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Subject: Daventry NE SUE Development

Meeting: 23 March 2016 7.30PM held at Norton Village Hall

Attendees:

NPC

Cllr Goodman, Chair; Cllr Russell; Cllr Goulden
Angela Feltham, Parish Clerk; Richard Oliver Clerk in Training

Savills

Will Benbow (WB)

Background

WB opened by giving some back ground about his client, Christchurch College, Oxford. The college was given land by Henry VIII and has been stewarding the land and additional parcels of land they have acquired since then. They take a long-term view and highlighted that this development was first mooted in 1992. They also owned the land that became the Southbrook area of Daventry when developments were being planned originally for Birmingham overspill in the 1950s.

WB works with the college wherever they have land and prefers to work with local communities and parish councils when developments are being planned and executed.

The college and a local farming family, Adams, are owners of the land that forms the development currently known as the Daventry NE SUE or Churchfields, although this name may change. The Adams family have been tenants of the college for over 100 years.

Developers

The developers with whom they are in discussion are Barratt Homes and David Wilson Homes who are both part of the same group and are experienced in larger scale developments. The other partner is Davidsons who are smaller so WB thought this would a good mix of small and large developer experience to bring balance and different expertise to the project.

The Barratt Group and Davidsons are 50% equal partners. WB pointed out that the legal framework between the developers and the college had not been signed and so the matter was still confidential and not finally committed.

WB was aware that Barratts' reputation may not have been the best but he felt that they had improved in recent times.

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Discussion

Cllr Goulden asked that any proposals included the “designing out of crime” from what will be a large urban development near a small village community. Concerns were also raised about build density.

WB said they were looking at a density of about 30 dwellings / HA. Previous planning directives from John Prescott’s time had pushed developers into higher densities that gave problems with parking and narrower streets.

Christchurch through Savills is looking to have their developers, when finally chosen, to produce builds that would be habitable not only now but also in the future. A total of 4000 units (based on earlier Croudace work) are currently envisaged with 2000 built by 2029.

Barratts are currently undertaking technical work at their own expense and thinks this information will be available to NPC. There is a lot of work on traffic counting underway and also drainage issues. An illustrative Master Plan will be provided once all the preliminaries have been completed.

The question of road names was raised and NPC asked that using some of the names from the war memorial be considered, as this would give a connection between the village and the new development.

The increase in traffic was raised and Cllr Goodman pointed out that the inhabitants of the new estate could well commute to other areas as the jobs market locally was of mainly lower-skilled and new inhabitants may take advantage of lower prices in the area to travel elsewhere to work. Long Buckby rail station is very close by and also travelling time to Leamington, Warwick and other higher skilled areas is well within commuting distance.

The junction of the Daventry, Buckby Wharf, A5 was raised and NPC seriously requested that this be improved to cope with the undoubted increase of both traffic from new dwellings plus associated delivery and trades traffic that would ensue.

WB felt at this stage he could not comment on specifics but NPC would need to follow up on these as plans developed. Cllr Goulden pointed out that NPC had had a good relationship with Croudace previously and suggested that a display of plans should be made available in the village as the plans were developing.

A significant amount of CIL payments would be going to the new Daventry Relief road, which is currently under construction. NPC may benefit from the receipt of CIL payments which will be a separate negotiation with DDC/Developers as the project progresses. It was noted that any financial benefits under a CIL agreement must be directed toward mitigating the impact of the development on the parish.

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Cllr Goulden also asked who would be driving the infrastructure? WB envisaged 3 schools being built and Cllr Goulden asked that consideration is given to designing the schools for multi-purpose use by the community out of school hours and during holidays.

Cllr Russell advised WB of CLASP (Community Landscape and Survey Project) as there may be some artefacts unearthed from Roman and other times due to the proximity of the site to both the A5 (Watling Street) and to Banaventa (an old Roman staging post). WB noted these comments.

WB also said he would be engaging with Welton Parish Council as they were also very close to the development.

WB said that the Master Plan would hopefully be ready by late summer and the development of the first phase within 2 years.

Meeting finished 8.30PM

Notes by Richard Oliver