

PRE-INQUIRY STATEMENT ON BEHALF OF
“THE DANETREE VILLAGE CONSORTIUM” IN RESPECT OF AN
APPEAL AGAINST THE NON-DETERMINATION BY
WEST NORTHAMPTONSHIRE DEVELOPMENT CORPORATION OF A
PLANNING APPLICATION IN
RELATION TO LAND AT CHURCH FIELDS, LONG BUCKBY ROAD,
DAVENTRY

DVC REF:	MET 1307-46-0
PINS REF:	APP/M9570/A/08/2083327/NWF APP/Y2810/A/08/2083322/NWF
LPA REF:	07/0096/OUTWND DA/2007/0200

INTRODUCTION

1. Danetree Village Consortium (“DVC”) has been registered as a Rule 6 party in connection with planning appeals reference APP/M9570/A/08/2083327/NWF and APP/Y2810/A/08/2083322/NWF (“the Churchfields Appeals”) which have been lodged by Croudace Homes Limited, The House Trustees Limited and Lower Thrupp Limited (“the Appellants”). DVC also reserves the right to appear at the Public Inquiry into the Appeals.
2. DVC are the Appellants for appeal references APP/M9570/A/2071505 and APP/Y2810/A/08/2071504 (“the Danetree Appeals”) which, together with those of a third appellant, Capel House Property Trust Limited (“Capel”) (under appeal reference APP/M9570/A/08/2082894/NWF)(“the Monksmoor Appeal”) have all now be conjoined to be heard at a single public inquiry commencing on 20 January 2009.
3. Where necessary DVC will refer to the documents submitted with and associated with the application which formed the basis of the Churchfields Appeals and those documents that were appended to the appeal forms for the Churchfields Appeals.
4. West Northamptonshire Development Corporation (“WNDC”) and Daventry District Council (“DDC”) are the determining authorities in relation to the applications which are the subject of the Churchfields Appeals. At the date the Churchfields Appeals were lodged neither WNDC nor DDC had determined the respective applications and the statutory period for determination had expired. The appeals were submitted in respect of the non-determination of the applications.
5. Both WNDC and DDC have now considered the applications at their meetings of 29 September 2008 and 15 October 2008 respectively.
- 5.1 WNDC resolved that *“if they had been in a position to determine the*

current planning application it would have been refused” for (11) reasons listed at (a) to (k) of their report.

- 5.2 DDC resolved that they would have refused the outline application for 13 reasons, as set in their report.

SUBMISSIONS

6. DVC has entered into a Memorandum of Understanding with the Appellants that it will not prepare and submit evidence or make submissions which are critical of the site specific characteristics of, or form of development proposals for, the Churchfields appeals.
7. If, however, despite this Memorandum of Understanding, the Appellant’s submissions seek to compare the Churchfields Appeal proposals with the Danetree Appeal proposals, DVC reserves the right to respond to those matters in more detail which may include matters relating to landscape, archaeology and cultural heritage, ecology, transport, deliverability, urban design and those environmental issues outlined in the Environmental Statement related to the application on which the Churchfields Appeals were lodged.
8. The submissions in the context of the Churchfields Appeals will relate to housing land supply and the land supply requirement set out in adopted RSS8 and the emerging RSS8 as well as the current shortage in housing land supply with no existing demonstrable 5-year supply.
9. If the Inspector or Secretary of State determines that more than one site is needed at this stage to fulfil housing needs, then it will be shown that the release of the Danetree Appeals site together with other land would be appropriate.

THE PROVISIONAL POSITION OF DVC IN RELATION TO THE HOUSING TRAJECTORY

10. DVC has produced a Housing Trajectory which has been the subject of discussion with both the Appellants and Capel.

11. DVC the Appellants and Capel have entered into discussions in relation to the methodology used, the manner in which it relates to infrastructure funding and its reflection of deliverability over the period to 2021.

GENERAL

12. DVC will continue to discuss these issues with other interested parties in the run up to the Inquiry in order to explore further the issues that are raised, and will advise in evidence should its position alter in any way as a consequence of those discussions.
13. DVCa reserve the right to add to these submissions in the event of additional matters being raised by either of the local planning authorities West Northamptonshire Development Corporation or Daventry District Council or any other party.