	2.0	2.2	4.1
England	2.6	2.5	2.5	2.3	2.3	2.6	2.3	2.5	4.1

Source: Labour Force Survey, NOMIS 2009

6.7 A dynamic local enterprise culture is vital for the long term competitiveness and overall economic success of the local economy. VAT registrations provide a proxy measure for the level of enterprise through measuring business start ups over the VAT threshold. Figure 2 display's that the number of VAT registrations per 10,000 adults for the District is consistently above the national and regional average.

Figure 2: VAT registrations per 10,000 adults



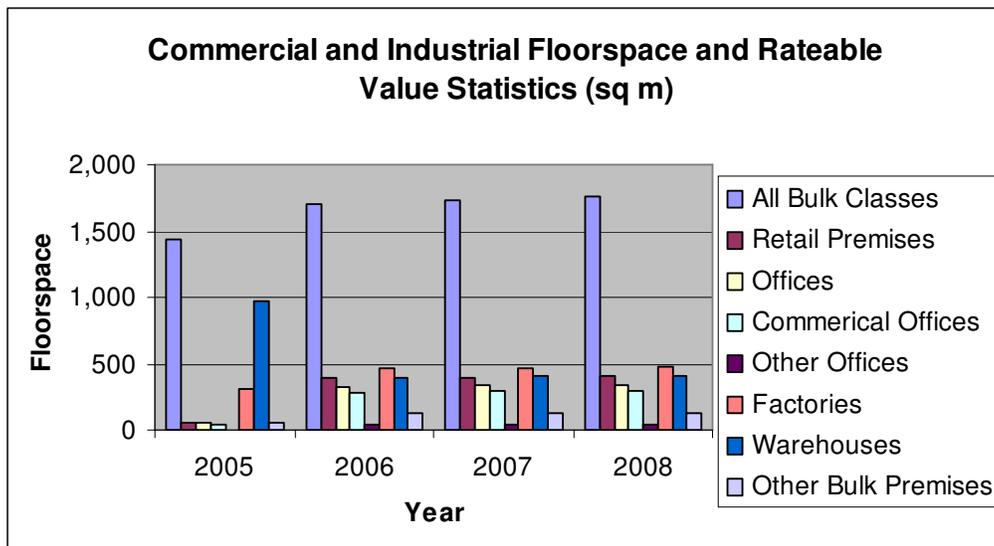
Source: Department for Business Innovation and Skills

6.8 The table and chart below shows the commercial and industrial floorspace and rateable value statistics in Daventry at 2008. The figures show a continuing increase, or stability, in the amount of rateable floorspace in all sectors, except for warehousing. This appears to indicate that the amount of floorspace used for warehousing in Daventry has reduced significantly since 2005.

Table 7: Commercial and Industrial floorspace and Rateable Value Statistics,(sqm)

Type	Rateable Floorspace April 2005	Rateable Floorspace April 2006	Rateable Floorspace April 2007	Rateable Floorspace April 2008
All Bulk Classes	1,440	1,708	1735	1760
Retail Premises	54	388	399	403
Offices	52	324	337	345
Commercial Offices	44	280	294	301
Other Offices	7	44	43	44
Factories	309	469	469	475
Warehouses	974	401	405	409
Other Bulk Premises	52	126	125	128

Source: Valuation Office Agency, downloaded from Neighbourhood Statistics



Source: Valuation Office Agency, downloaded from Neighbourhood Statistics

Performance Indicators

Core Output Indicator BD1 – Amount of additional employment floor space - by type

Target	No target identified
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Policy	No policy identified
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Performance	See table 8 below
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Commentary	None
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Core Output Indicator BD2 – Amount of employment floorspace on previously developed land – by type

Target	No target identified
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Policy	The Regional Spatial Strategy seeks to make the best use of brownfield land in a sequential manner with the release of previously developed land a priority
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Performance	See table 8 below
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Commentary	None
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Table 8: Employment land take

Employment land type	Total area developed (sqm)	Total area developed on PDL (sqm)	Percentage of completions on PDL (rounded)
B1	4623	2774	60
B2	5569	5009	90
B8	20104	1735	9
Mixed	10047	0	0
Total	40343	9518	24

- 6.9 It is not possible to distinguish the type of employment use class in most circumstances. Many planning permissions given are various interchangeable mixes of uses classes. Developers thus have discretion as to which combination to pursue after permission is given.

Core Output Indicator BD3 – Employment land available - by type

Target	None
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Policy	None
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Performance	See table 9 below
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Commentary	There is a current supply of 125.01 ha across the whole district. This includes DIRFT, more detail on DIRFT is given in table 11 below. The LDF period will run up to 2026 and the need for additional land to be allocated for employment purposes will be considered through the production of the Core Strategy DPD
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Table 9: Employment land available by type (in hectares)

Employment land type	Sites with planning permission	Sites defined/allocated in the Local Plan
B1	4.39	0
B2	2.67	0
B8	64.93	0
Mixed	53.02	0
Total	125.01	0

Local Output Indicator – Employment land available at Daventry International Rail Freight Terminal by type

Target	No target identified
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Policy	Policies EM18 and EM19 of the 1997 Local Plan allocated land for employment purposes at land in the vicinity of Motorway J18, Crick. This allocation has largely been completed, and therefore neither of these policies have been saved. However, an additional area of land to the west has been granted planning consent as an expansion of DIRFT.
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Performance	See table 10 below
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Commentary	None
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Table 10: Land subject to planning permission at Daventry International Rail Freight Terminal (in hectares)

Employment land type	Employment land supply
B1	0.64
B2	0
B8	58.24
Mixed	0
Total	58.88

- 6.10 There are difficulties in collecting the following mandatory core indicator. Calculating the amount of office development is problematic. Use Class B1 is difficult to define precisely, and by any means of definition, the vast majority of offices are built within larger industrial and commercial developments.

Core Output Indicator BD4 – Amount of floorspace for town centre uses

Target	No target identified
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Policy	No policy identified
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Performance	See table 11 below
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Commentary	A mixed use retail park scheme has been developed in Daventry
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Table 11: Completed floor space (sq.m)

Retail	A1	A2	Mixed	Total Retail
	0	0	10,678	10,678
Leisure	D2			
	0			
Office	B1a			
	See note above			

7.0 **HOUSING**

- 7.1 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.

Performance Indicators

Core Output Indicator H1 – Plan Period and Housing Targets

Target	2001 to 2021 540 dwellings per annum, Regional Spatial Strategy (March 2009) 2021 to 2026 housing requirement is identified for the West Northamptonshire Housing Market Area rather than Daventry District.
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Core Output Indicator H2a – net additional dwellings – in previous years

Policy	2001-2 540 2002-3 540 2003-4 540 2004-5 540 2005-6 540 2006-7 540 2007-8 540
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Performance	2001-2 417 2002-3 435 2003-4 266 2004-5 247 2005-6 360 2006-7 295 2007-8 319 See Figure 3 below and appendix 1
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Commentary	The housing completions data demonstrates that the scale and rate of development is not being delivered as set out within the RSS. The phasing sequence set out within the above strategy is not considered achievable and a revised phasing programme will be included in the Core Strategy that reflects what can realistically be achieved having regard to the long lead in times for major sustainable urban extensions
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Core Output Indicator H2b – net additional dwellings – for the reporting year

Policy	2008-9 540
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Performance	2008-9 183 See Figure 3 below and appendix 1
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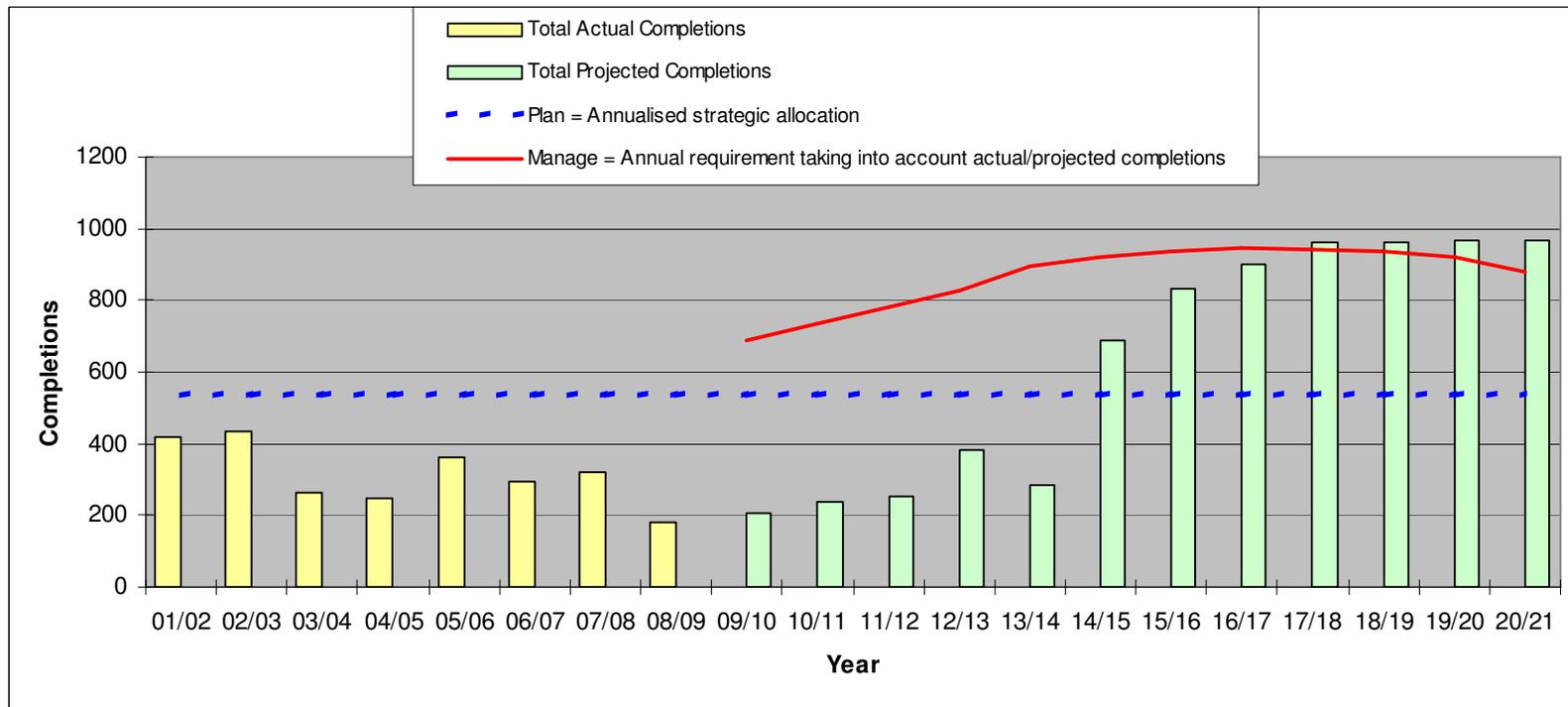
Commentary	In addition to the issues set out in H2a above this has been a particularly poor year for housebuilding due the general state of the economy.
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Core Output Indicator H2c – net additional dwellings – in future years

- 7.6 A housing trajectory for the District has been prepared charting progress towards meeting the housing supply. It shows the housing completions from 2001, and the anticipated future completions from 2009 to 2021 as set out in Figure 3.
- 7.7 The 'plan' aspect of the approach is represented by the annual dwelling allocation. The Milton Keynes and South Midlands Sub Regional Spatial Strategy sets out the scale of growth envisaged for Daventry.
- 7.8 The 'monitor' aspect compares cumulative completions and allocations at each year up to 2021. The 'manage' section shows the annual dwellings required taking into account past and future projected completions.
- 7.9 The housing trajectory indicates that overall housebuilding rates in the District are currently delivering 42% less houses than required. Appendix 1 provides more details on the trajectory.
- 7.10 New housing allocations will need to be identified through the forthcoming LDF.

Figure 3: Housing Trajectory
Please note figures are rounded

Year	Completions								Projections											
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Total Actual Completions	417	435	266	247	360	295	319	183												
Total Projected Completions									208	236	256	381	284	689	831	899	961	962	967	967
Plan = Annualised strategic allocation	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540
Manage = Annual requirement taking into account actual/projected completions									690	734	781	826	894	923	938	946	943	936	923	880



Core Output Indicator H3 – New and Converted Dwellings – on previously developed land

Target	The regional target is to contribute towards 60% of houses to be built on such land
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Policy	PPS3 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 gathered for Best Value Performance Indicator BV106
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Performance	61.75
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Commentary	New housing built on previously developed land or conversions as a total percentage of total additions to stock is above target and has increased since the last monitoring period. However, Daventry does not have a particularly significant amount of previously developed land with potential for development. As a consequence it is likely that in future AMR the percentage of new housing built on previously developed land will fall below the regional target
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Core Output Indicator H4 – Net Additional Pitches (Gypsy and Traveller)

Target	None
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Policy	The Regional Spatial Strategy identifies the need to accommodate 6 pitches between 2007 and 2012.
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Performance	0 pitches provided in monitoring year
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Commentary	Work is progressing in meeting the need identified in the GTAA.
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Local Indicator – 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

Target	No target identified
Policy	National planning guidance on housing sets out the Government's aim of achieving housing densities of 30 dwellings per hectare
Performance	See table 12 below
Commentary	None

- 7.11 This AMR also makes an assessment of densities on all developments and 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.

Local Indicator - Percentage of new developments over 10 dwellings completed at (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare and (iii) over 50

Target	No target identified
Policy	National planning guidance on housing sets out the Government's aim of achieving a national minimum indicative housing density of 30 dwellings per hectare
Performance	See table 12 below
Commentary	None

Table 12: Density of new dwellings completed in Daventry District

	Total new developments	New developments over 10 dwellings
Less than 30 dwellings per hectare	22%	0%
Between 30 and 50 dwellings per hectare	48%	100%
Above 50 dwellings per hectare	30%	0%

Core Output Indicator H5 – Gross Affordable housing completions

Target	No target identified
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Policy	No policy identified
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Performance	64
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Commentary	<p>Affordable housing completions were 64 in 2008/9. Nevertheless, Daventry District has a high level of affordable housing need as identified in the 2006 Housing Needs Survey and the current rate of affordable housing delivery is not sufficient to meet this need.</p> <p>The Core Strategy will set out policies for affordable housing based on the merging Strategic housing Market Assessment.</p>
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Local Indicator – Affordable housing completions (on sites of 10 or more dwellings)

Target	None
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Policy	None
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Performance	90%
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Commentary	None
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Core Output Indicator H6 – Building for Life Assessments

Target	No target identified
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Policy	No policy identified
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Performance	0
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Commentary	<p>The Council does not require houses to be built to Building for Life standards.</p>
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8.0 **COMMUNITY**

- 8.1 In order to deliver successful and sustainable communities, development of the size and scale that is planned for Daventry, as part of the Governments strategic growth areas, must be met by comprehensive and timely provision of the appropriate community infrastructure including health, education, community facilities and emergency services. There are improvements to be made in monitoring community indicators.

Contextual Indicators

- 8.2 A range of contextual indicators is used to display the current position of community facilities and issues that impact on the community. This provides a useful snapshot, however, it is envisaged that this information will be added to periodically to further enhance the baseline data by which policy effectiveness can be measured.

Table 13: Community Facilities in Daventry District

Number of libraries	4
Number of secondary schools	9
Number of primary schools	39
Number of hospitals	1
Number of health clinics	12 GP Surgeries
Number of museums and galleries	Museums at Long Buckby and Daventry. No other information available
Number of places of worship	No information available
Number of public houses	87

Sources: DDC Planning Policy, Corporate Strategy and Environmental Health 2007

- 8.3 The Health Profile of England produced by Public Health Observations demonstrates that overall the indicators of health for people in Daventry are substantially better than average when compared with England, the East Midlands and with other benchmark areas. There is lower child poverty, less poor quality housing and higher than average proportion of older people helped to live at home. For further information please visit www.communityhealthprofiles.info
- 8.4 The table below shows that crime rates in Daventry are consistently much lower than national averages.

Table 14: British Crime Survey for Daventry

Year	Total number of Offences
2002-2003	3774
2003-2004	4370
2004-2005	4214
2005-2006	3514
2006-2007	3805
2007-2008	4198

Source: www.crimestatistics.org.uk

- 8.5 The Government's standard measure of deprivation and inequality is the Index of Multiple Deprivation. In 2007 Daventry was ranked as the 62nd least deprived local authority in England. This suggests that residents within the District are unlikely to experience considerable deprivation in their everyday lives.

9.0 **BUILT AND NATURAL ENVIRONMENT**

- 9.1 The process of collecting information in respect to the built and natural environment is difficult and the Council has to depend on various data providers for the necessary information.

Contextual Indicators

- 9.2 The District has a rich variety of natural and built environment. The following information is used to indicate the current position of the built and natural environment and provides a base for which the Council will work on for next years AMR.

Table 15: Built and Natural Environmental Assets

Country Parks	2
Number of Sites of Special Scientific Interests (SSSIs)	13
Area designated as County Wildlife Site (hectares)	1,570 ha
Number of County Wildlife Sites	202
Number of Local Nature Reserves	2
Area designated as Local Nature Reserves (hectares)	74.6
Number of Conservation Areas	24
Total number of Grade II listed buildings	1366
Grade II listed buildings at risk	0
Air Quality Management Area's	None

Source: DDC Countryside Services, Planning Policy, Northamptonshire Wildlife Trust and Natural England

- 9.3 The Council has commissioned consultants to carry out an audit and assessment of open space, sport and recreation facilities in the District. This will underpin the preparation of the LDF and supplement the contextual indicators in the next AMR by providing a robust and up to date picture of open space provision and distribution across the area.

Performance Indicators

Local Indicator – Amount of eligible open spaces managed to Green Flag Award standard

Target	No target identified
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Policy	National policy on this topic is set out in the DCLG Public Service Agreement target 8 (iii) which is that by the end of the financial year 2007-8, 60% of local authority districts will have at least one park or green space that meets Green Flag Award standard
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Performance	81 hectares (2 parks)
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Commentary	Brixworth Country Park has Green Flag status for the third time. Daventry Country Park had Green Flag status at the start of the monitoring year for the eighth year running, but this was lost in July 08, to be regained in July 09.
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Core Output Indicator E1 – Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

Target	No targets identified
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Policy	Policy EN41 of the Local Plan stipulates 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.
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Performance	According to the Environment Agency there were no permissions granted contrary to advice, for applications received between 1st April 2008 and 31st March 2009
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Commentary	None
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Core Output Indicator E2 – change in areas of biodiversity importance

Target	No target identified
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Policy	No policy identified
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Performance	There has been no loss or gain of areas of biodiversity importance in the monitoring year.
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Commentary	The table 16 below provides the baseline position in regard to the condition of SSSIs.
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- 9.4 The condition of SSSIs are monitored every 3-6 years by Natural England. The present state of these sites in the District is as follows

Table 16 Condition of SSSIs

Total Number of SSSI's in Daventry	Total Area (ha)	Area in favourable or recovering condition	% in favourable or recovering condition
13	533.18	430.6	80.8%

Source: English Nature, Dec 2008

Core Output Indicator E3 – Renewable energy generation

Target	No targets identified
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Policy	The Government's target is set out in the Energy White Paper which is that nationally by 2010, 10% of electricity should be generated from renewable sources, with aspiration that this increases to 20% by 2020 The RSS identifies targets for renewable energy by type.
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Performance	See table 17 below
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Commentary	None
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Table 17: Renewable energy generation capacity in Daventry

	Wind onshore	Solar voltaics	hydro	biomass						Total
				Landfill gas	Sewage sludge	Municipal solid waste	Co-firing of biomass	Animal biomass	Plant biomass	
Permitted Installed capacity in MW	800	0	0	0	0	0	0	0	0	800
Completed installed capacity in MW	0	0	0	0	0	0	0	0	0	0

10.0 **TRANSPORT**

10.1 Information is assembled using the Council's in house geographical information system and 2001 Census. It should be noted, however, that there are indicators where data is not currently available or has not been monitored to a required level.

Contextual Indicators

10.2 Reducing the dominance of the motor car is an important factor in supporting sustainable communities. Using the 2001 Census the following data is used to assess the state of movement and access in the District and to identify important transport issues that need to be addressed by the LDF.

Table 18: Transport Information

Percentage of households with 2 or more cars	47.5%
Percentage of households with no car	13.6%

Source: Census 2001

10.3 Table 19 indicates the methods of transport the population of Daventry District use to get to work. This information shows that the use of the car is the major transport choice accounting for 73% of all people aged 16-74 in employment. Future monitoring statistics will be able to demonstrate if sustainable transport solutions are impacting upon the percentage of people primarily using the car and not public transport at 3%.

Table 19: Travel to Work Transport Method

Travel to Work	People
All people aged 16-74 in employment	36,859
People who work mainly from home	4,342
Underground, Metro, Light Rail, Tram	20
Train	435
Bus, Mini Bus or Coach	650
Motorcycle, Scooter, Moped	321
Car or Van	24,642
Passenger in Car or Van	2,307
Taxi or Mini Cab	97
Bicycle	559
On foot	3,323
Other	163
Public Transport Users* (With Car or Van)	938
Public Transport Users* (Without Car or Van)	156

Source: Census 2001 ONS

* Public transport includes underground, metro, light rail, tram, train, bus, mini bus and coach

11.0 MONITORING REQUIREMENTS FOR THE FUTURE

- 11.1 Daventry District Council has significantly redesigned our information systems since the last AMR to enable on-going improvement to monitoring arrangements. Building on the schedule of actions set out in the first AMR this report covers most of the Government's mandatory core output indicators and includes a limited range of local output indicators. There are no significant effect indicators. These gaps are highlighted within this report. It is clear that these additional indicators will need to be implemented into the monitoring scheme for the future.
- 11.2 The AMR will be expanded each year as LDF policies and their related monitoring sources are developed. It is intended that next years AMR will be compiled by the Joint Planning Unit.

Appendix 1

1.0 Housing Trajectory

- 1.1 Daventry District Council has produced a housing trajectory which supports the 'plan, monitor and manage' approach to housing delivery by tracking the provision of housing supply over the lifespan of the development plan.
- 1.2 The Regional Spatial Strategy for the East Midlands (RSS8), including the Milton Keynes and South Midlands Sub Regional Spatial Strategy (MKSM SRS) provides the strategic guidance on the distribution, scale, location and timing of residential development.
- 1.3 MKSM SRS refers to the Northampton Implementation Area (NIA) and expects Northampton Borough, Daventry District and South Northamptonshire Council's to work together to deliver the growth envisaged within the NIA. The MKSM SRS does not define the NIA but states that it covers parts of Daventry District.
- 1.4 Table 20 sets out a trajectory for housing development in Daventry District based on past rates of housing completions and conversions, commitments and urban housing capacity figures, and compares the expected provision of housing in Daventry with the RSS8 requirements.
- 1.5 Based on a review of past building rates it is possible to predict the windfall development rate that is likely to occur within the District between 2009 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.
- 1.6 The projected figures include assessments of housing capacity from an urban capacity study published in January 2005. This study estimated the housing capacity within Daventry Town up to 2021 was 175 dwellings, reduced to avoid double counting windfalls on previously developed land. This estimate has been rebased to April 2009 for the purposes of this trajectory meaning that the housing capacity within Daventry Town over the housing trajectory is 40 dwellings.
- 1.7 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 438 additional homes during the period of this housing trajectory.
- 1.8 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 and urban extensions will begin to contribute towards completions during 2013/14.

Table 20: Total actual and projected net additional dwellings by year

	2001/2	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
Past Completions (exc. Middlemore)	417	435	228	155	251	267	258	125													2136
Projected Completions from dwellings under construction (exc. Middlemore)									122												122
Projected Completions from dwellings with planning permission (exc. Middlemore)									50	200	147										397
Middlemore Development Area - past completions			38	92	109	28	61	58													386
Middlemore Development Area - projected completions									50	70	70	70	70	70	38						438
Projected Completions from Urban Capacity Sites									3	3	3	3	3	3	3	3	4	4	4	4	40
Projected Windfall Assumption											178	178	178	120	120	120	120	120	120	120	1374
Projected completions from implementation of proposed Daventry Master Plan												50	55	55	55	55	55	55	60	60	500
Projected Completions from Sustainable Urban Extensions													400	600	700	800	800	800	800	800	5700
Lapse Rate									-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-17.2	-206.4
Total Actual/Projected Completions	417	435	266	247	360	295	319	183	208	256	381	284	689	831	899	961	962	962	967	967	10887
Cumulative Completions	417	852	1118	1365	1725	2020	2339	2522	2730	2986	3366	3650	4339	5170	6069	7029	7991	8953	9919.8	10887	
Plan	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	540	10800
Cumulative Strategic Allocation	540	1080	1620	2160	2700	3240	3780	4320	4860	5400	5940	6480	7020	7560	8100	8640	9180	9720	10260	10800	10800
Monitor																					
Manage	540	546	553	570	590	605	627	651	690	734	781	826	894	923	938	946	943	936	923	880	

This information is presented graphically in the main body of the report (Figure3).

Appendix 2

Table 21: Schedule of Appeal Decisions between 1st April 2008 and 31st March 2009

Application Number	Proposed Development	Location	Date	Decision	Local Plan Policies	Notes from Inspectors Decision
DA/2007/0850	Demolition of self contained dwelling unit and replacement	40 – 42 High St Flore Northants NN7 4LL	29.07.08	Dismissed	EN42	Proposal would be harmful to the character and appearance of the listed building in its setting, this should be preserved.
DA/2007/1027	Additional use of the conference rooms for wedding receptions	The Manor, High St, Braunston, Northants, NN11 7HS	07.11.08	Dismissed	GN2 EN2	Proposal would not preserve or enhance the character or appearance of the Braunston Conservation Area and would cause unreasonable noise and disturbance to neighbours.
DA/2007/1375	Detached Dwelling (new scheme)	Land to the rear of 25 Main Road Kilsby, Northants CV23 8XR	26.08.08	Dismissed	HS22	Proposal would be inappropriate development within the countryside that would harm the character and appearance of the area and not meet the aims of the saved Policy HS22 to restrict development in restricted infill villages.
DA/2007/1343	Listed building consent to form two new dwellings	5 Market Square Daventry Northants, NN11 4BH	04.11.08	Dismissed	GN2	The proposed conversion would be detrimental to the special architectural and historic interest
DA/2007/1392	Conversion to form two dwellings	5 Market Square Daventry Northants, NN11 4BH	04.11.08	Dismissed	GN2	The proposed conversion would be detrimental to the special architectural and historic interest
DA/2006/1136	Demolition of existing chapel and construction of 4 dwellings	55 High Street Braunston Northampton NN11 7HS	29.04.08	Dismissed	EN2	Proposal would fail to preserve or enhance the character or appearance of the Braunston Conservation Area.
DA/2006/1158	Conservation area consent for demolition of existing chapel buildings to facility	55 High Street Braunston Northampton NN11 7HS	29.04.08	Dismissed	EN2	Proposal would fail to preserve or enhance the character or appearance of the Braunston Conservation Area.

DA/2007/0257	Works to trees subject of a tree preservation order	Lovers Cottage Maidford Road Farthingstone Northants NN12 8HE	27.11.08	Allowed	G1	The tree's close proximity to the property cannot be suitably addressed by pruning, the Secretary of State also agrees with the Inspecting Officer that the proposal to fell the tree is justified.
DA/2007/0196	Listed building consent for replacement of shop fascia and removal of replacement	16 Sheaf Street Daventry Northants NN11 4AB	08.05.08	Dismissed		The proposal would detract from the attractive character and appearance of Sheaf Street, rather than serving to preserve or enhance these aspects.
DA/2007/0778	Detached dwelling and garage including new access	Corner Cottage 1 Boddington Road, Byfield Northants NN11 6UP	01.05.08	Allowed	GN2	The proposal would not detract unacceptably from highway safety and could not conflict with Policy GN2.
DA/2008/0013	Non-illuminated fascia sign to rear of premises	31 – 35 High St Daventry, Northants, NN11 4BG	12.09.08	Dismissed		The display of sign would be detrimental to the interests of amenity
DA/2007/1371	Demolition of existing bungalow and construction of 7 new dwellings	21 Main Road Crick Northants NN6 7TU	13.01.09	Dismissed	EN42	The proposal will harm the character and appearance of the area.
DA/2007/0577	Conversion and extension of stable building to form live/work unit	The Drummonds Moulton Road Pitsford Northants NN6 9AU	16.05.08	Dismissed	EN19	EN19 requires that all rural buildings proposed for conversion or adaptation should be capable of conversion without major repairs or alterations to their existing structures and those proposed for residential conversion should not need extensive extension.
DA/2007/1371	Conversion of barns to two dwellings including increase height of roofs to barns	Barns adj Chard House, Brington Road, Long Buckby, Northants NN6 7RW	12.06.08	Allowed	GN2 EN18 AN42	No significant conflict with the saved policies There would be no increased demand for on-street parking and road safety on Brington Road would not be affected.

DA/2007/0611	Extending existing pedestrian access to provide for driveway to disabled entrance	The Cottage 1 Doves Lane Moulton, Northants NN3 7TA	25.06.08	Dismissed	GN2 EN2	The proposal would be harmful to the character and the setting of the listed building. Removal of a substantial part of the wall would reduce the sense of enclosure the wall provides and the visual impact on the lane.
DA/2007/0612	Listed building consent for extending existing pedestrian access to provide for	The Cottage 1 Doves Lane Moulton, Northants NN3 7TA	25.06.08	Dismissed	GN2 EN2	The proposal would be harmful to the character and the setting of the listed building. Removal of a substantial part of the wall would reduce the sense of enclosure the wall provides and the visual impact on the lane.
DA/2007/1267	Two dwellings and garages	95 Park View, Moulton, Northants NN3 7TA	12.06.08	Dismissed	HS22	The proposed development would give a significantly detrimental impact on the character and visual appearance of the area
DA/2007/0847	Demolition of existing stable block and construction of detached dwelling	Land to rear of Stable House 8 Welton Park Welton, Northants NN11 2JW	28.08.08	Dismissed	HS22 GS5 GN1, EN42 HS36	The proposal would harm the living conditions of the adjoining residents. It would not meet the aims of the saved policies to ensure that the type, scale and design of proposed developments is in keeping with the locality and would not detract from its amenities.
DA/2007/0910	Construction of dwelling attached to existing dwelling	9 Spinney Hill Braunston Northants NN11 7JF	12.09.08	Allowed		Policies GN2 and EN42 allow for new development in Braunston. The proposed scheme would have no unacceptably harmful effect on the character/appearance of the area
DA/2007/0812	New vehicular and pedestrian access to dwelling	14 Harborough Rd, Great Oxendon, LE16 8NA	12.06.08	Dismissed	EN42 GN2	The proposal fails to achieve the objectives set out in the policies that the development should be in keeping with its surroundings and reflect local distinctiveness. The proposal would be harmful to the street scene in Harborough Rd.
DA/2007/1050	Single Storey rear extension, insertion windows, doors and shopfront	Aldi Stores, Sheaf Street Daventry, Northants, NN11 4AB	12.06.08	Allowed	GN2, EN2, EN3, EN42	The work would have no adverse visual impact on the Conservation Area and would not be obtrusive. The Policies in the Local Plan and SPG for Shop Front Design would be satisfied.
DA/2007/0140	Change of use from Storage Building to function room including external alterations	The Cross Tree 2 Banbury Road Byfield Northants NN11 6XL	11.06.08	Dismissed	GN2	The proposal would cause unacceptable harm to the living conditions of neighbours and would consequently conflict with the amenity aims of the GN2

DA/2007/1093	Construction of detached dwelling	67 Church Road Braunston Northants NN11 7HQ	28.08.08	Allowed	GS5, GN42, EN42	The proposed dwelling would not be an over development of the site and would not be overlooking a neighbouring property. The property would preserve the character and appearance of the conservation area.
DA/2007/1158	Outline application for dwellings	Land to rear of 77,79 & 87 East St, Long Buckby Northants NN6 7RB	01.10.08	Dismissed	GN1(b) GN2(a) EN42	The proposal would not suit the general pattern of development on East Street and have a detrimental impact on the character and appearance of the area.
DA/2007/1321	Change of use from a Photographic studio to residential	Doctors Barn Northampton Rd Welford Northants NN6 6JF	10.12.08	Dismissed	HS24	By removing one of the few potential sources of employment in Welford, would reduce the sustainability of the village as a whole. There is also no identified need for housing in Welford.
DA/2007/1171	Retrospective application to retain with alterations a dwelling	Moulton Mill Spectacle Lane Moulton Northants NN3 7SH	20.05.08	Dismissed		The buildings are contrary to local planning policies which seek to protect the character and appearance of the countryside. Such policies reflect national and regional guidance both in respect to the protection of the countryside and also the importance of good design.
DA/2007/1033	Extension to side and new chimney	4 Nobold Court Gold Street Clipston Northants LE16 9RR	24.10.08	Dismissed	GN2	Proposed extension would be harmful to the character and appearance of the area and original building. Chimney Stack would not conflict with those aspects of GN2
DA/2007/0756	Conversion and two storey rear extension of existing dwelling into two dwellings	6 Cotton End Long Buckby Northants NN6 7RF	03.06.08	Allowed	GN2 EN42	The proposal would be consistent for the objectives for the provision of new housing it would also be consistent with the established character of the area and would not represent an unacceptable cramped form of development.
DA/2007/0664	Construction of detached dwelling with integral garage	Land at 3 Welton Park, Welton, Northants NN11 2JW	03.06.08	Dismissed	GN2 EN42	The site is not a suitable location, it would not blend well with the surroundings and would be harmful in the street scene

DA/2007/0995	First Floor Extension	64a Port Road Upper Harlestone Northampton NN7 4EH	19.09.08	Dismissed	GN2(E) PPG15	The proposal would fail to preserve the special architectural or historic interest of this listed building and its setting
DA/2007/1433	Listed Building Consent for first floor extension	64a Port Road Upper Harlestone Northampton NN7 4EH	19.09.08	Dismissed	GN2(E) PPG15	The proposal would fail to preserve the special architectural or historic interest of this listed building and its setting
DA/2007/0495	4 New Dwellings and garage. New Vehicular access & boundary fencing	Land Rear of 1&3 Northampton Lane South, Moulton, Northants NN3 7RF	12.05.08	Allowed	GN1 GN2 HS22	Residential development would be located within the confines of the village. The development would not be visible and would satisfy GN1 and GN2 of the Local Plan Policies
DA/2007/0568	Conversion of dwelling into two dwellings together with two storey extension	Vine Cottage Daventry Road Norton Northants NN11 2 ND	15.05.08	Dismissed	EN42	The proposal would neither promote or reinforce local distinctiveness or enhance the area and would be harmful to the character and appearance of the host buildings.
DA/2007/1025	Conversion of retail unit into Indian Takeaway	63 The Wye, Daventry, Northants NN11 4PX	21.10.08	Dismissed	GN2(a)	The proposal would have an adverse Impact on the living conditions of nearby residents.
DA/2007/1222	Conversion of redundant farm buildings to dwelling. Extensions to existing access	Farm Buildings off Cotton Road, Ravensthorpe Northants	21.10.08	Dismissed	PPS7	The appeal buildings are not appropriately located in terms of PPs7. Their conversion to residential use would not comprise sustainable development and would conflict with the core principle underlying land use planning.
DA/2007/1412	Two Storey Extension	Oaktreehill Lodge Main Street Church Stowe Northants NN7 4SG	28.01.09	Dismissed	HS24 GN1	The proposal would be a disproportionate increase which fails to respect the scale of the existing dwelling, contrary to the aims of HS24 It would also be detriment to the character of the local landscape and special environment
DA/2008/0032	Listed Building consent for two storey extension	Oaktreehill Lodge Main Street Church Stowe Northants	28.01.09	Dismissed	HS24 GN1	The proposal would be a disproportionate increase which fails to respect the scale of the existing dwelling, contrary to the aims of HS24 It would also be detriment to the character of the

		NN7 4SG				local landscape and special environment
DA/2007/1434	Single storey rear extension	Hillmere, 12 Ashby Rd Welton Northants NN11 2JS	27.11.08	Allowed	GN2	The met effect of the proposed extension would be to not detract from the amenities of the locality and GN2 would be satisfied.
DA/2007/1435	Change of use of agricultural land to motorcycle motor cross practice track	Land adj A14 Between Clay Coton & Stanford on Avon, Clay Coton, Northants	29.12.08	Allowed	GN2	Insufficient reasons to conclude that the proposal to be unacceptable on general safety grounds, that it would compromise Highway safety or access would be inadequate.
DA/2008/0145	Outline application for demolition of existing buildings and redevelopment	Farm Buildings at White House Farm, Station Rd Lilbourne, CV23 0SX	24.09.08	Allowed	GN1(d)	There is a significant shortfall of housing land, this site has a few indicators of sustainability, however it complies with Policy HS22 and is likely to be less unsustainable than many other sites in the district.
DA/2008/0676	Change of use of land to gardens (retrospective)	2, 4 & 8 Eden Court, Watford Northants	26.02.09	Dismissed	HS22	The proposed development would result in serious harm to the character and appearance in the area
DA/2008/0773	Outline application for demolition of existing bungalow and erection of 4 new dwellings	38 Thorpeville Moulton Northants NN3 7TR	31.03.09	Dismissed	HS22 EN11	The proposed developments impact on the character and appearance of the surrounding area having regard to the local plan rural settlement policy
DA/2008/0859	First floor extension over garage	2 Homestead Close, Moulton Northants NN3 7RG	05.03.09	Dismissed	GN2 EN42	The proposed extension would be harmful to the appearance of the dwelling and the surrounding area.
DA/2008/0363	Detached guest annexe and garage block, comprising 4 garages	Newnham Lodge Weedon Road Newnham Northants NN11 3EP	18.12.08	Dismissed	GN1 EN1	The proposed development would have a significant adverse effect on the character and appearance of the appeal site and its surroundings in conflict with relevant development plan policies.
DA/2008/0117	Demolition of bungalow and construction of 6 apartments	36 London Road, Daventry Northants NN11 4DB	19.11.08	Allowed	GN2 EN42	The apartment block would compliment the existing development. It would not harm the character and appearance of this area.

DA/2008/0211	Listed building consent for non-illuminated sign	31 – 35 High St Daventry, Northants NN11 4BG	29.07.08	Dismissed	GN2(e) EN2 EN14	A large sign is neither desirable nor necessary to identify the premises. The sign would preserve neither the setting of listed buildings nor the character and appearance of the conservation area.
DA/2008/0483	Detached double garage at front of dwelling	29 Sywell Road Overstone Northants NN6 0AQ	26.11.08	Dismissed	EN42 GN2	The proposal would have an adverse effect on the street scene. It would not enhance the surroundings nor promote or reinforce local distinctiveness, it would detract from the amenities in the locality
DA/2008/0583	Insert double door to rear wall of billiard room to allow access	Scaldwell House High Street Scaldwell Northants NN6 9JS	11.02.09	Dismissed	GN2	The proposed doors would alter the character of the room and result in the loss of part of the original wall panelling. The mock Georgian Design would also be inappropriate.
DA/2008/0218	Detached dwelling (re-submission)	Land adj to 9 Chestnut Grove Clipston Northants LE16 9RH	21.10.08	Dismissed	GN2 EN42	The proposal would detract from its established form, character and appearance. It would not meet the objectives of the local plan to protect existing amenities and enhance the surroundings.
DA/2008/0043	Outline application for demolition of existing farmhouse and replacement dwelling	Clipston Grange Farm, Kelmarsh Road, Clipston Northants LE16 9RY	26.11.08	Allowed	HS24	No harm would arise if the new house was built where proposed, HS24 of the local plan allows development in open countryside to replace an existing dwelling on the same footprint
DA/2008/0085	Steel portal framed Agricultural type building to be used as garage for two large motor homes	Felines, Brington Lane, Whilton Northants NN11 2NR	26.11.08	Allowed	GN2 EN42	The proposal would have an acceptable effect on the character and appearance of the locality.
DA/2008/0115	Erection of two storey attached dwelling with parking space to front	Land at 16 Hopton Close, Lang Farm Daventry Northants	17.10.08	Allowed	GS5 GN1 GN2 EN42	The proposed development would not be harmful to the character and appearance of the area and would not conflict with policies outlined.

		NN11 0GF				
DA/2008/0122	Demolition of existing commercial buildings. Construction of 3 detached dwellings	Land at New House, Badby Lane, Staverton, Northants	28.11.08	Dismissed	G1(F) HS24	The proposal conflicts with the objectives of national and local planning policies to protect the countryside.
DA/2008/0250	Single storey extension to side of dwelling	Shooters Lodge Spratton Road Holdenby Northants NN6 8LF	08.12.08	Allowed	EN42 GN2 EN1	The appeal proposal would not adversely affect the character of the local landscape and would comply with EN1.
DA/2008/0416	Detached dwelling	Land adj to 2 Devon Ox Road, Kilsby Northants CV23 8XG	27.01.09	Dismissed	EN42 GN2	The scheme would detract unacceptably from the character and appearance of the area and create adverse living conditions for residents.
DA/2008/0973	One internally illuminated fascia sign, one non-illuminated fascia sign and 4 poster signs	Carpetright, Unit 3, Abbey Retail Park, South Way, Daventry, Northants NN11 4GL	09.03.09	Dismissed	GN2 EN42	The proposed advertisements would relate poorly to the building and would harm the appearance of the terrace. This would be contrary to saved policies GN2 and EN42

Appendix 3

1 Local Plan Policy

- 1.1 Under the Planning and Compulsory Purchase Act (2004) all existing local plan policies are automatically saved, i.e. remain in force, for a period of three years. Eventually these will be replaced by Development Plan Documents (DPD), however there were no Development Plans produced before September 2007. Therefore, the Secretary of State was requested to consider saving policies of Daventry's Local Plan beyond the initial three years, in line with the Planning and Compulsory Purchase Act 2004.
- 1.2 The next few pages comprise the Directions received from the Secretary of State for Communities and Local Government in respect of the Daventry Local Plan and the Northamptonshire County Structure Plan.

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE DAVENTRY DISTRICT LOCAL PLAN**

ADOPTED JUNE 1997

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Lesley Flint
Head of Housing, Planning &
Urban Policy
Government Office for the East Midlands
21 September 2007

SCHEDULE

POLICIES CONTAINED IN THE DAVENTRY DISTRICT LOCAL PLAN

ADOPTED JUNE 1997

POLICY NUMBER	POLICY NAME/DESCRIPTION
GN1	General
GN2	General
GN3	General
EN1	Special Landscape Areas
EN2	Conservation Areas
EN3	Conservation Areas – Shopfronts
EN8	Listed Buildings – Long Straw Thatch
EN10	Green Wedges
EN11	Rural Access Areas
EN12	Green Links
EN14	Advertisement Control
EN18	Existing Buildings Within Villages
EN19	Conversions and/or Change of use of Buildings in the Open Countryside
EN20	Conversions and/or Change of use of Farm Buildings
EN21	Conversions and/or Change of Use of traditional Buildings
EN25	Comprehensive Landscaping Schemes
EN26	Landscaping
EN35	Ecologically Important Sites in Daventry
EN38	Agricultural Development
EN39	Stables and Riding Schools
EN42	Design
HS2	Housing related to the growth of Northampton
HS4	Housing Provision in Daventry Town
HS6	Residential development outside of Daventry
HS9	Upper Floors in the Town Centre
HS10	New Settlements
HS11	Limited Development in Villages
HS14	Brixworth
HS16	Crick
HS18	Long Buckby
HS21	West Haddon
HS22	Restricted Infill Villages
HS23	Restraint Villages
HS24	Open Countryside
HS25	Affordable Housing
HS26	Affordable Housing
HS27	Affordable Housing
HS33	Residential Caravans, Mobile Homes and Chalets
HS34	Residential Canal Moorings

POLICY NUMBER	POLICY NAME/DESCRIPTION
HS36	Backland Development
EM3	Limits Development to Existing Estates and Those Allocated
EM4	Changes of Use on Industrial Estates
EM7	Upper Floors of Town Centre Properties for Offices
EM9	Limited Development Villages
EM10	Limited Development Villages
EM11	Restricted Infill Villages
EM12	Restricted Infill Villages
EM13	Restricted Infill Villages
EM14	Restricted Infill Villages
EM15	Restraint Villages
EM16	Open Countryside
EM17	Creaton Road
RT6	High Street Frontage Policy
RT8	Retention of Village Shops
RT9	New Village Shops
RT4	Retail from Industrial Premises
CM3	The A14 Service Area
CM4	The A14 Service Area
CM5	The A14 Service Area
CM6	Roadside Services
CM7	Public Transport Provisions
CM8	Cyclists and Pedestrians
CM11	Environmental Improvement Schemes for Daventry
TM2	Tourist Attractions
TM4	Lay By Facilities
TM5	Camping and Caravans
RC1	Standards of Open Space Provision
RC2	Retention of Open Space
RC6	Informal Recreation
RC7	Golf Courses
RC8	Canal Based Facilities
RC12	Playing Field Provision in Daventry
RC14	Contributions to Playing Fields in Daventry
RC16	Footpaths around Country Park.
RC17	Daventry - Braunston Footpath Link
RC18	Borough Hill
RC25	School at Middlemore

Note: The Direction copied below was amended by the Regional Spatial Strategy issued in March 2009, which superseded all policies in the Structure Plan with the exception of policy SDA1

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE NORTHAMPTONSHIRE COUNTY
STRUCTURE PLAN ADOPTED MARCH 2001**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Lesley Flint
Head of Housing, Planning &
Urban Policy
Government Office for the East Midlands
21 September 2007

SCHEDULE

NORTHAMPTONSHIRE COUNTY STRUCTURE PLAN ADOPTED MARCH

2001

POLICY NUMBER	POLICY NAME/DESCRIPTION
SDA1	Strategic Development Area Proposals

As amended following the RSS March 2009

Appendix 4

COUNCIL OBJECTIVES AND ACHIEVING THEM

Vision – “Build a Better District”

We intend to achieve a district with an overall population of 95,000, based around a town with a population of some 40,000, with a vibrant commercial core which meets and sustains the economic, social, environmental, health and leisure aspirations of those who live and work in the district, whilst sustaining a high quality of life for all.

The Council’s vision is supported by three high level objectives:

- Improve our economy
- Protect and enhance our environment
- Strengthen our Communities