

**North Northamptonshire Area Planning Committee
(Thrapston)
13 July 2022**

Application Reference	22/00140/FUL
Case Officer	Peter Baish
Location	39 Old Dry Lane, Brigstock, Kettering, NN14 3HY
Development	2 No. one and a half storey fronted cottage style, detached dwelling houses.
Applicant	R and Z MacPhee
Agent	Mr Bill Griffin
Ward	Thrapston Ward
Overall Expiry Date	20 April 2022
Agreed Extension of Time	15 July 2022

Scheme of Delegation

This application is brought before the Area Planning Committee because it falls outside 9.2 of the Council's Scheme of Delegation as the proposal has received more than five objections from neighbours.

1. Recommendation

- 1.1 That planning permission is **GRANTED** subject to conditions.

2. The Proposal

- 2.1 This application seeks full planning permission for the erection of two x 1 ½ storey detached dwellings on garden land currently associated with 39 Old Dry Lane, Brigstock.
- 2.2 The proposed development is for two detached dwellings designed in a

cottage style. Each dwelling would measure approximately 7.5 metres in width (the main bulk of the dwelling) and 9 metres in depth (including the dining room/bedroom projection to the rear). In terms of height, the dwellings would be no higher than 7.5 metres to the ridge. Each dwelling would have three (plus one garaged) off road parking spaces. A public footpath runs from the end of Old Dry Lane northwards towards the A6116.

3. Site Description

- 3.1 The application site comprises the garden land of No.39 Old Dry Lane, which is the last house on the Lane before the open countryside begins.
- 3.2 The site is well contained by existing mature hedgerows on three sides and this results in a well screened site. In terms of the surroundings, the site is accessed via and sits at the end of a relatively narrow lane (Old Dry Lane) with a mixture of residential properties all served from the lane. The site has residential development to the south and west (albeit the west is garden land) with open countryside to the north and east.
- 3.3 The site is not located within the Brigstock Conservation Area and in terms of flood risk, the site is identified as being located within Flood Zone 1 and not at risk of flooding.

4. Relevant Planning History

- 4.1 None Relevant

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Brigstock Parish Council

No Objection.

5.2 Natural England

No comments other than to refer to standing advice.

5.3 Highway Authority (LHA)

Comments can be summarised as:

Old Dry Lane is substandard in regard to its width – narrowing to 2.5 metres – and the site is in an unsustainable location with no bus service. There are no suitable footways and it is questioned how a fire engine would reach the site. If approved, the access point must be hard bound.

5.4 Environmental Protection

No objection to the proposed development on the grounds of noise. However, please place conditions on any permission to ensure residential amenity is preserved during development. Conditions should be for the control of working hours and for no burning to take place.

5.5 Waste Management

No Comments.

Note: The Council's Waste Management Team has confirmed that the waste lorry already reverses up Old Dry Lane to empty waste bins and would not have to reverse any further to collect the waste associated with the proposed dwellings.

5.6 Neighbours / Responses to Publicity

Eight objections have been received and summarised as follows:

- Access to the properties is dangerous
- Evidence of great crested newts nearby
- Drainage problems on the lane. New properties will exacerbate this
- Very narrow single track lane with no turning areas
- Narrow congested lane with dangerous junction at the bottom
- How will waste management collect bins
- Road is in poor condition
- Increase in accidents
- Old Dry Lane is only 2.4 metres in parts with no footpath
- The unmade road is not suitable for construction traffic
- Conflict with pedestrians, horses and farm vehicles who access pastures beyond
- Loss of light to neighbouring properties
- Increase light pollution
- Out of character with area

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy and Guidance

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 3 - Landscape Character
Policy 4 - Biodiversity and Geodiversity

Policy 5 - Water Environment, Resources and Flood Risk Management
Policy 6 - Development on Brownfield Land and Land Affected by Contamination
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings
Policy 10 - Provision of Infrastructure
Policy 11 - The Network of Urban and Rural Areas
Policy 19 - The Delivery of Green Infrastructure
Policy 28 - Housing Requirements
Policy 29 - Distribution of New Homes
Policy 30 - Housing Mix and Tenure

6.4 East Northamptonshire Local Plan Part 2: Submission Plan March 2021 (2011 – 2031)

Policy EN1 – Spatial Development Strategy
Policy EN3 – Settlement Boundary Criteria – Rural Areas
Policy EN13 – Design of Buildings/Extensions

6.5 Brigstock Neighbourhood Plan (2019)

B1 – Housing Provision
B2 – Infill Development
B4 – Housing Mix
B6 – Countryside
B8 – Landscape Character and Locally Important Views
B16 - Design

6.6 Other Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire County Council - Local Highway Authority Parking Standards
Northamptonshire County Council - Planning Out Crime Supplementary Planning Document (December 2003)
Joint Planning Unit - Design Supplementary Planning Document (March 2009)
East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (July 2012)
Biodiversity Supplementary Planning Document (February 2016)

7. Evaluation

7.1 Evaluation of Evidence

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following considerations are relevant to the determination of this application:

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity

- Highway Safety and Parking
- Flood Risk
- Ecology

7.2 Principle of Development

- 7.2.1 In accordance with the North Northamptonshire Joint Core Strategy (2016), it would be questionable as to whether the proposal would constitute infill development as the proposal would appear to result in the encroachment of the built form of the settlement into the open countryside. However, in this particular scenario, Policy B2 of the more recent Brigstock Neighbourhood Plan (2019) defines a village boundary (an imaginary line on the ground) within which housing development will be supported if it accords with a number of criteria.
- 7.2.2 The first of the criteria is that the development is *'In keeping with the scale, form and character of its surroundings'*. In this instance the two, 1.5 storey cottage style dwellings would broadly be in keeping with the character of development on Old Dry Lane which is very mixed in its appearance. The dwellings would be commensurate with the scale of each plot and the sites would not appear to be overdeveloped.
- 7.2.3 The second criterion is that the development *'Protects important features such as traditional walls, hedgerows and trees'*. The site is bound by mature hedgerows which were planted by the applicant and is interspersed with conifer, specifically on the eastern boundary that fronts onto the lane. Whilst the majority of the hedge would be retained, two sections of this hedgerow would need to be removed to make way for the proposed access points (indicated on the plans at over 6 metres in length each). Whilst it is unfortunate to lose approximately 13 metres of mature hedgerow, the applicant has stated their support for replacement planting within the site that could be secured by condition. This could take the form of a return on the existing hedge close to each access point to limit the hedging lost. Further, it is considered that, very much on balance, the social benefit resulting from the development of two dwellings within the settlement boundary of the village outweighs the environmental loss of this hedging.
- 7.2.4 The third criterion is that the development *'Does not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution'*. It is considered that the development would have no significant impact on any neighbouring amenity given its position where only the applicant's dwelling is likely to be affected by the proposal in this sense. The impact on the applicant's property is acceptable given the adequate separation distances, modest height of the dwellings and as there are no windows within the new dwellings that would directly overlook Number 39.
- 7.2.5 The final criterion is that the development *'Has safe and suitable access to the site for all people'*. It is acknowledged that Old Dry Lane is substandard in terms of its width according to the current standards, being only a single track width with no pedestrian footpath, and narrowing down to 2.5 metres in places (although the Local Planning Authority is informed by the applicant that the actual defined carriageway width is no less than 3 metres).

However, this is the existing situation on the lane with approximately 20 residential dwellings already using the lane to access their properties and there is no reason to conclude that the access arrangement does not work or is unsafe. The lane is straight with no obstruction to sight lines and, given that the application site is at the end of the lane, the only traffic to use the lane outside the site would be the occupiers of the dwellings themselves and the farmer who would access the field at the end of the lane.

- 7.2.6 This current position leaves the Local Planning Authority in a situation where it is reasonable to conclude that the vehicle movements associated with the two proposed dwellings are unlikely to have a severe additional impact above the existing number of dwellings on Old Dry Lane. The proposal is considered to provide suitable and safe access to the site that would be similar in nature to the access to the surrounding dwellings. Three off road parking spaces would also be provided for each dwelling, in line with the current parking guidance. Whilst the Local Planning Authority has concerns with the substandard road, no material highway safety harm has been identified significantly over and above the existing situation the proposal is therefore considered to be, on balance, acceptable in this regard.
- 7.2.7 The proposal is therefore considered to constitute infill development, within the defined settlement boundary as identified in the Brigstock Neighbourhood Plan, and the principle of development is established.

Housing Mix

- 7.2.8 The application proposes 2 x 4 bedroom dwellings. Policy 30 of the JCS sets out that the mix of house types within a development should reflect the need to accommodate smaller households with an emphasis on the provision of small and medium sized homes with 1-3 bedrooms. Importantly, it does not preclude bigger units. In this instance, the proposed dwellings would have 4 bedrooms and provides development that would make the most effective and efficient use of the land available. In being 4 bedroomed, the proposal does not sit strictly in line with Policy 30 of the JCS that aims to provide smaller 2-3 bedroom dwellings but it is considered that, on balance, the proposed adds to the mix of housing type in the area as the site appears to be surrounded by dwellings that have 2, 3 and 4 bedrooms. Therefore, in this regard, the proposed 4 bedroom dwellings will add to the local mix. Policy 30 also goes on to state that the internal floor areas of all new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. The proposed dwellings meet the National Space Standards.

7.3 Impact on the Character and Appearance of the Area

- 7.3.1 The proposal is for 2 x 1.5 storey dwellings. It is considered that the dwellings are of good quality as indicated by the superior construction materials (stone, render, slate, pan tiles and timber windows and doors) of which the details would be secured via condition. The dwellings would appear to sit comfortably on the site alongside each other. The height at a maximum of 7.5 metres is appropriate, however finished floor level detail shall be secured via condition to ensure that the dwellings do not impact unduly on the surrounding dwellings. Subject to these conditions, the visual

impact of the dwellings themselves is not considered to be unduly harmful.

- 7.3.2 The main differences between the two dwellings are that Plot 1 is proposed to have an integral garage whilst Plot 2 is to have a detached garage located in the same location as an existing outbuilding that would be demolished. The location and details of the detached garage are deemed to be acceptable and have no significant impact on the character and appearance of the area.
- 7.3.3 The site is bounded on three sides by existing hedgerow. The hedgerow that fronts onto Old Dry Lane is a feature of the area and should be retained where possible. As stated in section 7.2.3 of the report, it is unfortunate that sections of the hedgerow would be removed to make way for the vehicular access to the proposed dwellings but it is considered that, on balance, the removal of these sections would not have a significant impact on the character of the lane with long sections of the hedgerow still intact leading into the open countryside beyond. This impact can be limited by the implementation of a thorough landscaping scheme which includes replacement hedge planting (location to be agreed) within the site. On balance, the economic and social benefits of providing two dwellings within the built up part of the village (as defined by the village boundary) is considered to outweigh the environmental harm to the character of the area.
- 7.3.4 To mitigate any harm caused, a landscaping plan (hard and soft) is conditioned to be submitted and agreed in writing with the Local Planning Authority. This would help secure enhancements and improvements to the site and the immediate area.
- 7.3.5 Accordingly, the proposal is considered to preserve the character and appearance of the area in accordance with the NPPF, Policy 8 of the North Northamptonshire Joint Core Strategy (2016) and Policies B2, B8 & B16 of the Brigstock Neighbourhood Plan (2019).

7.4 Residential Amenity

- 7.4.1 The NPPF and Policy 8 of the Joint Core Strategy (2016) seek to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
- 7.4.2 The two dwellings are considered to be positioned in a location that would have no significant impact upon neighbouring amenity in terms of overlooking or overbearing impacts. Furthermore, each dwelling is considered to have sufficient private amenity space in the form of a private garden area and frontage. The bin storage is to be located in a suitable location on each plot so as to not impact unduly upon neighbouring amenity and allow for refuse collection as per the arrangement with the other properties on Old Dry Lane.
- 7.4.3 There is a level of boundary treatment proposed in the form of 1.8 metre fencing between plots and the retention of existing hedgerows (where

possible) with the opportunity to further enhance through appropriate hard and soft landscaping which can be secured via condition. In this sense it is unlikely that there will be any significant impact in regard to the private residential amenity of any neighbouring dwellings.

7.4.4 The relationship with the neighbouring properties is considered to be acceptable; furthermore, given the scale, positioning, separation distances and orientation of the proposed when viewed against the neighbouring properties, it is deemed that there will be no significant overbearing impacts, additional light pollution impacts or loss of light for neighbouring properties. Details of hard and soft landscaping and finished floor levels would be secured via condition.

7.4.5 Overall, the proposal is considered to have no significant detrimental impact upon neighbouring amenity and is therefore in accordance with the NPPF, Policy 8 of the North Northamptonshire Joint Core Strategy (2016) and Policy B2 of the Brigstock Neighbourhood Plan (2019).

7.5 Highway Safety and Parking

7.5.1 The comments of the Highways Team (as set out in paragraph 5.3) have been noted. It is acknowledged that the proposal would result in the intensification of what is technically a substandard access by today's standards.. The unclassified road is substandard and does not have footpaths, however this is an existing situation that the other 20+ dwellings on Old Dry Lane currently work with. It is noted that bin lorries and fire engines can navigate the lane and this would be a further requirement of building regulations compliance. As a bin lorry navigates the lane, it is considered that construction traffic could also satisfactorily access the site.

7.5.2 The applicant has confirmed that the access and driveways constructed of hardbound materials for a minimum distance of 5.5 metres and each dwelling would provide at least three parking spaces in line with the Northamptonshire Parking Standards. Drainage would also be installed on site to prevent surface water run off from the driveway into the highway and each dwelling is able to demonstrate suitable pedestrian and vehicular visibility due to the deep verge on the lane.

7.5.3 It is noted that Old Dry Lane currently provides access for a number of dwellings (approximately 20) and also the occasional farm vehicle accessing the fields beyond. This current situation leaves the Local Planning Authority in a situation where the vehicle movements associated with the proposal are unlikely to have any more severe additional impact upon Old Dry Lane. Whilst the existing lane is considered to be substandard, it does have a relatively good surface that would connect to proposed site.

7.5.4 Given the above, it is clear that there needs to be a material harm identified to highway safety in order to refuse an application on highway safety grounds. In this instance, having given due regard to the points raised by the Local Highway Authority, when examined further, no significant material harm has been identified and the proposal is considered acceptable.

7.5.5 A number of objections have been received by neighbouring properties

stating highways safety concerns, specifically in regards to the narrow width of the road, the unmade nature of the road and the potential conflict with pedestrians, horses and vehicles. As stated in the report (paragraph 7.2.7), Old Dry Lane is an existing road serving in excess of twenty dwellings and is therefore an existing situation. It is considered that the addition of two dwellings would not significantly exacerbate the situation. No material highway safety harm has been identified significantly over and above the existing situation the proposal is therefore considered to be, on balance, acceptable in this regard

7.6 Flood Risk

7.6.1 The application site is in Flood Zone 1, which means it has a low probability of flooding. In terms of drainage, the proposal is a minor development and would deal with surface water through typical soakaways and as such there should therefore be no additional impact from surface water run-off. The proposal is therefore considered acceptable and complies with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

7.7 Ecology

7.7.1 Policy 4 of the North Northamptonshire Joint Core Strategy 2016 requires all development to safeguard existing biodiversity. The proposal relates to an existing garden which has limited ecological value. An objection has raised the possibility of Great Crested Newts (GCN) in the area, however the objection is made by a neighbour who has not provided any support or evidence for their claim. In addition, the site is a private garden that is used on a regular basis and the presence of newts would be very unlikely. Both Natural England and the Councils Ecologist have been consulted regarding the application and neither have commented to raise concerns regarding GCN's. Furthermore, Great Crested Newts are protected by separate legislation under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). It is considered that the removal of the sections of hedgerow is likely to cause some limited harm. A detailed landscaping scheme is therefore to be conditioned to ensure suitable and adequate mitigation and provide an enhancement to onsite biodiversity as required by Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

8. Other Matters

8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

9. Conclusion / Planning Balance

9.1 In this instance, the proposed erection of two x 1.5 storey detached dwellings is not considered to cause significant harm that would outweigh the economic, social and environmental benefits of the proposal. Therefore, given the current supportive policy position, the proposed development is considered to be compliant with relevant national and local planning policy as:

- Is of an appropriate scale and design;
- Would not have a harmful impact upon the character and appearance of the area;
- Would not have a significantly detrimental impact upon the amenity of neighbours;
- Would not have a significant harmful impact upon highways safety and provide sufficient off road parking;
- Would be acceptable in terms of flood risk;
- Would safeguard existing biodiversity; and
- There are no other material planning considerations which have a significant bearing on the determination of this application.

10. Recommendation

- 10.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore that Planning Permission be **GRANTED** subject to conditions.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority on the following dates:

- 159O.P.O1 Rev A - Location and existing site plan (23.02.2022)
- 159O.P.O2 Rev B - Proposed site layout (02.06.2022)
- 159O.P.O4 - Standard sections and roof plan (03.02.2022)
- 159O.P.O5 Site Frontage elevations (03.02.2022)
- 159O.P.O6 Rev A - Site contiguous front elevation (02.06.2022)
- 159O.P.O7 Site rear elevations (03.02.2022)
- 159O.P.O8 Dwelling variant for Plot 1 (03.02.2022)
- 159O.P.O9 Dwelling variant for Plot 2 (03.02.2022)
- 159O.P.10 Rev A - Proposed site layout (02.06.2022)
- 159O.P.11 Rev B – Visibility splays (27.06.2022)
- 159O.P.12 – Garage floor plans and elevations (05.06.2022)

Reason: In order to clarify the terms of this consent and to ensure that the development is carried out as permitted.

3. No development above slab level shall take place until sample details of the materials to be used in the construction of the external surfaces of the proposed dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained in the approved manner in perpetuity.

Reason: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

4. No development (excluding demolition works) shall begin until drawings showing the slab levels and finished floor levels of the buildings in relation to the existing and proposed ground levels of the site, the ground levels of the surrounding land and the slab and finished floor levels of the surrounding properties as well as identifying the proposed ridge height levels and the ridge heights of all neighbouring properties have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of visual and residential amenity. A pre-commencement condition is necessary in order to ensure that potential harm is minimised before development reaches an advanced stage.

5. Notwithstanding the submitted details, no development above slab level shall take place in connection with the development hereby approved until full details of:
 - i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size).
 - ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, hedges, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions.
 - iii. Full details of landscape maintenance regimes.
 - iv. An implementation programme for the landscape works.
 - v. A soft landscaping replacement scheme to demonstrate measures to adequately mitigate the harm caused by the removal of any existing hedging or vegetation within the application site.

have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full, in accordance with the approved details.

The works shall be carried out in the first planting season and maintained as agreed in perpetuity.

Any trees or plants planted in connection with the approved soft landscape details which within a period of five years from planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally

approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies 3 & 8 of the North Northamptonshire Joint Core Strategy 2016.

6. No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays.

Reason: To ensure the protection of the local amenity throughout construction works

7. There shall be no burning of any material during construction or site preparation works within the application site at any hour.

Reason: To minimise the threat of pollution and disturbance to local amenity.

8. Prior to the first occupation of the residential units hereby permitted, measures shall be implemented to encourage water use to no more than 105 litres/person/day (plus 5 litres/person/day external water use).

Reason: As this is an area of water stress and to accord with Policy 9 of the North Northamptonshire Joint Core Strategy.

9. Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud refuse etc. deposited on the road as a result of the development must be removed immediately by the operator/contractor to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity in accordance with policy 13 and 16 of the North Northamptonshire Core Spatial Strategy (2008).

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following development or alterations within the identified red line area only as indicated on the Site Location Plan.

- a) The erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks (as detailed in Schedule 2, Part 1 Classes A and E);
- b) The erection of any extensions, porches or alterations to the roof (as detailed in Schedule 2 Part 1 Classes A, B, C and D).

Reason: To ensure that the Local Planning Authority retains control over the future development, in the interests of its visual integrity and impact upon the character and appearance of the countryside.

11. Prior to first use or occupation of either of the dwellings hereby approved, a positive means of drainage shall be provided to ensure that surface water from the vehicular access does not discharge onto Old Dry Lane or adjacent land. Such details shall thereafter be maintained and retained in the agreed manner in perpetuity.

Reason: In the interests of highway safety.

12. The proposed vehicular access including visibility splays shall be installed in full prior to the first occupation of either dwelling and retained and maintained in accordance with approved plan reference '1590.P.11 Rev BA – Visibility splays' received by the Local Planning Authority on 27th June 2022 in perpetuity.

Reason: In the interest of highways safety.

13. No gates shall be erected within 5.5 metres of the boundary of the application site with Old Dry Lane. Any gates must be hung to open inwards only.

Reason: In the interest of highway safety.

12. **Informatives**

Broadband

The North Northamptonshire Joint Core Spatial Strategy 2011-2031 policy 10 (e), Provision of Infrastructure, encourages developers to provide for fast broadband to new buildings (including but not exclusive to housing, commercial, retail or leisure). This should be gigabit capable and where possible, full fibre broadband connectivity. Early agreement with a telecoms provider is key to being able to enhance your asset. The network capability delivered by full fibre technology supports the fastest broadband speeds available, is considered future proof, and will bring a multitude of opportunities, savings and benefits. It may also add value to the development and is a major selling point to attract potential homebuyers and occupiers, with many people now regarding fast broadband as one of the most important considerations. Proposals should be compliant with Part R, Schedule 1 of the Building Regulations 2010 (soon to be amended to strengthen requirements for gigabit connectivity to new dwellings) and the Approved Document R.

Some telecoms network providers have dedicated online portals providing advice for developers, including:

Openreach Developer Portal (openreach.co.uk)

Virgin Media <http://www.virginmedia.com/lightning/network-expansion/property-developers>

Gigaclear networkbuildcare@gigaclear.com (rural areas and some market towns)

OFNL (GTC) <http://www.ofnl.co.uk/developers>

CityFibre <http://cityfibre.com/property-developers>

Details of other fibre network providers operating locally can be found here

<http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>.

For help and advice on broadband connectivity in North Northamptonshire please email bigidea.ncc@northnorthants.gov.uk