

SUSTAINABILITY STATEMENT

**Urban Extension at Church Fields, Long Buckby Road,
Daventry**

On behalf of Croudace Homes Ltd

December 2006

Croudace

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SUSTAINABILITY STATEMENT

I. Introduction

- I.1 Sustainable development is the core principle underpinning planning and has at its heart the simple goal of ensuring a better quality of life for everyone, both now and for future generations.
- I.2 In its 1999 publication “A Better Quality of Life – A Strategy for Sustainable Development for the UK”, the Government set out four aims for sustainable development:
- social progress which recognises the needs of everyone;
 - effective protection of the environment;
 - the prudent use of natural resources;
 - the maintenance of high and stable levels of economic growth and employment.
- I.3 In more recent years a vast body of publications has circulated (including various Government guidance papers) relating to the principles and methods of achieving sustainable development. In particular, Planning Policy Statement 1: Delivering Sustainable Development (PPS1: 2005), deals specifically with the four main aims set out in the 1999 document. Government’s wider and more far reaching objectives on the subject are set out in another 2005 publication entitled ‘Securing the Future – delivering UK sustainable development strategy’. Building on previous guidance Government has now published (December 2006) a series of documents (Code for Sustainable Homes; a consultation on Building a Greener Future; and a separate consultation Planning Policy Statement : Planning and Climate Change which will supplement PPS 1). The documents provide a national framework whereby the Planning System, Code for Sustainable Homes and Building Regulations will work together towards a target of achieving zero carbon new homes by 2016.
- I.4 This statement demonstrates that in preparing development proposals for Church Fields, careful attention has been paid to all of the most important sustainability objectives, including relevant provisions contained within the Review of the Regional Spatial Strategy for the East Midlands (RSS8 - September 2006).

2. Social Cohesion and Inclusion

2.1 Government is committed to creating strong, vibrant and sustainable communities which meet the diverse needs of all people and to the general promotion of personal well-being, social cohesion and inclusion. Equal opportunities for all citizens is the underlying ethos.

2.2 To achieve such goals PPSI requires that planning policies should:

- ensure that the impact of development on the social fabric of communities is considered and taken into account ;
- seek to reduce social inequalities;
- address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure, and community facilities;
- take into account the needs of all the community, including particular requirements relating to age, sex, ethnic background, religion, disability or income;
- deliver safe, healthy and attractive places to live; and,
- support the promotion of health and well being by making provision for physical activity.

2.3 In response to the above objectives the proposed urban extension at Church Fields will provide an extensive range of physical and social infrastructure, commensurate with the delivery of a balanced and sustainable community. Given its extensive nature, Church Fields will inevitably function independently in certain respects. However it is most important to recognise its role as part of Daventry town, rather than as a separate settlement. In this respect it should be noted that Daventry District Council in selecting appropriate locations for growth related land allocations, are taking a holistic view of the future spatial disposition and functioning of the town generally. It is therefore crucial in the planning of urban extensions that there is sufficient awareness as to how the expanded town will function in the years ahead. Effective linkages to the centre are crucial to the success of the Council's strategy of a regenerated town centre supported by a limited number of potential urban extensions.

2.4 Apart from providing approximately 4,000 dwellings, Church Fields will also contain a wide array of supporting facilities including schools, health centre, community hall, retail outlets,

formal and informal leisure opportunities etc. Employment opportunities, particularly suited to small businesses, will also be available within the proposed District Centre and two Local Centres. It should be recognised that the District Council is keen to contain the town's most significant employment opportunities within the town centre and other specified neighbourhoods.

- 2.5 The above facilities, taken together with excellent links to the town centre and its concentration of additional services, aim to ensure that Church Fields becomes a solid element in the town's overall social fabric. An extensive internal network of streets, pedestrian, bus and cycle routes will secure full permeability and careful attention will be paid in detailed design to reduce crime and fear of crime by avoiding narrow isolated footpaths, encouraging 'passers-by' and ensuring casual surveillance of public areas and car parks.
- 2.6 Church Fields will provide residential accommodation at an average density exceeding 40 dwellings per hectare and will be characterised throughout by high quality urban design (secured through an agreed Design Code or similar document) in terms of overall layout, scale and appearance. A balanced mix of dwelling types reflecting the housing needs of the town will be provided, including the appropriate level of affordable housing, which will be 'pepper-potted' throughout the various phases of development. This approach will promote equity and social inclusion.
- 2.7 Overall design principles aim to secure an attractive, healthy and safe environment with a strong sense of local identity. The entire development will be set within a Green Infrastructure network of green spaces (informal and formal), greenways and wildlife corridors, in an attempt to encourage more sustainable lifestyles, particularly in terms of reducing the need for car travel.
- 2.8 One of the key objectives in planning a sustainable community centres on reducing the need for travel and in respect of local journeys in particular to focus on reducing the reliance placed on the private motor car. In this respect the design for Church Fields has embraced the following objectives:
- To provide a permeable network of safe, secure, attractive and well signposted pedestrian and cycle routes throughout the development, linking through into

adjoining areas as well as the wider public rights of way network linking into the surrounding countryside.

- To provide effective lighting for all public routes, including pedestrian and cycle routes where required (subject to ecological considerations in key wildlife corridors).
- To provide secure cycle parking at key destinations including Local and District Centres and schools.
- To provide cycle parking for all new homes wherever practicable.
- To encourage walking, cycling and the use of public transport in preference to the private motor car.
- To design streets and buildings which encourage low traffic speeds in residential areas.
- To provide bus routes through the development within reasonable walking distance of all residents.
- To provide appropriate services, shops, leisure and community facilities within District and Local Centres to ensure that the day-to-day needs of residents are met within walking distance of their homes and to increase the vitality of the area generally.
- To provide employment opportunities for a proportion of new residents of the development within district and local centres.
- To provide a wide range of formal and informal play and recreational facilities easily accessible to all residents.

3. Protection and Enhancement of the Environment

- 3.1 PPSI emphasises the Government's commitment to protecting and enhancing the quality of the natural and historic environment, explaining that planning should seek to maintain and improve the local environmental quality through positive policies on issues such as design, conservation and the provision of public space.
- 3.2 When setting the initial design parameters for the development of Church Fields, the decision was made that the project must be environmentally led. Accordingly the starting point was to carry out an extensive environmental assessment of the site and wider area and to identify all constraints whether environmental, ecological, archaeological, technical or physical. Reports on all such investigations, which together represent a comprehensive environmental audit, are detailed in the Environmental Statement (ES) accompanying the planning applications.

- 3.3 Clearly a major urban extension on a greenfield site will have unavoidable impacts on the local environment. The Master Plan for Church Fields submitted as part of the planning applications has sought to ensure that in accommodating growth in compliance with the Government's Sustainable Communities agenda such impacts are minimised, with enhanced biodiversity promoted and compensatory measures offered where considered necessary. A series of off-site mitigation measures on land immediately adjoining Church Fields form part of the overall proposals.
- 3.4 In a wider context it is important to address sustainability issues that extend far beyond the boundaries of Church Fields. These include climate change, air quality, land contamination, noise and light pollution. Specific measures to combat climate change are referred to in section 4 below and all other relevant aspects are dealt with in the ES.

4 Prudent Use of Natural Resources

- 4.1 If we are to respect the needs of future generations we must use resources wisely and efficiently, following the broad aim set out in PPS 1 "to ensure that outputs are maximised whilst resources used are minimised".
- 4.2 Land is a finite resource and national planning policy demands that new residential development should achieve minimum densities to avoid inefficient use of land. Planning Policy Statement PPS 3 Guidance 3: Housing (PPS3) published in November 2006 indicates that Local Planning Authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place.
- 4.3 In density terms, Church Fields has been designed to reflect its role as an organic extension to an existing urban area, surrounded by generally unspoilt countryside. Accordingly the development will comprise a series of neighbourhoods characterised by a range of densities which comply with national policy.
- 4.4 It is intended that a detailed Design Code or similar document will be submitted for formal approval at the appropriate time. This will ensure that a high standard of design will be achieved throughout the Church Fields construction period. Such guidelines will also incorporate 'sustainable construction criteria' including the following:

- Use of high quality, durable materials which will increase the lifespan of buildings.
- Use of natural materials wherever practicable.
- Use of recycled and salvaged construction materials wherever practicable.
- Use of local materials to reduce transport costs wherever practicable.
- Provision of employment opportunities for local people wherever appropriate.
- Use of timber from certified sustainable sources only.
- Minimisation of importation and exportation of soils.
- Preservation of soil quality through best practice principles for stripping, storing and respreading.
- Waste minimisation, re-use and recycling during construction.

4.5 Treatment of waste generated by future Church Fields residents / occupants will be subject to policies practiced by Daventry District Council which is a Beacon Authority for Waste and Recycling (over 40% of household waste has been recycled during the past 4 years). A strategy for collection and recycling will need to be agreed with the authority and it is currently envisaged that amongst other measures this will involve the provision of communal recycling facilities in selected locations and the issue of appropriate storage containers and storage spaces for each household.

4.6 The Energy White Paper (February 2003) set out the Government's aims to cut carbon dioxide emissions and to maintain reliable and competitive energy supplies and to significantly increase the contribution to overall supply made by the renewable energy sector. The planning system's key role in achieving the Government's energy goals is underlined in Planning Policy Statement 22 : Renewable Energy (August 2004), which requires that Regional Spatial Strategies (RSS) should include a target for renewable energy capacity in the regions and that:

Local Planning Authorities and developers should consider the opportunity for incorporating renewable energy projects in all new developments. Small scale renewable energy schemes utilising technologies such as solar panels, biomass heating ,small scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated both into new and some existing buildings. Local planning authorities should specifically encourage schemes through positively expressed policies in local development documents.

- 4.7 The Draft East Midlands Regional Plan was issued for Public Consultation on 28 September 2006. The document sets out Regional Priorities for Energy Reduction and Efficiency at Policy 38, which states:

Local Authorities, energy operators and other relevant public bodies should:

- *Promote a reduction of energy usage in line with the 'energy hierarchy';*
- *Develop policies and proposals to secure a reduction in the need for energy through the location of development, site layout and building design;*
- *Develop policies and proposals that contribute to a reduction in energy demand in new development and promotes operational 'carbon neutrality' wherever practical;*

Supplementary Planning Documents should be prepared where appropriate to explain where appropriate to explain how such policies will be implemented.

- 4.8 For reference the 'energy hierarchy' as currently understood is for:

- Reduce need for energy use;
- Use energy more efficiently;
- Use renewable energy;
- Any continuing use of fossil fuels to be clean and efficient.

- 4.9 Appendix 5 to the Draft RSS sets out renewable energy targets which aim to achieve increased contributions from such sources from the current level of 2% of total capacity for the region, to 6.4% by 2010 reaching 23% by 2020. These ambitious targets include larger scale operations such as wind farms, biomass plants and Combined Heat and Power generation. However micro-generation, in the form of wind and photovoltaics in particular, is expected to make a substantial and growing contribution within new developments as time progresses. This clear intention is embodied in Draft RSS Policy 3 (Promoting Better Design), which lists a number of objectives, including the following:

- *ensuring that all urban extensions that require an Environmental Impact Assessment are operationally 'carbon neutral'.*
- *ensuring that all new development is compliant with BREEAM building assessment rating of at least' very good and that all new housing is capable of being adapted to meet the needs of older people in line with 'lifetime homes' standards'.*

- 4.10 At the more local level, progress on Daventry District Council's (DDC) Local Development Framework has been significantly delayed following the decision in September 2006 to start afresh on the production of a Joint Core Strategy with adjoining local authorities (Northampton Borough Council and South Northamptonshire District Council (SNDC)). It is therefore highly unlikely that any formally adopted policies dealing with renewable energy, or any other subject, will be in place during the course of the determination of the Church Fields application. It is noted however that DDC and SNDC have recently submitted a jointly prepared Consultation Draft Supplementary Planning Document 'Energy & Development', which is intended to provide guidance to developers on minimum energy standards to be applied / incorporated within new developments.
- 4.11 There is however an Interim Supplementary Planning Document entitled Infrastructure which was adopted by DDC in September 2004. The document sets out how the Council will seek to implement policies to deliver the infrastructure required to support new development, including renewable energy measures in new housing development schemes as follows:
- Developers will be required to ensure that on all major developments that 10% of the dwellings / development include solar panels.
 - All dwellings will be required to have recommended levels of insulation to include roof/wall insulation and double glazing.
- 4.12 The somewhat simplistic measures referred to above are already being overtaken by events as political momentum, on green issues generally and climate change in particular, gathers pace and growing recognition. Government has now published a Code for Sustainable Homes (December 2006) which will be applied to new developments as part of the ongoing effort to tackle climate change. Further indications of Government's intentions to achieve zero carbon new homes by 2016 are set out in the current consultation documents referred to at 1.3 above (i.e. Building a Greener Future and Planning and Climate Change).
- 4.13 It is anticipated that Church Fields will be developed over a reasonably long period (approximately 15 years), during which definitive energy policies will be evolving in line with emerging technological advances. In the absence of conclusive guidance it is not possible at this point to detail the precise renewable energy and energy efficiency measures to be

employed at Church Fields. It is clearly imperative however that if Government targets are to be attained a combination of measures will be required including the following:

- Layouts to take full advantage of passive solar design opportunities where practicable.
- Natural lighting to be optimised through orientation and design where practicable.
- All dwellings to comply with extant Building Regulations.
- Only low energy (minimum A-rated) white goods to be installed where applicable.
- Timers and local thermostatic controls to be installed on all heating and hot water systems.
- Double glazing with lockable openings and natural ventilation to be installed to all dwellings.
- All domestic boilers to be high-efficiency condensing boilers.
- An agreed proportion of all dwellings will where practicable be fitted with solar panels connected to the hot water system.
- Opportunities for more extensive solar and ground source heating systems will be pursued where the nature and extent of an individual site within the development permits.
- Opportunities for micro-wind generation will be pursued where the nature and extent of an individual site within the development permits.
- Photovoltaic systems will be installed on public and private buildings where practicable and cost effective.
- All dwellings will be designed to a minimum BREEAM rating of 'Very Good'.

4.14 Given global predictions on climate change, making the best use of water resources in terms of efficiency and demand management, has become an important issue in the planning of sustainable developments. Because the Church Fields site adjoins an important section of the national inland waterways network (Grand Union Canal) and a related reservoir which doubles as a wildlife haven (Daventry Country Park), careful attention has been paid to the impact of development on the water environment.

4.15 The drainage strategies associated with Church Fields are set out elsewhere in this report, but it should be noted that through the implementation of attenuation measures surface water drainage will be limited to the existing greenfield run-off rates for any given rainfall event. To cater for abnormal conditions the proposed drainage regime includes the formation of

sizeable sustainable drainage facilities which will assist in preventing any risk of flooding off-site, at the same time providing a potential enhancement to local biodiversity.

4.16 Wherever possible surface water run-off will be dealt with in accordance with Sustainable Urban Drainage (SuDs) principles and permeable paving and ground surfaces will be used where practicable. On a more domestic scale the following principles will be applied throughout the development:

- To incorporate high efficiency fittings, such as low flush and dual flush toilets to all dwellings.
- To provide low-use appliances where these are supplied.
- To supply a water butt to all dwellings with gardens.

5. Sustainable Economic Development

5.1 As previously mentioned, in formulating a strategy to accommodate the growth set out in the Milton Keynes South Midlands Sub-Regional Strategy, Daventry District Council is taking a holistic view regarding the distribution of new and regenerated economic activity in and around the town. Church Fields is not identified as playing a major direct role in the stimulation of the local economy but it is well placed and expected to play a significant supporting role.

5.2 Church Fields primary function is to accommodate a substantial proportion of the new homes required to meet the town's growing population during the period to 2021. The proposed sustainable urban extension does however offer opportunities which will benefit the Daventry community in a wider context. For example the proposed development contains a site for a new Secondary School required to serve the town generally as it grows. Also proposals for a substantially extended and enhanced Daventry Country Park together with a comprehensive network of pedestrian and cycle links and Green Infrastructure will contribute enormously to the health and well-being of the population generally.

5.3 In a micro-economic sense Church Fields will function to a large degree in a self-contained fashion by virtue of the wide range of physical and community infrastructure to be provided. Education, health, retail, leisure and a range of other community facilities will all be available to residents without the need to travel. All of these will offer local employment opportunities, reinforced by 10,000 square metres of dedicated BI office floorspace. More

extensive job opportunities and shopping will continue to be provided in Daventry town centre and adjacent dedicated employment areas.

- 5.4 In establishing the quantum and nature of the development mix careful attention has been paid to avoiding any prejudicial impacts on Daventry District Council's aspirations for revitalising the role of the town centre.
- 5.5 In particular a Retail Impact Assessment (RIA) has been undertaken in respect of the proposed District and Local Centres proposed within Church Fields, to establish the potential for additional convenience goods floor space, given the proposed growth of the town to a population of approximately 40,000 by 2021.
- 5.6 The RIA also addressed the impact that the District and Local Centres might have on the viability and vitality of Daventry town centre, which is itself the subject of a number of proposals which seek to enhance the retail and leisure offer (as set out in DDC's Town Centre Vision, July 2004). The RIA concluded that there is a quantitative need for additional convenience shopping floor space in Daventry to respond to the growth envisaged by 2021, and that the amount of provision proposed at Church Fields is fully justifiable to ensure a sustainable pattern of development. The RIA also conclude that the retail outlets proposed at Church Fields would have no adverse impacts on the town centre.

6 Summary

- 6.1 When planning a successful urban extension it is essential that a holistic understanding of the wide range of interrelated sustainability issues is clearly grasped from the outset. This chapter has demonstrated that from a starting point of extensive environmental assessment, the Applicants have subsequently carried out detailed investigations and consultations and taken into account all relevant findings in addressing all the identified key aspects of 'sustainability'.
- 6.2 Whilst the main principles of 'sustainability' are considered to have been satisfactorily addressed in formulating the proposals for Church Fields, it is a subject area which embraces many issues and also one which is associated with a rapidly changing emphasis on the application of relevant planning policies and available technologies. In this respect the Church Fields proposals pay careful heed to the overarching sustainability issues, but in terms of specific measures to combat 'climate change', meeting energy efficiency targets etc, such

matters would be more appropriately dealt with at the detailed planning stage when relevant planning policies at the national, regional and local levels are expected to be more clearly defined.

- 6.3 At present important policy / guidance documents are emerging, under review or in preparation at national, regional and local levels. These will have a fundamental bearing as to how many aspects of 'sustainability' should be addressed within new developments. It is quite clear that emerging policies and regulations will offer a degree of flexibility as to how sustainability, energy efficiency and climate change objectives are ultimately achieved. The Applicants therefore consider that it would be premature to commit to particular implementation measures at this outline planning stage, when such measures could be negated in the immediate future as a result of emerging policies and advances in technology. Instead it is considered that more informed decisions regarding on-site implications/ provision should be dealt with by negotiation at the detailed design stages when the practicalities of delivery can also be more accurately assessed.
- 6.4 **Table I** provides a summary appraisal of the development proposals against sustainability issues and objectives (derived from various sources including guidance from Daventry District Council, regional and national sustainability guidance).

Table 1: Sustainability Appraisal

Sustainability Issue	Sustainability Objectives	Comment
Accessibility	<ul style="list-style-type: none"> • Ensure the layout of the development promotes ease of access to facilities on and off site. • Ensure the provision of public transport. • Reduce need for the use of the private car • Create better or increase the provision of footpaths and cycleways. 	<ul style="list-style-type: none"> • Fully incorporates bus routes, cycle routes and footways in development layout. • Community facilities located in accessible locations within development at District and Local Centres. • Bus services to be secured through developer contributions by legal agreement.
Health and Safety	<ul style="list-style-type: none"> • Design an appropriate layout for the development that will reduce the risk of crime. • Provide public open spaces, walking and cycling routes, and play areas close to homes, strong links between the town and countryside, to promote a healthier way of life. 	<ul style="list-style-type: none"> • Principles of crime prevention and security considered at outline stage and to be implemented through detailed design of development layouts. • Full provision of open spaces to meet needs generated by development, and may also provide wider benefits for town residents, including playing pitches, informal open spaces, greenways, and children's play areas. • Pedestrian and cycle routes proposed to link to existing networks in town and countryside.
Built Environment	<ul style="list-style-type: none"> • Ensure housing meets the needs of the local community and includes affordable housing. • Promote good design and the use of high quality materials. 	<ul style="list-style-type: none"> • Affordable housing to be included, extent to be agreed with LPAs. • Design to be subject to detailed Design Code or similar document.
Landscape and Visual Impact	<ul style="list-style-type: none"> • Conserve or enhance protected and/ or high quality landscapes. • Conserve or enhance important views to countryside from urban areas. 	<ul style="list-style-type: none"> • Local landscape character and key views taken account of in masterplanning, guiding extent and location of open spaces to reduce impacts of development on views from existing residences, Country Park and Borough Hill. Local views from some parts of urban area inevitably affected.

Sustainability Issue	Sustainability Objectives	Comment
		<ul style="list-style-type: none"> • No statutory designated landscapes affected. • Retention of majority of hedgerows on site, translocation of a further proportion.
Ecology and Nature Conservation	<ul style="list-style-type: none"> • Conserve or enhance sites, habitats and species subject to legal protection or of importance for biodiversity. • Protection of trees, where possible and replacement of trees removed. • Encourage and promote habitat protection, creation and management. 	<ul style="list-style-type: none"> • Retention of Thrupp Covert county wildlife site, majority of hedgerows and trees, within green infrastructure framework. • Mitigation proposed for significant effects on bats, Badgers, farmland and reservoir birds, including through management plans. • Retention of majority of ecologically important and biodiverse hedgerows on site, translocation of a further proportion. • New woodland planting, wetland areas, and other habitat creation proposed.
Water, Drainage and Flooding	<ul style="list-style-type: none"> • Avoid increasing risks of flooding • Provide 'sustainable drainage' features to aid drainage and alleviate potential flooding. • Provide 'sustainable drainage' features to reduce the risk/impact of pollution. • Control of storage, spillages, during construction to avoid pollution. • Use of infiltration where appropriate to provide groundwater recharge. 	<ul style="list-style-type: none"> • Sustainable drainage features including pollution controls to be included to avoid increasing flood risks or risks of pollution to adjacent land and waterbodies (including Daventry Reservoir), which will be subject to detailed design. • No built development proposed within areas identified liable to flooding or risks of flooding from potential reservoir dam burst.
Archaeology and Cultural Heritage	<ul style="list-style-type: none"> • Ensure preservation of nationally important archaeological remains (scheduled ancient monuments). • Avoid or minimise impacts on the settings of SAM. • Ensure protection or recording of other important 	<ul style="list-style-type: none"> • Impacts on setting of Borough Hill SAM to be addressed in detailed design in line with principles established in ES. • Impacts on identified archaeological sites of regional or district importance to be mitigated in design and

Sustainability Issue	Sustainability Objectives	Comment
	<ul style="list-style-type: none"> • archaeology and settings. • Conserve listed buildings, Conservation Areas. • Conserve historic important hedgerows and other historic landscapes and features 	<ul style="list-style-type: none"> • by recording. • Parkland open space proposed adjacent to Grand Union Canal to conserve Conservation Area. • All historic 'important' hedgerows, and most other historic hedgerows, will be retained. • Setting of Holy Cross Church (listed grade I) not significantly affected.
Soils, Land Contamination and Agriculture	<ul style="list-style-type: none"> • Maximise the reuse of previously used land. • Protect best quality agricultural land • Maintain soil quality and quantity by implementing appropriate techniques for stripping/ storing and reuse. • Identify, remediate and reuse any contaminated soils. 	<ul style="list-style-type: none"> • Development of greenfield site. • Loss of some best & most versatile land to development. • Conservation of soil quality through soil management strategy in construction. • Contamination hotspots to be remediated or removed.
Social and Economic	<ul style="list-style-type: none"> • Provide sufficient social and leisure facilities, shops and schools to meet local needs. • Ensure the effective creation of employment/work in accessible locations. • Ensure effective access to usable green open spaces. • Conserve and enhance public rights of way and recreational routes. • Provision of accessible healthcare facilities and emergency services. 	<ul style="list-style-type: none"> • Facilities audit and consultation identified required facilities. • Proportion of employment opportunities (700-900) to be provided for new residents on site. • Accessible open spaces, outdoor sports and children's play areas proposed within site. • Bridleway retained within green corridor, footpath links proposed with canal, Country Park, Borough Hill.
Traffic and Transport	<ul style="list-style-type: none"> • Minimise reliance on the private car by maximising public transport choice. • Minimise effects of traffic on local community, 	<ul style="list-style-type: none"> • Diversion of B4036 to reduce impacts of traffic on new residents. • Promotes alternatives to car use through public

Sustainability Issue	Sustainability Objectives	Comment
	health and severance of access.	<p>transport routes and support for new bus services, location of community facilities within site, proposed footpaths and cycle routes.</p> <ul style="list-style-type: none"> • Supports traffic calming in Norton village to reduce through traffic.
Noise and Vibration	<ul style="list-style-type: none"> • Ensure mitigation measures keep noise and vibration to a minimum during construction. • Ensure properties are insulated against noise from local traffic through internal measures and orientation of development • Minimise noise experienced off site receptors such as at Norton village and Daventry Country Park. 	<ul style="list-style-type: none"> • Noise attenuation measures required within development near realigned B4036. • Best practicable means to be employed during construction to control noise. • Traffic calming in Norton would avoid increase in traffic noise. • Noise levels within Country Park from surrounding traffic is likely to increase slightly.
Air Quality	<ul style="list-style-type: none"> • Promote good public transport links to reduce the need for car travel and consequent emissions to air. • Use measures to reduce the effect of dust and particulate matter on air quality. • Provision for open spaces and wooded areas to potentially absorb/filter pollutants. 	<ul style="list-style-type: none"> • Promotes alternatives to car use as above. • Supports traffic calming in Norton village to reduce impacts of through traffic. • Good practice controls during construction. • Open space provision throughout site.
Utilities	<ul style="list-style-type: none"> • Adapt existing services to supply the new development wherever possible. • Minimise need for additional use of water and supply infrastructure wherever possible. • Use alternative/ renewable sources of power where possible. • Seek an increase in water/ energy efficiency 	<ul style="list-style-type: none"> • Service providers will need to provide services to site. • Additional strategic water supply infrastructure developments and improvements will be required. • Water saving measures within development, to be defined at detailed design stage. • Energy conservation and renewable energy generation measures within development, to be defined at detailed design stage.

Sustainability Issue	Sustainability Objectives	Comment
Resources	<ul style="list-style-type: none"> • Where possible use locally sourced materials. • Maximise use of renewable resources to provide energy. • Minimise use of non renewable resources. • Use of materials least harmful to health. 	<ul style="list-style-type: none"> • Sustainable construction criteria to be followed in design and construction, are to be defined at detailed design stage. • Energy conservation and renewable energy generation measures within development, to be defined at detailed design stage.
Waste	<ul style="list-style-type: none"> • Produce as little waste as possible. • Reuse and recycle where possible in construction. • Promote reuse and recycling where possible in new development. • Responsible disposal of waste. 	<ul style="list-style-type: none"> • Sustainable construction criteria to be followed in design and construction, are to be defined at detailed design stage.