Land to the West of Polwell Lane, Barton Seagrave

Design and Access Statement

Prepared by Hankinson Duckett Associates
For Redrow Homes (South Midlands) Ltd

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Prepared by Hankinson Duckett Associates,
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1.1 The Proposal

The proposal is for an urban extension to Barton Seagrave delivering up to 500 market and affordable homes together with landscaping, open space, highway works and a potential mixed-use element. This Design and Access Statement supports the outline planning application (all matters reserved except access). It should also be read in conjunction with the “Development Framework” statement that accompanies the application. The intention is that both documents form the basis from which a detailed Development Brief (incorporating design codes) can be prepared, the drafting of which will be undertaken closely with Kettering Borough Council and the local community. The preparation of this document is also proposed to be a pre-commencement condition of any grant of outline planning permission.

1.2 Purpose of the Design and Access Statement

In May 2006 Government introduced changes to the development control system through a document entitled Department for Communities and Local Government Circular 01/2006. The legislation came into effect on the 10th August 2006. One of the key requirements of the Circular is the need to prepare Design and Access Statements (DAS’s) for all applications other than those for householder development, for example house extensions and loft conversions. To assist in the preparation of DAS’s, the Commission for Architecture and the Built Environment (CABE) has produced a document entitled “Design and Access Statements: How to write, read and use them”.

1.3 Site Description and Surroundings

The application site is an elongated area of land which extends to a total of 21.4 gross hectares (52.8 acres) and is located to the west of Polwell Lane between the existing built-up area of Barton Seagrave and the River Ise corridor. The site boundary to the east is formed by the road frontage to Polwell Lane and existing residential development. The other site boundaries are formed by the allotments and a woodland copse to the north, the River Ise corridor to the west and a disused railway line to the south.