

Wards affected:

Abbey North

Strategy Group – 5th March 2020

Drayton Park Design Statement Consultation Draft

Strategic Planning Issues

1. Purpose of Report

To seek approval for consultation on the draft Design Statement (DS) for Drayton Park.

2. Advice

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| That it be RESOLVED: | That consultation be undertaken for the Drayton Park Design Statement (as set out in Appendix 1). |
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3. Introduction

The preparation of a design statement provides an opportunity for the local community to produce development guidelines for their area. This enables local people to take part in the statutory planning process locally, as the documents will be adopted as Supplementary Planning Documents (SPDs). Design statements (DS) provide clear, simple guidance for the design of all new development within a town, village or parish, based on a local character assessment. Historically, DSs have been produced by parish councils for parishes or settlements within parishes (village design statements) and for the town of Daventry as a whole; the Drayton Park Design Statement will be the first statement produced for part of the urban area and has been produced by a group of residents representing the Drayton Park Estate.

To date, the Council has adopted 24 Design Statements: Arthingworth, Boughton, Bringtons and Nobottle, Brixworth, Byfield, Clipston, Crick, Creton, Daventry, Farthingstone, Flore, Great Oxendon, Hellidon, Hollowell and Teeton, Long Buckby, Naseby, Norton, Ravensthorpe, Scaldwell, Sibbertoft, Spratton, Walgrave, Whilton and Yelvertoft.

4. Information

The Drayton Park estate is a modern housing estate of 27 dwellings located adjacent to Drayton Reservoir. It was developed in the late 1980's/early 1990's on land that was owned by the Council, with plots sold and built on an individual basis. Development was guided by a Development Brief (1989) which established a framework of large

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plots in a landscaped setting and dwellings were designed according to relatively strict principles regarding layout, landscaping, design and materials. This has resulted in a distinctive housing estate characterised by large individually designed houses in a low density landscaped setting.

The draft Drayton Park Design Statement has been prepared by a group of Drayton Park Estate residents, as a response to applications for small scale development to make changes or extend dwellings. The original design brief has served the purpose of achieving a distinctive housing estate. The DS has been produced to ensure that the essential character of the estate is maintained.

The principle of producing a DS was established in 2019 with a majority of householders being supportive. This resulted in the presentation of a petition to Daventry Town Council which resolved to adopt it. This was followed by liaison with DDC Members and Officers and submission of a draft DS to the Council with request for advice on how to progress it as a formal supplementary planning document. A further consultation by the group involved distribution of a consultation document to all households and comments were invited. This has informed the final draft DS. There appears to be broad support for the DS across the estate.

The group has liaised with Officers during the preparation of the latest draft document which has evolved from the version considered by Daventry Town Council, and is now ready for consultation. Consultation is now proposed on the DS (Appendix 1) with relevant agencies and the general public. The consultation would be advertised on the Council's website, direct contact with relevant agencies, which include Daventry Town Council and other parish councils and the Canal and River Trust (as owners of Drayton Reservoir), ward Members and advertising through the local media. The consultation period would last just over six weeks to allow for the Easter holidays

5. Implications

5.1 Financial – Modest costs would be incurred for consultation. These can be accommodated within existing budgets.

5.2 Personnel – Staff time has been required to assist the group in producing a document that is suitable for consultation, and more time will be required to take it forward to adoption. This work was not in any work programme and therefore resources have had to be switched from other work streams. However, the total amount in relation to other work is small.

5.3 Legal/Constitutional – Supplementary Planning Documents (SPDs) are defined by the Planning and Compulsory Purchase Act 2004. The procedures required in their preparation are given in the Town and Country Planning (Local Planning) (England) Regulations 2012.

5.4 Environmental – The Design Statement should help to improve the quality of development in the estate concerned. Guidelines in the draft DS promote maintenance and enhancement of the landscape setting and biodiversity value through appropriate planting and boundary treatments, protection of amenity of neighbouring dwellings, and promotion of local building styles and materials.

5.5 Policy – The SPD will supplement existing policies, predominantly those in the Settlements and Countryside Local Plan Part 2 and in the West Northamptonshire Joint Core Strategy. By promoting good quality development and engaging local people it would also help address Corporate Plan Objective 2 Protect and Enhance our Environment.

5.6 ICT – Carrying out the consultation would not require any new or modified Council ICT.

5.7 Crime and Disorder – The design statement is not considered likely to have any material impact on crime or disorder nor would consulting on it.

5.8 Human Rights – Consulting on the draft design statement would not adversely affect any Convention right, and would allow people to identify any issues they felt adopting a design statement would cause.

5.9 Equalities – The preparation of a design statement enables all sectors of the community to get involved and influence the planning system, including identifying any issues for people with any protected characteristics. If necessary, a version of the design statement would be prepared in alternative forms to ensure people with, for example, visual difficulties could participate in the consultation.

6. Conclusions

Design Statements are a useful way for communities to be engaged in the future of their place. The Drayton Park administrative group has worked with Officers to produce a document that can now be formally consulted on. Public consultation for just over six weeks is proposed. Following this period, the document would be reported back to Strategy Group together with a summary of responses received and suggested changes before the Design Statement is considered for adoption as a Supplementary Planning Document by Full Council.

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Background papers:
None

Previous minutes:
None

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