



Supporting Planning Statement

Erection of 9no. Dwellings

Land Rear Of 36 - 44 Marshalls Road, Raunds, NN9 6ET

Prepared on behalf of Tophaven Homes Ltd

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Table of Contents

1 INTRODUCTION	2
2 SITE & SURROUNDINGS	4
3 PLANNING HISTORY	5
4 THE PROPOSED DEVELOPMENT.....	6
5 PLANNING POLICY CONTEXT	8
6 PLANNING JUSTIFICATION	12
7 CONCLUSION.....	19

1 INTRODUCTION

- 1.1 CC Town Planning has been appointed by Tophaven Homes Ltd ('the Applicant') to prepare a Planning Statement in accompaniment of a full planning application for the proposed residential development of 9no. dwellings at land to the rear of 36 - 44 Marshalls Road, Raunds, NN9 6ET ('the site').
- 1.2 The planning application is submitted to North Northamptonshire Council ('NNC') (East Northamptonshire Area) as the determining Local Planning Authority ('LPA') for the area and seeks full planning permission.
- 1.3 The statement is structured to provide the LPA with the requisite level of information to justify the proposal and to enable the determination of this planning application at the earliest opportunity. Each section seeks to address a specific point and the document is structured as follows;

Section 2: Site & Surroundings

Section 3: Planning History

Section 4: The Proposed Development

Section 5: Planning Policy Context

Section 6: Planning Justification

Section 7: Conclusion

- 1.4 The following supporting drawings and reports are also submitted with the planning application:

- Proposed Site Plan (00)01
- Street Elevations (00)02
- Proposed Site Access (00)03
- House Type 1 Plans and Elevations (00)04
- House Type 2 Plans and Elevations (00)05
- House Type 3 Plans and Elevations (00)06
- House Type 4 Plans and Elevations (00)07
- Proposed Landscaping Plan (00)08
- Site Area Plan (00)09

- Site Location Plan (00)10
- Site Constraints Plan (00)11
- Ecology Note 22-0245
- Preliminary Ecological Appraisal 22-0300
- Biodiversity Net Gain Report August 2023-Rev A
- Tree Survey July 2023
- Archaeological Evaluation ENN110838

2 SITE & SURROUNDINGS

- 2.1 The application site encompasses a vacant parcel of land located to the rear of No's.36 – 44 Marshalls Road, Raunds. The site, which is located centrally within the Market Town of Raunds, comprises of an L-shaped parcel of land which is approximately 0.46 hectares in area.
- 2.2 This site is bound by existing residential development in all directions. To the north and east lie traditional terraced homes, with properties which are predominantly semi-detached in nature located to both the south and west. As such, there are a real mix of properties within the immediate surrounding areas of the site which vary in size and architectural design.
- 2.3 Historically, this land has been used as part of residential gardens for nearby properties and for the storage of Caravans. As such, the site does benefit from its own access via a track which is situated to the east of No.36 Marshall Road.
- 2.4 The proposed development is 'backland' in nature. Notwithstanding, this is not uncharacteristic of this area of Raunds with other 'backland' developments having taken place in the nearby areas. This includes the development located between Spinney Street and Ashfield Avenue, which is located towards the south of this site and accessed off Brook Street.
- 2.5 With the site being positioned centrally within the town of Raunds, it is considered that the proposal will deliver residential accommodation in a highly sustainable location. The town centre of Raunds, where a number of services and amenities are available including shops, pubs and cafes, is just a short walk from the site. Furthermore, the site is also located within walking distance from schools, large employment sites and public open spaces.
- 2.6 A number of bus stops are also accessible from this site, including those positioned on Marshalls Road. These nearby bus stops are served by Bus Routes 16 and X47 which connect local residents to the major towns of Rushden, Wellingborough, Kettering and Northampton.
- 2.7 The below extract from the accompanying Site Location Plan details the extent of the site and the immediate surrounding areas.

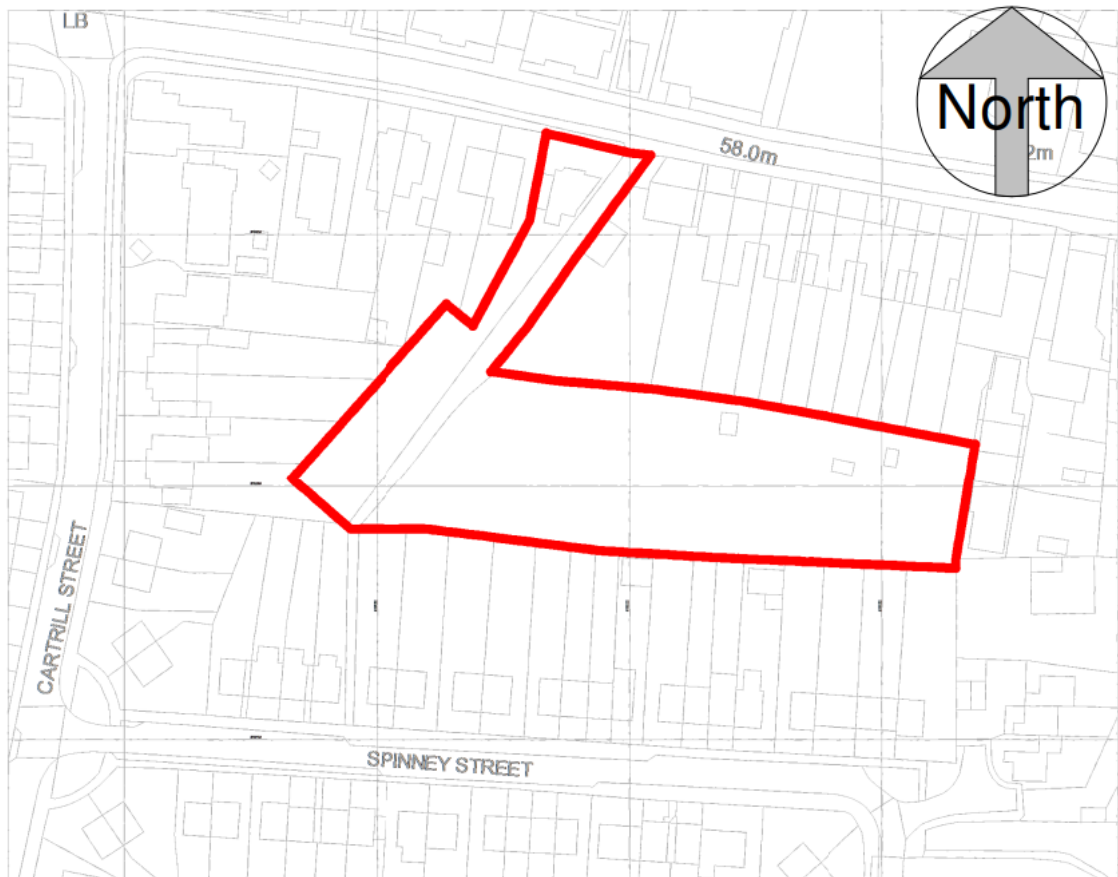


Figure 1 – Site Location Plan

3 PLANNING HISTORY

3.1 The site itself has a limited planning history which is of relevance to this detailed planning application. However, it should be noted that historically, this site has been used for the storage of caravans, although this is no longer taking place on site. Notwithstanding, the historical use should be given consideration in the assessment of the potential impacts of the proposed development on highway safety and residential amenity.

- **20/00124/OUT** – Outline planning permission was sought for the development of 5no. four-bedroom dwellings on this site. However, following the consultation period the Applicant withdrew the application prior to a decision being issued.
- **NE/22/00514/FUL** – A further application has since been submitted and sought full planning permission for 3no. four-bedroom detached bungalows, 1no. three-bedroom detached bungalow and 1no. four-bedroom dwelling with a detached garage. Notwithstanding, this application will be withdrawn by the Applicant prior to determination in order to allow for this revised proposal, which forms the basis of this detailed planning application to be submitted to the LPA and subsequently determined.

Pre-Application Advice

- 3.2 A pre-application request has also been submitted by the Applicant under NE/21/01832/QRV. The proposal which sought pre-application advice comprised of 5no. four-bedroom dwellings which were a mix of bungalow and two-storey properties. The proposal made use of the existing access drive and provided sufficient off road parking for each dwelling.
- 3.3 The LPA provided a detailed response to the proposal, advising on the elements of the scheme which they considered to be acceptable as well as highlighting any concerns which required further justification should a full planning application be submitted.
- 3.4 Whilst this proposal differs from that submitted at the pre-application stage, the Applicant has worked carefully in preparing this application to ensure that any concerns raised by the LPA within their pre-application response have been addressed in full. Where relevant, the following sections will reflect on the comments made by the LPA in their response and articulate why this application is acceptable in light of the advice previously received.

4 THE PROPOSED DEVELOPMENT

- 4.1 This application is seeking full planning permission from the LPA for the proposed residential development comprising of 9no.dwellings at land to the rear of 36 – 44 Marshalls Road, Raunds. The site is currently vacant and underutilised. With this parcel of land being located centrally within the town of Raunds, it is considered that the LPA should seek to support the proposal as it will make effective use of a vacant site.
- 4.2 The table set out below demonstrates the housing mix which is proposed as part of this planning application.

<i>House Type</i>	<i>Size (sq. m)</i>	<i>Bedrooms</i>	<i>Number</i>
<i>2-Bed Semi-Detached</i>	<i>83</i>	<i>2</i>	<i>2</i>
<i>3-Bed Detached</i>	<i>105</i>	<i>3</i>	<i>3</i>
<i>4-Bed Detached</i>	<i>122 - 188</i>	<i>4</i>	<i>4</i>
<i>TOTAL</i>			<i>9</i>

- 4.3 The proposed dwellings will all satisfy the Category 2 of the National Accessibility Standards, details of which are set out within the accompanying plans. A range of housing types are proposed in order to meet a variety of established housing needs within the North Northamptonshire area.
- 4.4 The proposal will utilise an existing access located off Brooks Road, although this will be upgraded. As demonstrated by the accompanying site plan, these upgrades will ensure that sufficient pedestrian and vehicle visibility splays are achievable from this access. Whilst the extent of the adopted road will be limited, no more than 5no. dwellings are to be served off the private section of road.
- 4.5 A sufficient number of parking spaces are also provided in support of this application. Each two/three-bedroom property will have 2 allocated parking spaces with any four-bedroom property having 3 allocated spaces, in accordance with the Northamptonshire Parking Standards. A total of 6 visitor spaces will also be provided across the development site.
- 4.6 Each dwelling will also benefit from an ample amount of outdoor amenity space which is proportionate to the size of the property. A separate bin storage area is provided for each dwelling with a collection point available to the properties located along the private driveway to comply with bin carry distances.
- 4.7 The appearance of each proposed dwelling will all be of a high quality, ensuring that the development assimilates well into the surrounding areas. Although 'backland' in nature, the development is considered to be in keeping with the character of this settlement, with developments of a similar nature located throughout the Market Town of Raunds.
- 4.8 The below extract details the extent of this proposed development.



Figure 2 – Proposed Site Plan

5 PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that decisions on planning applications be taken in accordance with the development plan, unless material considerations indicate otherwise. This is also reinforced within the National Planning Policy Framework (NPPF) at Paragraph 2.

5.2 In assessing the planning policy context, consideration has been given to the adopted development plan and also to national planning guidance. All relevant documents are set out below in order of national and local levels.

The National Planning Policy Framework (2023)

5.3 The National Planning Policy Framework ('NPPF') (updated in 2023) sets out the Government's planning policies for England and states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document sets out the Government's view of sustainable development and gives an overview of the economic, social and environmental roles which planning should play.

5.4 At the heart of the NPPF at Paragraph 11 lies the 'presumption in favour of sustainable development' which sets out that for decision making this means;

- *Approving development proposals that accord with an up-to-date development plan without delay; or*
- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*
 - *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

5.5 Section 5 of the NPPF sets out the Government's objective of significantly boosting the supply of homes and ensuring that the needs of groups with specific housing needs are addressed. Paragraph 69 recognises the important role that small and medium-sized sites can play in meeting the housing requirement of an area.

- 5.6 Section 8 of the NPPF relates to the need to create healthy and safe communities, and requires development to promote social interaction, be safe and accessible and enable and support healthy lifestyles.
- 5.7 Section 9 of the NPPF relates to the need to promote sustainable transport. At paragraph 107 it notes that when setting parking standards, a number of factors should be taken into account including the accessibility of the development, the type, mix and use of development, the availability of public transport and local car ownership levels. At paragraph 111 it notes that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.8 Section 11 of the NPPF relates to the need to make effective use of land and encourages the redevelopment of underutilised land and buildings.
- 5.9 Section 12 of the NPPF notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. At paragraph 130 it notes that development should function well and add to the overall quality of the area, be visually attractive, be sympathetic to local character and optimise the potential of the site.

The Development Plan

- 5.10 The Development Plan for the site comprises of the North Northamptonshire Joint Core Strategy (2014), the Saved Policies of the East Northamptonshire District Local Plan (1996) and the Raunds Neighbourhood Plan (2018) in the determination of this planning application.
- North Northamptonshire Joint Core Strategy (2016)
- 5.11 The North Northamptonshire Joint Core Strategy (NNJCS) is the strategic Part 1 Local Plan for Corby, East Northamptonshire, Kettering and Wellingborough Councils and covers the period 2011 to 2031. The plan sets out the key strategic policies and the long-term vision and objectives for the entire plan area for the period up to 2031. Those policies considered relevant to the determination of this application are outlined below.
- 5.12 Policy 1 on the NNJCS confirms that the LPA will take a positive approach to determining development proposals that reflects the presumption in favour of sustainable development in the NPPF.
- 5.13 Policy 3 requires development to be located and designed in a way that is sensitive to its landscape setting.
- 5.14 Policy 4 requires that a net gain in biodiversity will be sought and features of geological interest will be protected and enhanced.

- 5.15 Policy 6 notes that the local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land and buildings within the urban area.
- 5.16 Policy 8 sets out the north Northamptonshire place shaping principles. This includes a number of criteria, including the need to create a distinctive local character and ensure quality of life and safer and healthier communities.
- 5.17 Policy 9 requires development to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. This includes a water limit of 105 litres per person per day.
- 5.18 Policy 11 sets out the distribution of development with a strong focus on the Growth Towns for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development. Rushden is identified as a Growth Town.
- 5.19 Policy 28 sets out the housing requirements for each district, with a need for East Northamptonshire at 8400 dwellings over the period from 2011 to 2031.
- 5.20 Policy 29 sets out the distribution of new homes, focussing on the Growth Towns as the most sustainable locations for development. This includes Rushden which has an identified housing requires for 3285 dwellings. The policy also encourages the re-use of suitable previously developed land and buildings.
- 5.21 Policy 30 sets out that housing development should provide a mix of dwelling sizes, with a specific need identified for smaller households (1-3 bedrooms). The policy also requires development to meet the National Space Standards as a minimum.

Saved Policies of the East Northamptonshire District Local Plan (DLP) (1996)

- 5.22 A number of policies from the Local Plan are considered as 'Saved Policies'. However none of these policies are considered relevant to the determination of this application. As such, there are no policies within this Local Plan worth mentioning at this stage.

Raunds Neighbourhood Plan (2017)

- 5.23 The aim of the adopted Raunds Neighbourhood Plan is to build on the planning and land use development related issues identified in the Vision for Raunds work. The Neighbourhood Development Plan forms part of the statutory development plan for East Northamptonshire and contains several policies, some of which are outlined below.
- 5.24 Policy R1 seeks to ensure that an appropriate range of sizes and types of houses are provided across all new developments.

- 5.25 Policy R2 seeks to promote good design, with all new development in Raunds being required to be in keeping with the character of the surrounding area.
- 5.26 Policy R4 states that new housing developments should be supported by suitable car parking arrangements in line with the Northamptonshire County Council guidance and standards.

Other Relevant Documents

Emerging Local Plan Part 2

- 5.27 The emerging Local Plan Part 2 will replace the remaining policies from the 1996 East Northamptonshire District Local Plan (DLP). The plan was submitted for examination on 29th March 2021, with the hearing session completed in April 2022. However, this plan has not yet been formally adopted by the LPA. Notwithstanding the stage of development for the plan, some weight can be afforded to the content of the plan in line with paragraph 48 of the NPPF.
- 5.28 Policy EN1 sets out that future development proposals will respect the network of settlements across the district, in accordance with the spatial roles set out in the Joint Core Strategy.
- 5.29 Policy EN2 states that infill development within defined settlement boundaries will be supported by the LPA provided that it is of an appropriate scale that is well related to the existing built-up area of the settlement. The infill development must also be bounded by compatible development and be unlikely to be of beneficial use as open land, including for agricultural purposes.
- 5.30 Policy EN30 states that all new housing developments will be expected to provide a suitable mix and range of housing, including a range of size, type and tenure (as set out in Policy 30 of the Joint Core Strategy) that recognise the established local need.

Northamptonshire Parking Standards (2016)

- 5.31 This document sets out the parking standards used across the entire Northamptonshire area and gives advice to developers on the minimum standards that will be sought in assessing planning applications, to encourage well designed parking within new developments. The standards require a total of 2 spaces to be provided for 2/3 bedroom dwellings with 3 spaces required for all 4+ bedroom properties. Visitor parking spaces must also be provided across the development.

6 PLANNING JUSTIFICATION

6.1 The following section seeks to provide justification for the proposed development in light of the content of the relevant planning policies identified above.

Development Principle

6.2 The site itself is considered to be suitable to accommodate the residential development that is proposed within this application. The land is located centrally within the defined settlement boundary of Raunds, positioned within close proximity to a number of services and amenities.

6.3 Although the site is 'backland' in nature, the supporting text of the Raunds Neighbourhood Plan offers full support for this type of proposal. Within this text it is stated that future residential development in the town of Raunds should be limited to infill sites or town centre redevelopments. As this proposal comprises of a 'backland' development which is infill in nature, it is evident that there is support for this application in principle. Further support for this type of development is also afforded by Policy EN2 of the emerging Part 2 Local Plan.

6.4 Raunds is a settlement within the East Northamptonshire District and is classified as a 'Market Town' within the NNJCS. As per Policy 11, market towns are required to provide strong service roles for the local community with growth in both homes and jobs supporting local services at a scale which is proportionate to the character of the town. Subsequently, this proposal for a total of 9no. dwellings will help to support the role that Raunds has to play as a 'Market Town' within the North Northamptonshire area.

6.5 Policy 28 of the NNJCS sets out the minimum housing targets across the area. For East Northamptonshire a total of 8,400 new dwellings must be provided over the period from 2011 to 2031. Whilst the proposal only results in the creation of 9no. dwellings, this scheme will still assist in contributing towards this housing target, with Paragraph 69 of the NPPF recognising the important contribution that small and medium sized sites can make.

6.6 As Raunds is allocated as a 'Market Town' within the NNJCS it is important to acknowledge the relevant sections of Policy 29. 'Market Towns' are the second most sustainable locations in North Northamptonshire for new development, behind only 'Growth Towns'. Supplementary to Policy 29 is Table 5 which clearly identifies a minimum housing target for Raunds which is set at 1,060 new dwellings.

6.7 Whilst this housing target for Raunds has already been met, it should be noted that the figure is a minimum requirement. Therefore, with Raunds being a 'Market Town' where new housing development is encouraged, it is considered that this proposal can still be acceptable in principle. It would be wholly unreasonable for the LPA to refuse planning permission based

on the minimum housing requirement for Raunds having now been met given that it is a highly sustainable location where new residential development is encouraged.

- 6.8 The site is also currently vacant and under-utilised. With this land being centrally located, it is important that most effective use is made of this site, in line with the approach of Section 11 of the NPPF. As such, this vacant site comprises of an appropriate parcel of land to accommodate further residential development within this 'Market Town'.
- 6.9 Overall, it is considered that the proposed residential development comprising of a combined total of 9no. dwellings is acceptable in principle. The site is located centrally within the 'Market Town' of Raunds with the proposal making most effective use of an under-utilised and vacant parcel of land. As such, it is considered that this development is compliant with Policy 11, 28 and 29 of the NNJCS, Policy EN2 of the emerging Part 2 Local Plan, Policy R1 of the Raunds Neighbourhood Plan as well as Sections 5 and 11 of the NPPF.

Housing Mix

- 6.10 This development is comprised of 9no. dwellings, with a mix of 2-, 3- and 4-bedroom dwellings proposed, each with a private garden area and allocated parking space.
- 6.11 The properties which surround the site comprise of a variety of styles and sizes. These range from large detached dwellings to smaller terraced style properties. As such, the varied housing mix proposed is appropriate for this location given the existing context of the area.
- 6.12 The use of different sized dwellings ensures that a wide choice of housing types are available on site to meet a wide range of needs for the community. Whilst the properties will vary in appearance, they will respond well to one another, creating an attractive residential environment for any future occupants to enjoy.
- 6.13 The proposal also provides for a more appropriate mix than previously proposed within recently withdrawn applications relating to the site. The proposed mix offers a variety of house types in response to the established housing demand across North Northamptonshire.
- 6.14 The proposed development is therefore considered to be in full accordance with Policy 30 of the NNJCS, Policy R2 of the Raunds Neighbourhood Plan and Section 5 of the NPPF. The proposal is also compliant with Policy EN30 of the emerging East Northamptonshire Part 2 Local Plan.

Design and Appearance

- 6.15 This proposal comprises of a residential development which is 'backland' in nature. Such development is commonplace within the 'Market Town' of Raunds and it is therefore considered that the proposal is in keeping with the established character of the area.

- 6.16 This is evidenced by the nearby development at Shelmerdine Gardens, located between Spinney Street and Ashfield Avenue which has resulted in a residential scheme similar in nature to the proposal which forms the basis of this application. The LPA granted 3 separate approvals under EN/08/01368/FUL, EN/08/01473/OUT and 14/00962/FUL which has resulted in a combination of 10no. dwellings on site that amounts to backland development. Whilst not immediately adjacent to the site, the approval of this development clearly sets a precedent within the central areas of Raunds for development which is backland in nature and that makes effective use of vacant land.
- 6.17 As the proposal is classified as 'backland development' the proposed dwellings will not be visible from public vantage points, with each of the dwellings being concealed behind existing properties in all directions. As such, any existing views of properties within this area will not be impacted by this development as the site is well-hidden given its location at the rear of existing properties.
- 6.18 Notwithstanding, within the LPA's detailed pre-application response it was noted that *'the surrounding character is mixed'* including Victorian semi-detached and terraced dwellings to the north east and post war style semi-detached and terraced dwellings to the south. As such, the Applicant has adopted a careful and considerate approach to the overall design of these proposed dwellings ensuring that the prevailing character of the surrounding areas has been considered in detail. This is reflected by the extract set out below.



Figure 3 – Front Street Elevation

- 6.19 This is further highlighted by the carefully selected materials, details of which are attached to Appendix A of this Statement. The Applicant has selected materials which respect the prevailing character and appearance of surrounding properties in the immediate vicinity ensuring that a high quality design is adopted to each of the proposed properties. As per Paragraph 130 of the NPPF the character of the surrounding area would be respected via the use of red engineering brick to match the local vernacular, as previously expressed by the LPA within the pre-application advice.
- 6.20 The Applicant has sought to provide a development which maximises the full potential of the site without this proposal amounting to an overdevelopment. The site is of an appropriate size to accommodate the number of properties proposed, ensuring that sufficient space is available for access, parking and amenity. The arrangement does not result in a cramped

form of development and is therefore considered to be acceptable in regard to the overall design approach adopted to the site layout. As such, this application complies in full with the detailed criteria set out at Policy 8 of the NNJCS.

- 6.21 Overall, it is considered that the proposed scheme would result in positive enhancement to the setting and appearance of the site which will result in improvements to the overall character of the area. A high quality design approach has been adopted to each of the dwellings, with inspiration having been taken from existing dwellings within this area of the town in both the design and materials which have been selected. As such, it is reasonable to conclude that the proposed development is in keeping with the character and appearance of the surrounding area, and is therefore in full accordance with Policies 3, 4 and 8 of the North Northamptonshire Joint Core Strategy, Policy R2 of the Raunds Neighbourhood Plan and Sections 8 and 12 of the NPPF.

Residential Amenity

- 6.22 Careful consideration has been afforded to the design of the proposed layout to ensure that any future occupant is provided with a high level of residential amenity. Each property is set within a good sized plot with sufficient separation from neighbouring dwellings to prevent issues of overlooking and loss of natural light.
- 6.23 The proposed site layout has also been designed to ensure that these properties are separated by a sufficient distance from existing neighbouring dwellings to protect their privacy. The careful approach adopted to the layout of this development ensures that the relationship between existing properties and those which are proposed within this application are acceptable.
- 6.24 As the Applicant has not sought to overdevelop the site, windows can be placed appropriately across each of the proposed dwellings to further minimise the risk of overlooking whilst also ensuring that each property benefits from sufficient natural light. As such, any future occupant of these properties will be provided with adequate levels of privacy and natural light, ensuring a high quality residential environment can be provided for all.
- 6.25 Furthermore, all windows and doors across the development will be fitted with 'Secured by Design' locks that satisfy DAS23/24 criteria, thus ensuring that sufficient security measures are in place across the site.
- 6.26 Each dwelling will also be served by ample amounts of outdoor amenity space, proportionate to the size of property that is proposed. Garden areas, which will be turfed, serve each dwelling with patio areas also being provided for any 3- or 4-bedroom dwelling. 1.8m close

boarded fencing will also be erected across any shared boundaries to ensure that a good level of privacy is afforded to future occupants.

- 6.27 It is material to note that each property will also satisfy the prescribe National Minimum Space Standards, in line with Policy 30(b) of the NNJCS. As such, high quality living conditions will be available to all future residents of this proposed development.
- 6.28 Each dwelling will also be served by a bin storage area. For the occupants of those dwellings located along private driveways, a bin collection point will also be available which will comply with the requirement for bin carry distances.
- 6.29 Overall, it is considered that the proposed development will provide for a high quality residential environment which will protect the privacy of both future and existing residents within this area of Raunds. Sufficient outdoor amenity space will also be provided in support of each proposed dwelling to ensure that a good standard of residential amenity can be achieved. With this proposal also respecting the existing amenity levels currently enjoyed by the occupants of nearby properties, it is considered that the proposal is in full accordance with Policy 8 (d) and (e) of the North Northamptonshire Joint Core Strategy, as well as policy R2 of the Raunds Neighbourhood Plan and Section 12 of the NPPF.

Access and Parking

- 6.30 Each dwelling will be provided with sufficient on-site parking space, in accordance with the Northamptonshire Parking Standards. All 2- and 3-bedroom dwellings will be provided with two allocated spaces with the 4no. 4-bedroom dwellings benefiting from three allocated parking spaces each. As such, the parking demand generated by this proposal can safely be accommodated on site, in line with the adopted parking standards. This provision is also considered to comply with the requirements of Policy R4 of the Raunds Neighbourhood Plan.
- 6.31 A total of 6 unallocated visitor spaces will also be delivered across the site. Again, this provision has been provided in accordance with the Northamptonshire Parking Standards.
- 6.32 Ample space for the storage of bikes will also be provided on-site to assist in achieving a modal shift away from the use of private vehicles only.
- 6.33 The development seeks to utilise an existing access point that will be upgraded as part of this development, located directly off Marshalls Road and situated between the properties of No.34 and No.36. As indicated by the accompanying plans, sufficient vehicle and pedestrian visibility splays will be provided in each direction ensuring that a safe means of access can be provided in support of this development. This is confirmed by the below extract.



Figure 4 – Extract from Proposed Site Access Plan

- 6.34 The use of this access will not result in any impact on neighbouring properties. The adjacent properties each have their own private access onto the highway and do not have any right of access across the land which forms the basis of this application.
- 6.35 Following the works that will be undertaken to upgrade this existing access to make it fit for an adoptable highway, it is clear that the access will be of an appropriate width to serve the 9no. dwellings which are proposed for this site. Therefore, planning permission should not be refused as the highway impact will not be 'severe' in line with the test set out at Paragraph 111 of the NPPF.
- 6.36 The extent of the adopted highway is illustrated within the accompanying plans. To comply with the adopted highway standards applied across North Northamptonshire, only 4no. dwellings will be served off the private driveway. Notwithstanding, the distance of these dwellings from the adopted road is acceptable from a bin collection and fire safety perspective.
- 6.37 At this juncture, it is important to note the existing permission which this site currently benefits from. At present, the site benefits from lawful use for the storage of caravans and as such, this existing use must be considered when assessing the proposals impact on highway safety.
- 6.38 Given the size of the site, a considerable number of caravans could be stored on this land and subsequently, the number of vehicle movement to and from the site could be significantly high. Therefore, it is the Applicant's view that the proposal will not result in an increase in the number of vehicle movements above the number generated by the existing use of the site when operating at full capacity, as to result in a severe impact on highway safety.
- 6.39 Overall, it is considered that the proposed development includes sufficient parking and access provision in support of this scheme. Parking has been provided in accordance with

the Northamptonshire Parking Standards, with the existing access serving the site being upgraded in order to provide an appropriate means of access for the proposed dwellings.

- 6.40 As such, this development is not considered to be significant or severe in relation to Paragraph 111 of the NPPF and there are no highways safety reasons as to why the proposed development cannot be granted planning permission. This scheme is therefore in full accordance with Policy R4 of the Neighbourhood Plan, Policy 8 of the North Northamptonshire Joint Core Strategy and Section 9 of the NPPF.

Other Considerations

Ecology and Landscaping

- 6.41 As identified within the accompanying reports, a biodiversity net gain will be delivered on site through the mitigation measures proposed. Furthermore, the proposal will also not result in a significant impact on existing species which have been identified on site. This is confirmed within the Preliminary Ecological Appraisal.
- 6.42 The proposal is also supported by a detailed landscaping strategy. New planting is to include a mixed native species hedgerow. This will replace the existing hedgerow which in its existing state, would pose a major constraint upon the development works. To facilitate the development works it will also be necessary to remove all but one of the trees. However, this loss will be mitigated against by the proposed new planting scheme which accompanies this submission.

Archaeology

- 6.43 During pre-application engagement with the LPA, the County Archaeologist suggested that further work would be necessary to respond to nearby findings of human inhumations that were identified back in 2002. As such, a detailed Archaeology Field Evaluation has taken place on site. This evaluation recorded a single burial most likely connected to the Anglo Saxon Cemetery located to the north of the site which was discovered in an excavation in a neighbouring garden. It has been suggested that the area where the body was found is likely to be the edge of the cemetery, as no other bodies were identified outside of this area. A detailed trench plan is appended to the archaeological report which accompanies this detailed planning application illustrating the areas of the site which have been investigated.
- 6.44 It is considered that the findings of this evaluation do not represent an over-riding constraint to development of this site following appropriate recording of these identified sub-surface archaeological remains. As such, the proposal is considered to be acceptable in this regard.

7 CONCLUSION

- 7.1 This statement has been prepared to accompany a full planning application for the proposed residential development comprising of 9no. dwellings at the land to the rear of 36-44 Marshalls Road, Raunds, Northamptonshire NN9 6ET.
- 7.2 The proposal is a revised submission of the application for 5no.dwellings on this site that is to be withdrawn by the Applicant (NE/22/00514/FUL) following the submission of this revised proposal. It is important to note that the relevant planning policy applicable to this site has not materially altered since the submission of this previous application.
- 7.3 A mix of properties will be provided on site through this development, with 2- 3- and 4-bedrooms dwellings proposed. The existing access serving the site will be upgraded to comply with adopted highway standards, with sufficient parking proposed in support of each dwelling. In addition, the Applicant has adopted a careful and considerate design approach to this proposal, taking account of the existing character of the area. This has resulted in each dwelling being of an attractive appearance which assimilates well into the surroundings, whilst also providing a high quality residential environment for any future occupants.
- 7.4 This supporting Planning Statement has set out that the proposed development would be acceptable in principle and comprises of an appropriate mix of dwellings. The site comprises of a parcel of land located centrally within the Market Town of Raunds. As such, the site is in a sustainable location that offers an excellent opportunity to accommodate further residential development within the town.
- 7.5 It has also been shown that the proposed dwellings are of a high quality which will assimilate well into their surroundings. Careful consideration has also been afforded to the proposed layout, ensuring that a high level of residential amenity can be achieved for both future occupants of the proposed dwellings and existing occupiers of neighbouring properties.
- 7.6 As touched on above, this development is also supported by an appropriate parking and access arrangement which accords with the adopted highway standards. Sufficient visitor parking spaces are also provided across the development site to accommodate additional parking demand generated by this proposal.
- 7.7 Consideration has also been afforded to all of the relevant technical matters, with the accompanying suite of documents demonstrating the proposals acceptability in this regard.
- 7.8 Overall, it has been demonstrated that this proposal is in full accordance with the various Development Plan documents, as well as planning guidance contained within the NPPF. We therefore respectfully request that the submitted application is approved by the LPA without delay.

Appendix A – Proposed Materials Schedule

PROPOSED MATERIAL SCHEDULE FOR LAND AT MARSHALLS ROAD, RAUNDS

PLANNING REF

Bricks to dpc	Red engineering
Bricks above dpc	Oast Russet - Weinerberger
Render	Chalk - Weber
Bricks above dpc heads and cills	Sandown Nevada Buff Weinerberger
Roof Tiles	Calderdale Edge Dark Grey Weinerberger
Fascia/Soffits	White UPVC
Guttering & downpipes	Black UPVC
Windows & Side door	White UPVC to comply with Part Q building Regs with laminated glass
Bi-fold doors	White Aluminium
Front Doors and side lights	Plots 1 and 2 Derwent Blue (Dark Blue) Plots 3 to 9 Anthracite Grey
Garage Door	Aluroll Classic Roller Garage door RAL 7016 Anthracite Grey

All windows and doors fitted with Secured by Design locks that meet DAS23/24 and Police initiative.

All are A rated Energy Efficient

PROPOSED MATERIAL SCHEDULE FOR LANDSCAPING, DRIVE, PARKING FENCES ETC FOR LAND AT MARSHALLS ROAD, RAUNDS

Gardens	To be turf
Paths & Patios	To be in buff non slip slabs by Toblemore
Driveways and Parking Bays	To be in Hydro - Pave permeable paving, colour to be in Bracken by Toblemore
Shed Cycle Store	6ft x 6ft Timber shed located to the rear of the garden to be erected for cycles and storage
Fencing & Gates	1800mm high close board fencing (as illustration) with 900mm wide gates made to match
Rainwater harvesting	800 litre tank in buff by Ecosure (as illustration) ref ECO800

PROPOSED FINISHED FLOOR LEVELS FOR LAND AT MARSHALLS ROAD, RAUNDS

To be in accordance with drawing reference (0u) showing the section with a FFL of

Water usage table as attached illustration