

PLANNING APPLICATION

FOR

PROPOSED RESIDENTIAL DEVELOPMENT

BRICK KILN ROAD RAUNDS

CONSTRUCTION OF UP TO 86 RESIDENTIAL DWELLINGS
(INCLUDING 27 AFFORDABLE UNITS)

DESIGN AND ACCESS STATEMENT

Introduction

1. This document (**DAS**) has been produced by Alan Brown Development Services Ltd on behalf of the applicants, Mr and Mrs Smith (**the applicants**) in order to provide supporting information for an outline planning application to North Northamptonshire Council (East Northants Area) acting as Local Planning Authority (**LPA**) for the proposed construction of up to 86 residential dwellings including 27 affordable units on land located north of Brick Kiln Road. The application leaves all matters reserved for future consideration with the exception of site access but provides illustrative material showing how the site could deliver the amount of residential development along with external works, public open space and biodiversity enhancements.
2. The application follows the grant of planning permission at appeal (Ref APP/G2815/W/21/3277823) on 19th January 2022 for residential development of up to 21 dwellings and access on land adjoining the southwest corner of the proposed development site. The current application proposes to use the approved site access as a secondary access



Extract of Sursham Tompkins Illustrative Site Plan for application 20/00347/OUT

- The Outline Planning application also follows a full planning application on land immediately east of the site boundary for mixed business uses at New Barn Farm Industrial Estate. At the time of writing the application remains undetermined but the combined applications provide a comprehensive infill between Northdale Park to the east and Kelmarsh Avenue to the west.



Proposed Site Layout Showing Combined Planning Applications

4. The application is accompanied by the following drawings
- BRI477-TO1 Rev D Topographical Survey Illustrative
 - S/NR/23/001 Rev B Proposed Block Plan Illustrative Site
 - S/NR/23/002 Rev A Plan (Sheet 1 of 3) Illustrative Site
 - S/NR/23/003 Rev A Plan (Sheet 2 of 3) Illustrative Site
 - S/NR/23/004 Plan (Sheet 3 of 3)
 - S/NR/23/005 Site Location Plan
 - 25273_08_020_02 Proposed vehicular access / tracking
5. The planning application is also supported with the following additional material
- Planning Statement
 - Phase 1 Geo-Environmental Report
 - Transport Statement
 - Travel Plan
 - Drainage Strategy / flood risk assessment
 - Phase 1 Ecological Preliminary Assessment (PEA)
 - Landscape Visual Impact Assessment
 - Landscape Strategy
 - Biodiversity Net Gain Calculation
 - Noise assessment
 - Archaeological Investigation Report

It should be noted that the Archaeological Investigation Report and Noise Assessment are shared documents with the full planning application for employment uses on the adjoining site.

Pre-Application Discussions

6. No pre-application discussions have taken place in relation to this planning application with the LPA. However, the LPA are aware of the area by virtue of the recent appeal scheme.

Statement of Community Involvement

7. In addition to extensive pre-application discussions with North Northamptonshire Highways, North Northamptonshire Lead Planning Archaeologist, the Environment Agency, contact has also been made with Raunds Town Council. An informative email was issued to the Town Clerk on 13th June (included at Appendix A) and a discussion took place at the Town Council Meeting on 27th June. The pre-application request was submitted for a wider site area. A response was received from the Town Clerk on 29th June 2023 (copied at Appendix B). Although no support was immediately forthcoming for residential development the response indicated that the Council would keep an open mind to the development should an application be made.

The Site and its Context

8. The application site is located directly off Brick Kiln Road which is an adopted classified B road (B663). The proposed development is located at co-ordinates E499696, N273660.
9. The site lies on the northern fringes of the existing settlement of Raunds. Established residential settlement lies to the south and west of the site, with an area of commercial development located to the west of the town, extending towards the A45. The settlement has a nucleated character, with mid to late 20th century residential estates characterising the northern extent of the town, between the site and the town's core.
10. Recent historic aerial mapping reveals the following:-
 - 10.1 2004 Mapping indicates Barn Lodge Farm as a series of converted agricultural buildings isolated in open countryside to the north east, with agricultural fields located immediately north, east and west of the application site. Little development is indicated north of Brick Kiln Road. Industrial and Residential development is located along the entire southern edge of the highway.



Google Earth Mapping – 2004

10.2 2008 aerial mapping showing little change to the surrounding land north of Brick Kiln Road but an additional unit has been constructed to the east of the industrial estate and it would appear as though the extent of hardstanding has increased.



Google Earth Mapping – 2008

10.3 2016 aerial mapping shows further expansion of New Barn Farm Industrial Estate to the northeast. Residential development is shown advancing immediately west of the application site.



Google Earth Mapping – 2016

10.4 2020 aerial mapping shows the area north of Brick Kiln Road continuing to expand. New Barn Farm industrial estate has further expanded with the provision of an additional block forming part of the consented Northdale Park Development. Residential work on Northdale Park is also shown advancing.
Residential development immediately west of the site (Kelmarsh Avenue) is complete.

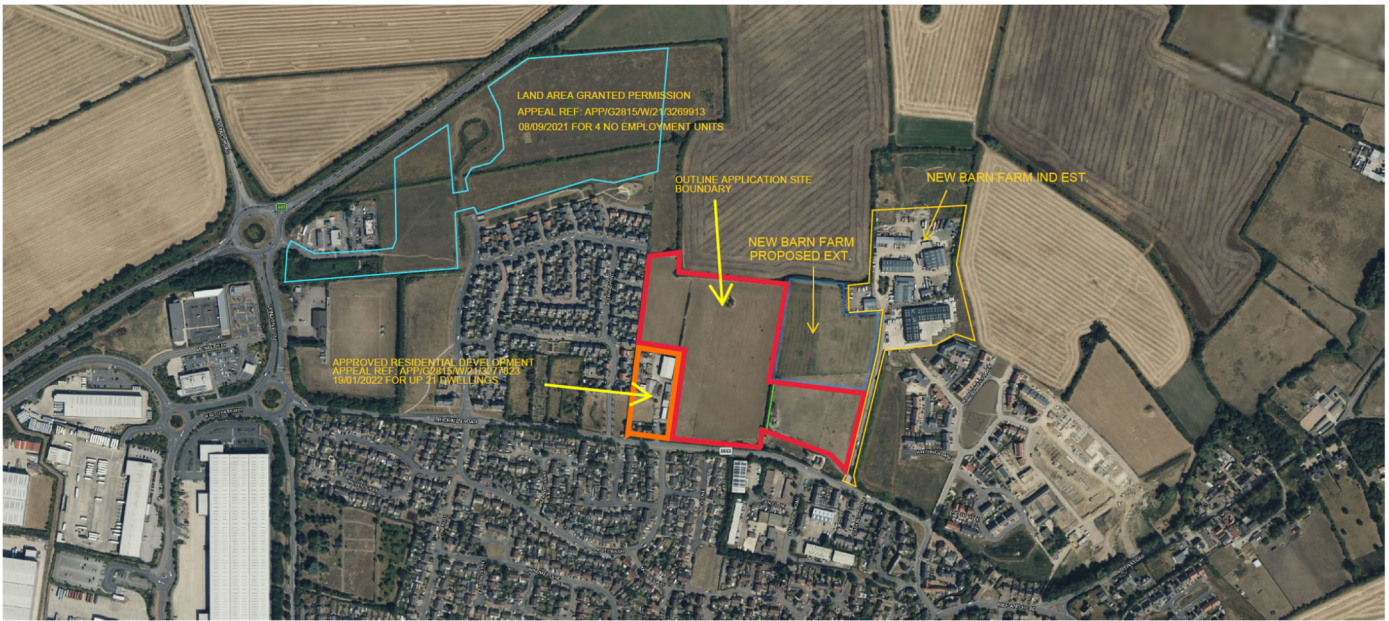


Google Earth Mapping -2020



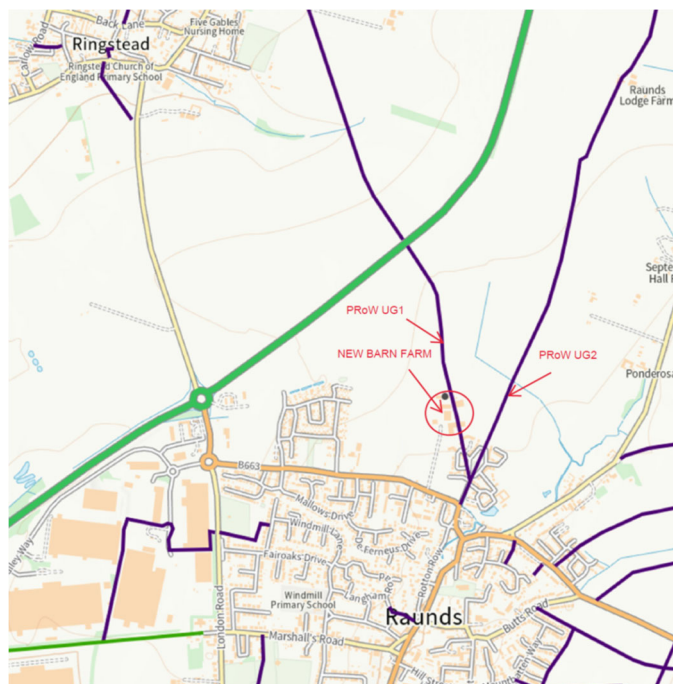
Extract of Sales Brochure for Northdale Park showing development east of Employment Area

11. Overall, it can be seen that over the past 20 years the settlement of Raunds has been allowed to spread north of Brick Kiln Road which prior to the early 2000's would appear to have acted as the settlement boundary to this area of Raunds. Two remaining fields now sit between established development. A current aerial image below shows a more expansive area of Raunds (dated 2023) showing the A45 constraining development to the northwest. The image also provides an approximate outline of an additional employment area refused planning permission by East Northamptonshire Council under reference 20/00960/FUL but allowed under appeal (reference APP/G2815/W/21/3269913) on 8th September 2021. A Reserved Matters Application (NE/22/00692/REM is currently submitted (but undetermined) on land immediately west of 1 Kelmars Avenue for 10 residential dwellings.



Aerial Mapping – 2023 (Refer also to Appendix C)

12. Raunds has a rich historical background with evidence dating back to the Domesday Book (1086) where the settlement was referred to as Rande. The Archaeology Investigations and Written Scheme of Investigation submitted as part of this application provide a detailed explanation of the historical context and explanations of Iron Age, Anglo-Saxon and late Saxon / Medieval settlements.
13. Land included within the red line area of this application and proposed on the illustrative site layouts as public open space and biodiversity improvements once formed part of quarry associated with the former brick works in the area.
14. No public rights of way are affected by the outline planning application. A public right of way (footpath UG1) crosses through New Barn Farm Industrial Estate as illustrated in mapping below.



Mapping Courtesy of Northamptonshire Interactive Mapping

15. The proposed development area is located in a zone 1 flood risk area (ie not at risk of flooding)

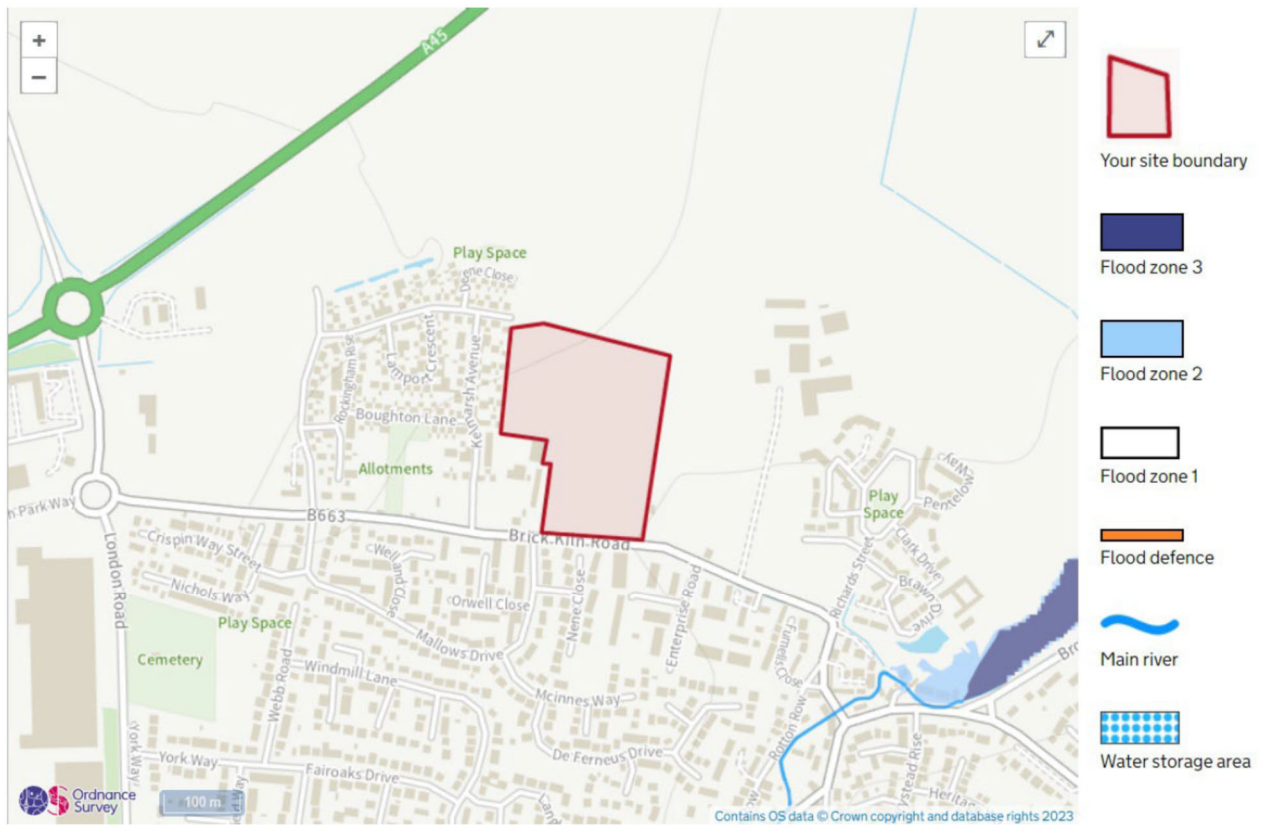


Figure 2.1 – Extent of Fluvial/Tidal flooding – Gov.uk website – 29.06.23

Planning History

16. The relevant planning history for the site and land immediately adjoining (forming the secondary access route) is scheduled below.

Additional use of premises for the sale of plants, fruit and vegetables mainly produced on the premises at Hillside

Ref. No: 81/01425/FUL | Status: Application Permitted

Additional use of premises for retail sale of plants, fruit and vegetables mainly produced on premises at Hillside

Ref. No: 84/01710/FUL | Status: Application Permitted

Continued use of premises for retail sale of plants, fruit and vegetables

Ref. No: 87/01271/RWL | Status: Application Permitted

Additional use for the sale of plants, fruit and vegetables

Ref. No: 93/00014/FUL | Status: Application Permitted

Agricultural building

Ref. No: 03/00016/PNA | Status: Application Permitted

Outline: Residential development for up to 21 dwellings and access (with all matters reserved except Access)

Ref. No: 20/00347/OUT | Status: Application Refused but allowed at appeal.

Scale /Layout

17. The planning application proposes residential development up to 87 dwellings including 27 affordable dwellings alongside the provision of public open space and biodiversity improvements. The gross site area equates to 5.75 hectares with 1.45 hectares of land devoted to public open space and biodiversity improvements. The net site area would provide a development density of 20 dwellings / hectare.
18. All matters are reserved for subsequent approval with the exception of site access. The development proposes the creation of 2 No road junctions with Brick Kiln Road, one of which has already been granted permission as part of application 20/00347/OUT. A detailed Transport Statement including junction assessments is included as part of the application.
19. Policy 30 of the North Northamptonshire Joint Core Strategy required that new developments provide a sustainable housing mix. The illustrative scheme provides a mix of 2,3,4 and 5 bedroom housing types predominantly focussed on a range of smaller 3 bedroom house types but at this stage it is important to recognise that the planning application is outline in nature and the final housing mix can be agreed with the Council at Reserved Matters stage. The illustrative scheme layout demonstrates beyond doubt that flexibility exists to provide a range of house types for small to medium sized families. The illustrative range of house types is provided in Table 1.
20. Policy 30d of the Core Strategy requires 30% of the total housing delivery on the site to be provided as affordable housing. The scheme proposes 27 affordable units as part of the 86 units scheme which is slightly in excess of the 30% requirement. The affordable housing provision can be secured through a Section 106 Agreement with the Council. The Illustrative housing mix is provided at Table 2.

Table 1**OUTLINE PLANNING APPLICATION**

LAND OFF BRICK KILN ROAD RAUNDS - ILLUSTRATIVE HOUSING MIX

PLOT No	HOUSE TYPE	TENURE	NO. OF STOREYS	Notes
1	3 bed detached	Market	2	
2	3 bed detached	Market	2	
3	3 bed detached	Market	2	
4	4 bed detached	Market	3	
5	4 bed detached	Market	2	
6	4 bed detached	Market	3	
7	5 bed detached	Market	3	
8	3 bed detached	Market	2	
9	3 bed detached	Market	2	
10	3 bed detached	Market	2	
11	3 bed semi-detached	Affordable	2	Rent
12	3 bed semi-detached	Affordable	2	Rent
13	2 bed terraced	Affordable	2	Rent
14	2 bed terraced	Affordable	2	Rent
15	2 bed terraced	Affordable	2	Rent
16	3 bed semi-detached	Affordable	2	Rent
17	3 bed semi-detached	Affordable	2	Rent
18	3 bed semi-detached	Affordable	2	Shared Ownership
19	3 bed semi-detached	Affordable	2	Shared Ownership
20	3 bed detached	Affordable	2	Shared Ownership
21	3 bed semi-detached	Affordable	2	Rent
22	3 bed semi-detached	Affordable	2	Rent
23	3 bed semi-detached	Market	2	
24	3 bed semi-detached	Market	2	
25	3 bed detached	Market	2	
26	2 bed semi-detached	Market	2	
27	2 bed semi-detached	Market	2	
28	2 bed semi-detached	Market	2	
29	2 bed semi-detached	Market	2	
30	3 bed detached	Market	2	
31	3 bed detached	Market	2	
32	4 bed detached	Market	3	
33	5 bed detached	Market	3	
34	4 bed detached	Market	3	
35	5 bed detached	Market	3	
36	3 bed detached	Market	2	
37	3 bed detached	Market	2	
38	3 bed semi-detached	Affordable	2	Shared Ownership
39	3 bed semi-detached	Affordable	2	Rent
40	3 bed semi-detached	Affordable	2	Rent
41	3 bed semi-detached	Affordable	2	Rent
42	3 bed semi-detached	Affordable	2	Rent
43	3 bed semi-detached	Affordable	2	Rent
44	2 bed semi-detached	Affordable	2	Rent
45	2 bed semi-detached	Affordable	2	Rent
46	3 bed detached	Affordable	2	Shared Ownership
47	3 bed detached	Market	2	
48	3 bed detached	Market	2	
49	3 bed detached	Market	2	
50	3 bed detached	Market	2	
51	3 bed detached	Market	2	

52	4 bed detached	Market	2	
53	3 bed detached	Market	2	
54	3 bed detached	Market	2	
55	4 bed detached	Market	3	
56	3 bed detached	Market	2	
57	3 bed detached	Market	2	
58	3 bed detached	Market	2	
59	3 bed detached	Market	2	
60	4 bed detached	Market	2	
61	2 bed terraced	Affordable	2	Rent
62	2 bed terraced	Affordable	2	Rent
63	2 bed terraced	Affordable	2	Rent
64	3 bed semi-detached	Affordable	2	Rent
65	3 bed semi-detached	Affordable	2	Shared Ownership
66	3 bed detached	Market	2	
67	3 bed detached	Market	2	
68	3 bed detached	Market	2	
69	3 bed detached	Market	2	
70	3 bed detached	Market	2	
71	3 bed detached	Market	2	
72	3 bed detached	Market	2	
73	3 bed detached	Market	2	
74	3 bed detached	Market	2	
75	3 bed detached	Market	2	
76	3 bed detached	Market	2	
77	4 bed detached	Market	2	
78	3 bed detached	Market	2	
79	3 bed detached	Market	2	
80	3 bed detached	Market	2	
81	3 bed detached	Market	2	
82	3 bed detached	Market	2	
83	4 bed detached	Market	2	
84	4 bed detached	Market	2	
85	4 bed detached	Market	2	
86	3 bed detached	Market	2	

Table 2

ILLUSTRATIVE HOUSING MIX

Number of Beds	Number of Units
2	4
3	40
4	12
5	3
TOTAL	59

ILLUSTRATIVE AFFORDABLE HOUSING MIX

Number of Beds	Number of Units
2	8
3	19
4	0
TOTAL	27

Minimum Affordable Required @ 30% = 26
Units

Appearance

21. Matter of appearance are reserved for future consideration, but the illustrative layouts submitted with the Outline Planning application demonstrate how the proposed development could integrate with existing residential development to the east and west of the site.

Utilities

22. A foul water point of connection has been provided by Anglian Water to serve the development. A copy of the pre-development report is submitted with this application.
23. Stormwater drainage details are provided within the drainage strategy details accompanying this application. An attenuated outfall is proposed to discharge into the existing ditch system.
24. High Voltage electric infrastructure currently crosses the application site (11kV below above-ground line shown on site layouts submitted) Should permission be granted it is anticipated that National Grid will be required to provide a new substation to serve the development but HV infrastructure exists to accommodate this and the illustrate site layout proposes a location for a 500kVA substation.
25. A desktop review of postcode NN9 6UQ on Uswitch revealed broadband service provides offering Ultrafast Broadband speeds of up to 500Mbps. BT offer Fibre 2 Broadband connections with an average speed of 67 Mbps.
26. It is expected that any planning permission issued by the LPA will impose an obligation to provide 7Kw EV charging points to each dwelling.

Access / Parking

27. Vehicle access and impacts on the local highway network are dealt with in detail within the accompanying Transport Statement and therefore the detail is not repeated here. The principle of the western junction has already been established within application 20/00347/OUT and the supporting Transport Statement justifies why the additional development can be safely accommodated at the junction..
28. The illustrative residential layout proposes 5.5m wide estate roads designed to an adoptable standard with the use of swales proposed for SuDS techniques. 2m wide footpaths are proposed either side of the main estate roads. Shared Access Surface roads serving no more than 20 dwellings each are envisaged feeding off the main estate roads which would be designed to meet current NNC Highways design standards.
29. Onsite car parking provision is provided in accordance with Northamptonshire Highways parking standards. The illustrative scheme provides parking provision based on parking bay sizes 2.5m wide x 5m long and provides visitor parking as required.
30. Garden areas to all dwellings on the illustrative layout are sufficiently large to easily accommodate sheds to provide safe and secure cycle storage.
31. Overall, there are not considered to be any highway matters that would prevent the development proceeding with safe accesses available as well as appropriate parking levels. As such it is considered that the proposal complies with the requirements of paragraph 109 of the NPPF which seeks to ensure that safe and suitable vehicular access is achievable.

Crime Impact Statement

32. The Council's 'Local List of Information Requirements' states that applicants will be required to provide a Crime Impact Statement for housing developments of 10 or more dwellings by addressing 7 principles of safer places. Again it should be noted that the application is in outline form only with detailed design matters reserved for subsequent approval but we response to the seven principles based on the illustrative layout submitted.
 - **Access and Movement (Vehicular, pedestrian and cycling)**

The illustrative layout has been prepared to attain high levels of permeability through the development, helping to ensure streets and spaces are actively used by all. All footpaths are provided with surveillance from properties. The development also provides vehicular and pedestrian links through to the previously approved 21 unit residential scheme.
 - **Structure (layout, mix and tenure)**

The illustrative layout has been prepared such that the form and structure of development would reflect the surrounding area. The general development layout ensures public spaces enjoy visual surveillance. The main area of public open space also links to New Barn Farm Industrial Estate which has the benefit of on-site security surveillance and CCTV coverage.

- **Surveillance (lighting, permeability, active frontages)**
 The illustrative scheme ensures that all development has an active frontage to estate roads / footpaths. The development would be provided with adequate street lighting throughout.
- **Ownership (public and private spaces)**
 The illustrative development layout provides main estate roads and shared private access routes which are all designed to meet adoptable standards. Private spaces are envisaged to be enclosed with 1.8m high fencing and all private driveways would have surveillance from properties. Public Open Spaces would be managed by an Estate Management Company arrangement and as previously indicated the main area of public open space would be shared with New Barn Farm Industrial Estate which already provides on-site security services and CCTV.
- **Physical Protection (Security Features)**
 It is envisaged that a forthcoming Reserved matters application would demonstrate how the residential properties achieved Secured by Design principles.
- **Activity (Need to appropriate Level)**
 The illustrative development layouts are designed to ensure that all dwellings are directly connected to streets serving multiple dwellings thus ensuring that no areas of inactivity are provided.
- **Management and Maintenance**
 It is envisaged that main estate roads, and street lighting would become adopted. Public open space (including security surveillance) would be managed by an Estate Management Company.

APPENDIX A

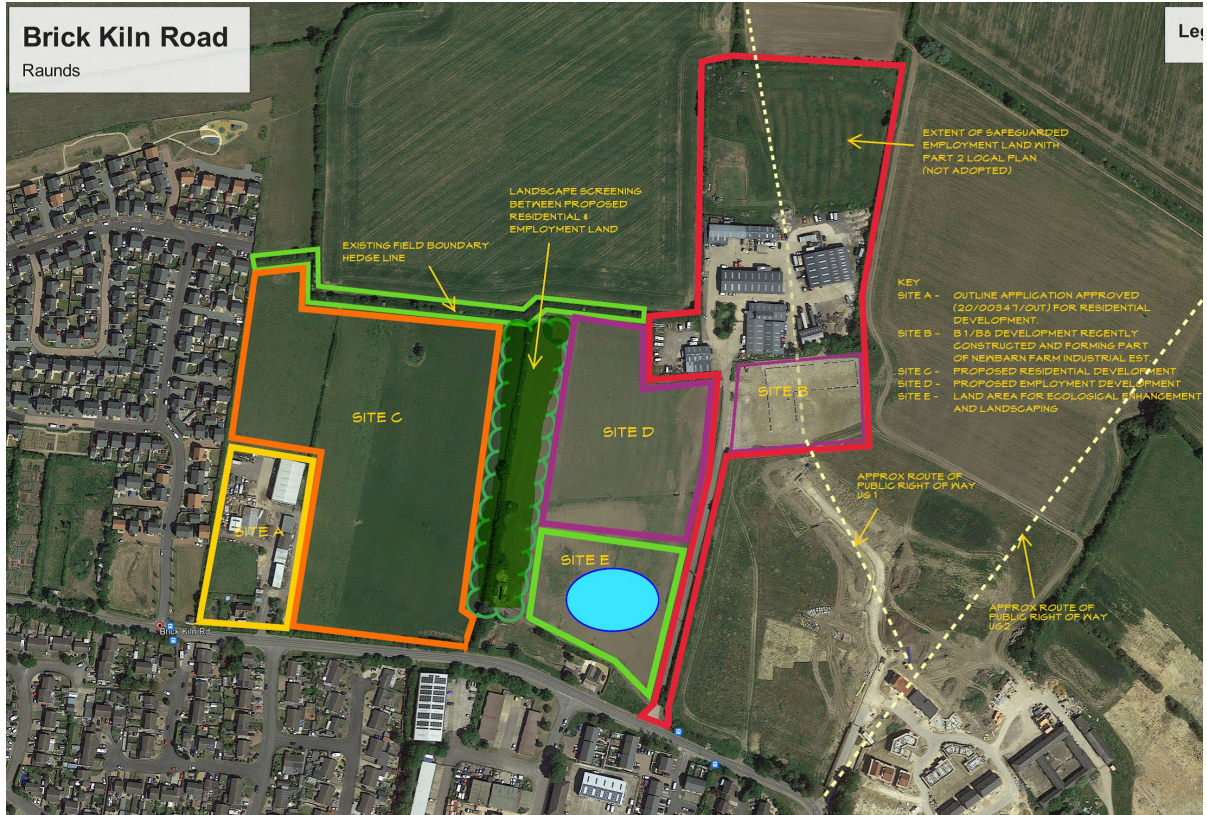
RAUNDS TOWN COUNCIL CONSULTATION

From: alan@abdshd.co.uk
To: clerk@raunds-tc.gov.uk
Subject: Land North of Brick Kiln Road Raunds
Date: 13 June 2023 18:23:47
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good afternoon Mr Tucker,

I trust that you do not mind my direct contact.

I am appointed by a small consortium of landowners who own fields located between Kelmarsh Avenue and New Barn Farm Industrial Estate, off Brick Kiln Road, which is illustrated on the annotated aerial image below.



By way of background, you will be aware that the land area identified as Site A (Hillside) was granted outline planning permission at appeal for up to 21 dwellings (appeal reference APP/G2815/W/21/3277823) on 19th January 2022. The land area referenced Site B is the location of a range of light industrial / commercial units which is now integrated into New Barn Farm Industrial Estate and successfully operating. The field area located to the north of New Barn Farm Industrial Estate is proposed to be safeguarded for employment uses in the emerging Part 2 Local Plan which is of course now nearing final adoption.

The purpose in writing to you is twofold.

Firstly, we write to make you aware that pre-application discussions have been taking place over the last 2-3 months with various departments of North Northamptonshire Council (although a Preapp has not as yet been submitted to the Planning Department) and amongst other areas needing to be considered the potential for significant archaeology has been found across most of the field areas not associated with the former brick works (identified as Site E). Geophysical survey work has been undertaken and University of Leicester Archaeological Services (ULAS) has been appointed to undertake a scheme of investigation works across the land area which will result in a series of 30m trenches being excavated and investigated in accordance with the layout below. These works have been approved by Mrs Liz Mordue, Lead Planning Archaeologist at North Northamptonshire Council. Investigations are likely to take 2-3 weeks and we are therefore aware that you may be approached by members of the public requesting information once they see activity on site. The purpose of the investigation work is to establish the extent and significance of the archaeology potentially revealed in earlier Geophysical survey work. The works are programmed to commence on site on Monday 19th June. Our apologies for the relative short notice but the Written Scheme of Investigation was only approved by the Council last week and therefore ULAS has programmed the work in very short notice.



Figure 5: Proposed trench locations with and without geophysical interpretation

The second reason for approaching you is to invite the Town Council to provide any views they might have at this very early stage of our instructions to prepare development proposals on the land.

Noting that the JCS Strategic Housing Requirements have already been met for Raunds for the Plan Period it is noted in the supporting evidence base to the Part 2 Local Plan that further housing land allocations may be made through a Neighbourhood Plan Review.

We therefore write to enquire what the Town Council's position is in relation to any Neighbourhood Plan review and if additional housing is envisaged as being required what type of housing is felt to be necessary? Our instructions are to investigate the short- to medium-term potential for 'Site C' moving forward for residential purposes alongside the provision of appropriate public open space, and landscaped areas to demonstrate biodiversity net gain.

Our instructions for the land area noted in the aerial image above as 'Site D' are to consider a planning application for additional mixed employment uses to expand the existing offering at Barn Lodge Farm Industrial Estate. Although additional land area is proposed to be allocated within the Part 2 Local Plan our clients do not consider this to be optimally located and we understand that they have not been involved in promoting this particular field area. Owning the fields immediately west of the existing industrial estate they consider that this would be the better location to expand the business park and envisage a development of units ranging in floor area from 150m² (circa 1500 sq.ft) through to 300m² (circa 3230 sq.ft). My clients believe that there is an urgent need for this type of light industrial / flexible floor space and are committed to the delivery of additional floor space.

It is envisaged that the land area identified above as 'Site E' would be devoted to a scheme of landscaping and biodiversity enhancements, potentially to be made available for the wider public enjoyment.

We appreciate that historically there have been concerns expressed by members of the ability for Brick Kiln Road to cope with increased highway capacity and can confirm that pre-application discussions are taking place with North Northamptonshire Highways and the required capacity studies / investigations will be undertaken before progressing any potential development proposals.

Although originating from Irthlingborough and spending many of my formative years in Northamptonshire you will note that my current base is Cornwall and therefore travelling to be in attendance at a Town Council meeting will be difficult but I hope that this email provides you with notice of the impending archaeological work on site due to commence next week and also allows an opportunity for Councillors to express any views that they may have on all aspects of the outline development thoughts identified in this email which of course will receive our due consideration.

I look forward to hearing from you in due course.

Regards

Alan Brown BA.Arch MCIAT



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16 Meneth, Gweek, Helston, Cornwall, TR12 6UW
Telephone: 0845 224 2967
Mobile: 07833 496909

APPENDIX B

RAUNDS TOWN COUNCIL CONSULTATION RESPONSE

Dear Mr Brown

Thank you for your email dated 13 June 2023. Raunds Town Council Planning Committee met on 27 June and the contents of your email were considered at the meeting.

The Committee and I are grateful for the level of detail provided and for the opportunity to receive an outline of the initial considerations for future use of the identified land.

Your email references the Raunds Neighbourhood Development Plan, and specifically asks what the Town Council's position is in relation to a potential Neighbourhood Plan Review, and in the event of such a Review, what type of housing is felt to be necessary.

Page 41 of the Neighbourhood Development Plan sets out examples of criteria for any potential Review; these examples being where policies are not working as intended, or are no longer relevant, or may have been superseded by new national planning policy. At the current time, the Committee has not seen compelling evidence to suggest that any of these conditions have been met, and is therefore unconvinced as to the necessity for a Review. The Committee does consider, however, that the land surrounding Brick Kiln Road has already seen significant housing development in recent years, at a pace which existing infrastructure has been unable to comfortably absorb. Your email acknowledges the existing concerns over highway capacity, but there are also other concerns, in particular the pressure that additional housing developments have placed on already stretched educational and health facilities, as well as serious and ongoing flooding issues.

Whilst the Planning Committee will always keep an open mind and consider any application presented to it as a statutory consultee objectively, its predisposition at the current time is that there is a lack of public support for further development in the vicinity of Brick Kiln Road and therefore any development proposals would need to make a demonstrable case as to how the community would benefit from further development and how infrastructure would be adequately upgraded to mitigate its impact. In the absence of such details at the current time, the Planning Committee would be minded not to support the plans as outlined, but reserves full judgement until such time as a full planning application is submitted.

Kind Regards

*Steve Tucker
Town Clerk
Raunds Town Council
Town Hall
Thorpe Street
Raunds
Northamptonshire
NN9 6LT
Tel: 01933 622087*

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