

7th September 2022

North Northamptonshire Council
Development Management Service (Kettering Office)
Municipal Offices, Bowling Green Road,
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Northamptonshire
NN15 7QX

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Dear Sirs,

Re: Application ref: NK/2021/0356 Application for the erection of 700 residential dwellings, with associated infrastructure. Relating to Outline Planning Approval KET/2017/0169, Land off Stoke Road, Desborough.

Further to the continued discussions regarding the need for the three southern access points, we have further considered this, and can confirm that it is not possible to alter our position on the retention of the access points. This is due to the following reasons:

The original outline planning permission KET/2011/0235 was approved with condition 11 requiring the submission and approval of a comprehensive traffic access and impact assessment. Condition 11 was approved and discharged in 2016 following the submission of a transport assessment.

The outline planning permission was amended through KET/2017/0169 and approved with condition 9 requiring all subsequent reserved matter applications to be in accordance with the transport assessment that was approved in 2016. Condition 9 is clear and fixes the parameters of the development, making it clear that the development and any subsequent reserved matter application are to be in accordance with the transport assessment.

Requesting a change to the access points into the development is seeking us to revisit the transport strategy that has already been approved and fixed. It is not possible to alter the terms of which the planning permission was granted through this reserved matter application.

It is also good development practice to have at least two points of vehicular accesses to the development of over 700 homes. A vehicular link between The Grange and the B669 Stoke Road provide connectivity between the routes and provides opportunity for bus services to access the proposed development. More than one point of access also provides greater accessibility for service and emergency vehicles, not only to the proposed development but also to The Grange.

All 3 of the southern access points are suitable highway routes, the principle of which has already been established. All 3 access points are of a suitable width for the level of traffic proposed with Rowan Close sufficient to accommodate buses. The vehicular routes into The Grange provide improved connectivity to existing and future residents. The route through Rowan close would also provide the benefit of providing direct and convenient link through the development to the local centre and school, for both residents of the proposed development and the residents of The Grange. Wood Avens Ways and Ironwood Avenue provide some benefits in dispersing some traffic from

Rowan Close but also provide pedestrian and cycle links to the proposed development further improving connectivity and accessibility.

In addition to the above, Bellway are in extended discussions with Northampton Highway Adoptions team with a view to progress the s38 process of the internal site roads, this will enable the roads to be adopted. As the three access points will then adjoin adopted highway, this will enable the access points to also be adopted by the different developers, up to the main spine road on The Grange.

For and on behalf of
Bellway Homes Ltd

Amy Gilliver
Senior Planning Manager