

INTRODUCTION

Welcome to this exhibition of the emerging masterplan for homes for older people, age restricted to 60 years plus, on adjacent to the Drummonds, Moulton Road, Pitsford.

A planning application is currently being prepared for development on this site. The intention is to submit the application to Daventry District Council in August 2015.

PURPOSE OF EXHIBITION

This exhibition sets out the key areas of background work that have influenced the development proposals and explains the emerging scheme design.

The exhibition seeks your views of the development proposals, and we will consider all comments made and collected from this consultation. Where appropriate we will adjust the proposals in response to feedback.

At present the proposals will be submitted as an outline planning application to Daventry District Council. They are therefore only illustrative at this stage, and set out the broad type, scale and principles of the scheme.

Your views on the proposals shown on the masterplan are welcomed.

PLANNING POLICY BACKGROUND

The Daventry District Local Plan was adopted in 1997, some of its policies were saved by a direction from the Secretary of State in 2007. In December 2014 the West Northamptonshire Joint Core Strategy (WNJCS) was adopted and this replaced some of the saved policies. The Core Strategy, together with the remaining saved policies, form the 'Development Plan' for Daventry District.

Policy S3 of the WNJCS requires Daventry's rural areas to accommodate approximately 2,360 new homes during the plan period of 2011 to 2029.

The Planning Practice Guidance states at paragraph 21 of the Housing and Economic Development Needs Assessments section (in part):

Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs. Local authorities should therefore identify particular types of general housing as part of their assessment.



TRANSPORT

There is an existing highway access onto Moulton Road. Vehicle speed measurements show that the existing highway access visibility splays meet current highway design standards.

The existing highway access will be widened and improved as part of the proposed development.

The proposed scheme has been calculated to produce some 10 addition vehicle trips during the AM peak hour and some 15 additional vehicle trips during the PM peak hour.

The Government's Guidance on Transport Assessments (GTA), now archived, states any development generating fewer than 30 trips in any peak hour would not normally require a full transport assessment or traffic analysis of local road junctions. It can be seen from the calculated development vehicle trips are less than 30 trips and therefore is very unlikely that the proposed development will have a significant adverse impact on the highway infrastructure adjacent to the development site.



COMMUNITY HUB

It is understood that Pitsford does not have a village shop, there is an opportunity within this development to provide to the local community a facility that could provide a village shop.

The proposals for new housing will provide additional revenue support for a proposed local shop.

FLOOD RISK

The site is located within Flood Zone 1, land assessed as being at the lowest probability of fluvial/tidal flooding and having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%) in any year.

A surface water drainage strategy for the development will be provided that does not increase discharge levels and therefore does not increase the risk of flooding to other areas.

Surface water run-off will utilise a SUDS based drainage scheme with post development flows restricted to equivalent greenfield rates (to a minimum of 5.0 l/s) so as not to overburden the public sewers or adjacent watercourse network and ponds. The remaining flows will be attenuated on site for the 100 year climate change event.

Methods of infiltration (soakaways, permeable paving etc.) will also be investigated as a potential means of surface water disposal.

Foul flows generated by the development will be discharged to the nearest public sewer network in accordance with the Water Authorities requirements.

ECOLOGY

An ecological appraisal of an area of land at The Drummonds, Pitsford, was carried out in June 2015 to identify the habitats present and assess the potential for protected and notable species to use the site. The site was comprised of two species-poor semi-improved grassland fields surrounded by post and rail fencing with scattered mature trees within the site and at the boundaries.

The grassland was long and rough, this habitat was therefore considered to be of low-medium ecological value. A pond was present on land immediately adjacent to the south of the site. This was subject to a Habitat Suitability Index (HSI) assessment and found to be suitable for great crested newts (HSI score 0.65, average). Further surveys for great crested newts were therefore recommended and an environmental DNA (eDNA) test has been undertaken to determine the presence or likely absence of great crested newts, with the results expected in mid-late July.

Several mature and semi-mature trees were present on site and at the site boundaries. Several of these had features suitable for roosting bats and further surveys for evidence of bats are recommended prior to removal of any trees.

Recommendations are therefore made for mitigation measures, sensitive working practices and potential ecological enhancements on site to ensure that protected and notable species are safeguarded during development.

HOUSING FOR OLDER PEOPLE

The provision of specialised housing for older people dates back to the Middle Ages with the development of Almshouses.

The key trends below illustrate a number of different trends concerning the population of older people in England.

- There are over 23.2 million people aged 50 years and over, over a third of the total UK population.
- There are now 14.9 million people in the UK aged 60 and above.
- In 2007, for the first time ever, the number of people in the UK aged 65 and over was greater than the number of children aged under 16. (HM Government, 2009, Building a Society for All Ages)
- By 2029 projections show that 36% of the population in the most rural local authority districts will be aged over 60, compared to just 23% in the most urban. (Department for Communities and Local Government, 2008, Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society)
- While retirement properties make-up just 2 per cent of the UK housing stock, or 533,000 homes, with just over 100,000 to buy, one in four (25 per cent) over 60s would be interested in buying a retirement property – equating to 3.5 million people nationally



In Brandon Lewis MP Written Statement to Parliament, dated 20 March 2015, he stated:

Helping older people to remain in their own homes and preventing or delaying the need to go into hospital or residential care can help improve the quality of life for older people and reduce costs to local services. Providing more options for older people to move to more suitable housing, when they want to, can also help to free up larger homes for use by families.

DAVENTRY DISTRICT COUNCIL

West Northamptonshire Joint Authorities Monitoring Report 2013/14 indicates 16.93% of Daventry District's population is over 65 in 2011 Census. This is predicted to increase to 17.98% in the 2012 mid-year estimates. (Table 2)

At para 6.1 of the Council's Older People's Strategy 2012-2015 it states:

Independent living for as long as possible

- *Provide a suitable mix of 'market and affordable' one-storey and two storey, good quality and well designed housing, built to 'Lifetime' standards that is affordable and suits all lifestyles and special needs.*
- *Provide appropriate number of Care Homes and affordable housing in rural areas.*
- *Ensure community facilities are accessible for less mobile people.*
- *Identify and promote grants for aids to the home, such as grab rails, bath aids, ramps and stair lifts where required.*
- *Continue development of the Care & Repair service to enable installation of aids to the home.*
- *Identify and promote grants for preserving warmth and saving energy.*
- *Promote the new individual budgets for social care; placing individuals at the core of social care processes as and where relevant.*
- *Promote and support voluntary sector services that enable people to live at home longer, e.g. Brushes and Spades project and Happy at Home project managed by Daventry Volunteer Centre (DVC).*



ACCOMMODATION

- 11no. 2-bed two-storey homes (Units 1 -11 inclusive)
- 9no. 2-bed bungalows (units 13; 15; 16; 19; 20-24 inclusive)
- 4no. 1-bed bungalows (units 12; 14; 17; 18)
- 48no. car parking spaces available
- Hub - potential for village shop, hairdressers, community room etc.

WE WELCOME YOUR COMMENTS

We would like your comments on our proposals. Please fill in the Comments Form and place it in the collection box provided. If you take a form away with you and wish to post it to us, please send the completed form to Framptons.

Comments will be collated and assessed, so we would be grateful to receive comments promptly.

Any comments you make in response to this exhibition will not affect your right to comment on a planning application submitted to the local authority at a later stage in the process.

WHAT HAPPENS NEXT?

It is proposed to submit a planning application to Daventry District Council accompanied by a range of supporting documents and technical reports.

When submitted, Daventry District Council will announce receipt of the application. Details will be publically available via the Council's website. During the determination period comments can be made formally to the local authority on the application.

Should consent be granted for the planning application, further detailed applications will be required by the local authority on the development proposals, and there will be an opportunity to comment at this stage too.

Thank you for visiting this exhibition and for any feedback you would like to give.



LAND AT MOULTON ROAD: MASTERPLAN



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