

EN/18/01109/FUL: Full application for 11 dwellings, including access, parking, landscaping and associated infrastructure at Land to the North East Side of Midland Road, Raunds

RTC Original Comment:

July 2018:

RESOLVED that Raunds Town Council object on the grounds of our Neighbourhood Plan and that this by far exceeds our quota for housing numbers.

Feb 2020:

Raunds Town Council would like to add additional comments to their original submission on this application.

Raunds Town Council strongly objects to this application on a number of grounds.

The proposed increase in housing numbers contravenes the Neighbourhood Plan. Raunds has taken its share of housing and there is no requirement for additional dwellings to be allocated. Para 4.9 of the Neighbourhood Plan details this.

4.9 There have been planning permissions for 1,058 dwellings approved within Raunds in recent years. The emerging North Northamptonshire Core Strategy identifies a housing requirement for Raunds of 1,060 dwellings over the period 2011-2031. On this basis there is no need for the Raunds Neighbourhood Development Plan to identify additional land for housing.

Five Year Housing Land Supply

Raunds Town Council is disappointed to note the outcome of the appeal decision for the Willows, Thrapston. This has significant implications for Raunds and all other Towns/Villages whose neighbourhood plans are rendered out of date. The Town Council question whether such significant weight should be given to this appeal decision until such time as East Northamptonshire Council has analysed the information from the planning inspectorate.

Indeed if East Northamptonshire Council comes to the conclusion that there are grounds to challenge the decision of the planning inspectorate, and this challenge was upheld then policies within the Raunds Neighbourhood Plan and draft local plan would prevail. Neither of these policies support development in this area. It can therefore be considered premature to give such weight to the appeal decision until East Northamptonshire Council itself is convinced of the accuracy of the decision.

Flood Risk

At the time of writing East Northamptonshire County Council do not have all the information required to make a decision on this application in relation to the flood risk and drainage. Given the sensitivity of this issue, both locally, as areas within Midland Road have flooded in the past and the current national picture, it is not appropriate to make a decision on this application without giving members ample time to scrutinise and question the conclusion of the LLFA.

Unadopted Road

The partial adoption of the road is confusing and unacceptable. The arrangement will be confusing for the future residents of those properties. It is generally accepted that no more than 5 dwellings should be served by a private road unless other suitable arrangements have been made.

East Northamptonshire Council Refused the Application:

The proposal would represent an overdevelopment of the site as evidenced by an over reliance on impractical tandem parking and inadequate provision for waste storage and collection. As a result, the proposal would function poorly and therefore represents poor design, contrary to Raunds Neighbourhood Plan Policy R2 and NPPF Paragraph 127. The identified harm significantly and demonstrably outweighs the benefits of the scheme including the modest contribution to housing land supply (including affordable provision).