

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

Application Reference	20/00954/FUL
Case Officer	Sunny Bains
Location	Land Known As The Poplars, Brick Kiln Road, Raunds, Northamptonshire
Development	Full application for the erection of 14no. dwellings and associated works
Applicant	Bauhaus Local Ltd - Mr A James
Agent	CC Town Planning - Linzi Melrose
Ward	Raunds Windmill
Overall Expiry Date	2 December 2020
Agreed Extension of Time	2 September 2022

List of Appendices

Appendix A – Original Committee Report dated 17 January 2022.

Appendix B – Committee Update Report dated 17 January 2022.

Scheme of Delegation

This application was originally reported to Area Planning Committee (APC) in January 2022 but was deferred for further information and to allow statutory consultee comments. The original report is attached below as Appendix A.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement by 2 September 2022 (or other date to be agreed).
- 1.2 That should the Section 106 Legal Agreement not be completed by 2 September 2022 (or other date to be agreed) that it be delegated to the

Director of Place and Economy to REFUSE planning permission.

2. The Proposal

- 2.1 This application seeks full planning permission for the erection of 14 dwellings with associated access, parking and landscaping. This application has been submitted following a recent outline consent (18/01744/OUT) on the site for 10 dwellings with the access point being the only matter committed and approved as part of the application by East Northamptonshire's Planning Management Committee on 7 July 2019.
- 2.2 The proposed access would be sited towards the western boundary of the site and would be constructed to adoptable highway standards which would also include the proposed footpath merging with the existing public footpath on Brick Kiln Road towards Kelmarsh Avenue and Holdenby Drive. Private drives would spur off the proposed adopted access road which lead to the proposed dwellings.
- 2.3 The proposed dwellings would be arranged around the proposed accesses as illustrated on the site plan (20006/2L). The proposed scheme comprises four different house types which are all two-storey in height and would be open market housing consisting of:
- 10 x 3 bedrooms; and
 - 4 x 4 bedrooms.
- 8 out of the 14 properties would have detached garages, with two of the garages being double and the rest single.
- 2.4 The Committee previously expressed concerns about the below matters, and resolved to defer the application in order to seek:
- Clarification from Highways about whether the proximity of the proposed access to the allotments access would cause a highway safety impact;
 - Lead Local Flood Authority comments; and
 - Whether the proposal would result in a cumulative impact on the local children's play space as none is provided onsite.
- 2.5 This committee report focuses on the above matters as Members considered all other aspects of the development to be acceptable.

3. Site Description

- 3.1 The site is situated within the settlement of Raunds and is located to the north of Brick Kiln Road (B663). The site comprises of grassland with mature hedgerow and trees along its boundary. The site is predominately surrounded by residential development except for the western boundary which abuts allotment gardens which is protected open space in the Raunds Neighbourhood Plan (2017).
- 3.2 The site lies within 2 kilometres of the Upper Nene Valley Gravel Pits

Special Protection Area (SPA) and within flood zone 1 (low risk).

4. Relevant Planning History

- 4.1 18/01744/OUT – Outline application for up to 10 dwellings, including access onto Brick Kiln Road – Approved – 07.06.19.

5. Consultation Responses

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

5.1 Lead Local Flood Authority (LLFA)

Sufficient information has been provided to comment on the acceptability of the proposed surface water drainage scheme for the proposed development. In the event that planning permission is granted for this development then it is recommended that the following suggested conditions are imposed:

- Detailed design of the surface water drainage scheme;
- Detailed scheme for the ownership and maintenance of the surface water drainage system; and
- Verification report for the installed surface water drainage system.

5.2 Highways

Highways confirms that the findings of the Stage 1 Road Safety Audit are accepted and, are therefore content with the site layout provided.

5.3 Environmental Protection

These comments with respect to risks from contamination are made further to those in September 2020. The applicant has now submitted a contamination assessment which demonstrates there are no significant risks to the development from contamination. No further investigation or remediation of the site required.

Therefore, all conditions, with the exception of the one that deals with any unexpected contamination, are no longer needed should permission be granted.

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

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 11 – The Network of Urban and Rural Areas
Policy 15 – Well Connected Towns Villages and Neighbourhoods
Policy 19 – The Delivery of Green Infrastructure
Policy 20 – Nene and Ise Valley
Policy 28 – Housing Requirement
Policy 29 – Distribution of New Homes
Policy 30 – Housing Mix and Tenure
- 6.4 East Northamptonshire District Local Plan (DLP) (1996)
None applicable.
- 6.5 Raunds Neighbourhood Plan (RNP) (2017)
Policy R1 – Ensuring an Appropriate Range of Sizes and Types of Houses
Policy R2 – Promoting Good Design
Policy R3 – Flexibility and Adaptability in New Housing Design
Policy R4 – Car Parking in New Housing Development
Policy R6 – Protecting Open Spaces
Policy R10 – Traffic and Transport in Raunds
Policy R16 – Built and Natural Environment
Policy R19 – Upper Nene Valley Gravel Pits Special Protection Area (SPA)
Policy R20 – Movement and Connectivity
- 6.6 Other Relevant Documents
Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire County Council - Local Highway Authority Parking Standards (2016)
Northamptonshire Country Council – Planning Out Crime Supplementary Planning Document (2003)
Joint Planning Unit – Design Supplementary Planning Document (2009)
East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)
East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)
Biodiversity Supplementary Planning Document (2016)
East Northamptonshire Council - Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

7. Evaluation

The key issues for consideration are:

- Flood Risk and Drainage
- Highways
- Public Open Space

7.1 Flood Risk and Drainage

- 7.1.1 When the application was first presented to the APC in January 2022, Officers and Members had concerns with the proposed method of surface water drainage – i.e. underground crate storage, as this method of attenuation is generally accepted to be a less sustainable method compared to surface ponds. The proposed use of underground storage per se would not substantiate a reason for refusal but consideration is needed to whether the means of surface water storage can adequately accommodate for the flows of the proposed development whilst not having an impact in terms of flood risk within the local area.
- 7.1.2 At the time of presenting the application to the APC, comments from the LLFA had not been received and it was unknown whether the proposed method of surface water drainage was suitable and if not, would a surface pond be required and if so, what implication this would have on the proposed layout of the development.
- 7.1.3 In addition to the above, Members had concerns with the existing flooding issues along Brick Kiln Road and whether the proposal would exacerbate this.
- 7.1.4 Following the APC, the LLFA provided their comments and concluded that the Flood Risk Assessment and Drainage Strategy (FRA and DS) at the time provided insufficient information and although Anglian Water agreed to accept a 5 litres per second flow into their drainage network, a 3.2 litres per second discharge rate (greenfield rate) should be provided.
- 7.1.5 A revised FRA and DS (R-FRA-21105-01-B) was submitted by the Agent taking into account the LLFA comments. Subsequently, the LLFA now considers that the proposed development would not result in harm in terms of flood risk and therefore has no objection to the proposed scheme subject to conditions that can be imposed should permission be granted.
- 7.1.6 Regarding, existing flooding issues along Brick Kiln Road, Highways and the Senior Tree and Landscape Officer have advised that this is due to tree roots blocking the culvert along Brick Kiln Road, which the aforementioned professionals are working to resolve this matter. It would be unreasonable and outside the scope of the proposed development to rectify the existing issue, which the proposed development would not exacerbate.
- 7.1.7 As such, it is considered that the proposed development complies with Policy 5 of the JCS and Paragraph 167 of the NPPF.

7.2 Highways

- 7.2.1 Members at the January PMC expressed concerns with the proposed access being within close proximity to the vehicular access for the allotments adjacent to the application site (to the west) and having a potential highway safety risk.
- 7.2.2 A Stage 1 Road Safety Audit has been submitted by the Agent to demonstrate that the proposed access would not cause a highway safety risk. Highways accept the findings of the Road Safety Audit and have confirmed that they are content with the site layout and thus have no objection to the proposed development.
- 7.2.3 Notwithstanding the above, Members had similar highway safety concerns with a planning application (20/00347/OUT) for 21 dwellings along Brick Kiln Road, within close proximity to the application site, and refused the application, although Highways had no objection to the proposal. The Planning Inspector (APP/G2815/W/21/3277823) found that:

'The proposed scheme would connect to a section of highway found to have a low risk of accidents. In addition, the proposal would include an extension to the footway in front of the site, connecting to Kelmash Avenue and incorporating the existing bus stop. As a result of these measures, the highway improvements would create a safer environment for both new and existing local residents'.

- 7.2.4 The Planning Inspector allowed the appeal and awarded costs against the Council.
- 7.2.5 The above statement could also be applied to the proposed scheme which would provide additional support to the findings of the Road Safety Audit and Highways' position of no objection.
- 7.2.6 As such, it is considered that the proposed development would comply with Policy 8(b) of the JCS and Paragraph 111 of the NPPF.

7.3 Public Open Space

- 7.3.1 Members at the January PMC expressed concerns of the proposed development not providing open space onsite and potentially having an impact on the local public open space, specifically children's play area within Raunds.
- 7.3.2 It is highly likely that the residents of the proposed scheme would utilise the local public open space and as such would result in an intensified use. However, the Raunds Neighbourhood Plan factors for open space provisions, community and recreations facilities to support present demand and future growth, with objective 3 and the subtext (paragraph 6.10 and 6.12) for Policy R5 of the NP stating:

Objective 3:

*'OBJECTIVE 3 – To ensure that Raunds has the appropriate open space provisions, community and recreation facilities to support **present demand and future growth for members of the community of all ages**'.*

Paragraph 6.10:

*'The latest version of the Local Plan highlights the importance of public open space and other green spaces as "community assets". Surveys undertaken for the Raunds Community Plan established that there was a **high level of satisfaction with the parks and green spaces in the town and it will be important that this situation is maintained as new development takes place**'.*

Paragraph 6.12:

*'East Northamptonshire Council's approach to providing open spaces in new developments is set out in the Open Space Supplementary Planning Document (adopted November 2011) and any subsequent updates or revisions. **New development in Raunds should ensure that there is adequate open space provision to support community needs and generate wider benefits. The following policy will therefore apply:**'*

Policy R5 of the NP:

*'**All new development over 14 units** or non-residential development over 0.42 ha in Raunds **will be expected to maintain and enhance open space provision** by:*

a) providing a mix of open space uses which meet local need, including children's play areas and sports pitches in accordance with the East Northamptonshire Council Open Space Supplementary Planning Document (adopted November 2011) and any subsequent updates or revisions,

b) promoting a green infrastructure approach in order to encourage community access and protect and enhance the natural and historic environment,

c) promoting connectivity. The siting and layout of open space within new development will be key to connecting existing and new communities to the countryside and other open space. The design and layout of the open space should also allow habitat and species connectivity by linking new open space to existing habitats and wildlife corridors

d) Not resulting in a loss of open space, including sports and recreation facilities and playing fields unless:

- *it is surplus to requirements; or*
- *a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or*
- *the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss*

Development which contributes towards the improvement of existing, or the provision of new public open space, sports and recreation facilities and meets other planning requirements will be encouraged.'

- 7.3.3 The proposed development being 14 dwellings and not 'over' would mean that the proposed development would not be required to provide open space provision, in accordance with Policy R5 of the NP. As such, there would be no policy stance within the Neighbourhood Plan to seek open space provision from the proposed development and in doing so would be unreasonable in accordance with Paragraph 57 of the NPPF.
- 7.3.4 Therefore, although the proposed development would result in the intensified use of local open space (including play areas), the Neighbourhood Plan does not consider developments under 15 dwellings to have a severe amount of impact to warrant the provision of open space onsite or the contribution towards local open space. Subsequently, a reason for refusal on this ground would not be substantiated.

8. Other Matters

- 8.1 Pre-Commencement Conditions - Condition Nos. 4, 5, 8, 11, 15 and 16 (Section 11 of this report) are pre-commencement conditions which the Agent has agreed to them being imposed should permission be granted.
- 8.2 Environmental Protection – The Agent has submitted a contamination report concluding that there is no contamination risk onsite. Environmental Protection are satisfied with the findings of the contamination report and state that no further investigation or remediation of the site is required, thus the contamination conditions stipulated on the original committee report are no longer required except for the unsuspected contamination condition.

In relation to this matter, the proposed development would comply with Policy 8(e) of the JCS.

9. Conclusion / Planning Balance

- 9.1 Taking the above planning evaluation in the context of the overall scheme, Members should now have sufficient information to enable a decision to be made on this application.
- 9.2 In conclusion of the overall proposed scheme, the principle of development is acceptable due to the extant planning permission (18/01744/OUT) and the sustainable location of the site. Subject to conditions and mitigation the proposed development is considered to provide an acceptable visual design, layout and housing mix which would not cause adverse harm to the

local character of the area. Also, adequate internal and external amenity space would be provided for future occupants in line with the National Space Standards whilst the residential amenity of neighbouring properties and that of the proposed dwellings is considered to not be adversely harmed.

- 9.3 The proposed development is also considered to provide adequate parking provision in line with Northamptonshire Parking Standards and would not cause adverse harm to highway users or the highway network. In addition, the proposed development would not cause harm to the natural environment nor would it result or exacerbate the existing flooding issues. Lastly, the proposed development would provide adequate drainage provisions.
- 9.4 Subsequently, it is considered that the proposed development would comply with local and national policies and therefore it is recommended that planning permission is granted subject to conditions and a S106 agreement.

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement by 2 September 2022 (or other date to be agreed).
- 10.2 That should the Section 106 Legal Agreement not be completed by 2 September 2022 (or other date to be agreed) that it be delegated to Director of Place and Economy to REFUSE planning permission.

11. Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
- Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall not be carried out above slab level, until samples of the wall and roof materials for all dwellings and boundary walling have been submitted to and approved by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. No dwelling shall be occupied until the boundary walling relating to it has been erected. The materials approved shall be retained.
- Reason: To achieve a satisfactory elevational appearance for the development.
- 3 Before the first occupation of the development hereby approved the windows on the first-floor of the proposed dwellings that serve ensembles / bathrooms shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and any part of the window(s) that is less than 1.7m above the floor of the room in which

it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.

- 4 Prior to commencement of development hereby permitted, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development including the neighbouring properties along Kelmarsh Avenue and Boughton Lane, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s).

Reason: To protect and safeguard the amenities of the adjoining occupiers.

- 5 No development shall be commenced until full engineering, drainage, street lighting and constructional details of the proposed estate road for adoption as shown on the site plan (20006/2L) have been submitted to and approved in writing by the local planning authority. The development shall, thereafter, be constructed in accordance with the approved details prior to the first occupation of the development hereby permitted.

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.

- 6 No development above slab level shall commence until full engineering and constructional details of the proposed footpath link across the frontage of the site and linking to Kelmarsh Avenue and Holdenby Drive is submitted to and approved in writing by the local planning authority. The details provided shall be to Northamptonshire Highways Standards. Thereafter, prior to the first occupation of the development hereby permitted, the footpath shall be constructed and completed in accordance with the approved details.

Reason: In the interest of highway safety and local amenity.

- 7 Prior to the first occupation of dwellings hereby permitted, the turning and parking spaces shown on the site layout plan (20006/2L) shall be constructed and maintained and retained in perpetuity.

Reason: In the interest of highway safety and local amenity.

- 8 Prior to commencement of development, sight lines shall be provided to give vehicular visibility along the road over a distance of at least (100 m) in both directions, from a point measured (2.4m) back along the centre line of the proposed junction. These dimensions to be measured from and along the nearer edge of carriageway. Any features within or affecting the resultant triangular areas shall not exceed 0.6m above access / carriageway level.

Reason: In the interests of highway safety.

- 9 Site clearance shall be carried out in accordance with the details contained in section 10.9 of Preliminary Ecological Appraisal (PEA) Report, Bauhaus Living Ltd, The Poplars, Brick Kiln Road, Raunds by Lockhart Garratt and dated September 2020.

Reason: To safeguard the ecological environment.

- 10 No development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

Reason: In interest of biodiversity and local amenity.

- 11 No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The erection of fencing for the protection of any retained tree or hedge shall be carried out before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

Reason: In interest of biodiversity and local amenity.

- 12 No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or which die or become severely damaged

or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

Reason: In interest of biodiversity and local amenity.

- 13 A landscape management plan including long term design objectives, management responsibilities, management and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In interest of biodiversity and local amenity.

- 14 Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding

- 15 No development shall take place until a detailed design of the surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the local planning authority.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures
- ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations demonstrating a design standard of 1 in 100 years plus climate change
- iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices
- iv) BRE 365 infiltration test results

Reason: To reduce the risk of flooding both on and off site by ensuring the satisfactory means of surface water attenuation and discharge from the site

in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

- 16 No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development.

- 17 No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document reference R-FRA-21105-01 Revision B has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority.

The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles.
- b) As-Built Drawings and accompanying photos
- c) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- d) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

- 18 No development above ground level shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and

their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

- 19 Prior to the development above slab level of the development hereby permitted, details of biodiversity enhancement features including location and product detail shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and maintained and retained in perpetuity.

Reason: To protect and enhance biodiversity.

- 20 Prior to development above slab level of the development hereby permitted, details of sustainable measures to be incorporated within the proposed dwellings, shall be submitted to and approved by the local planning authority. Thereafter, the proposed development shall be constructed in accordance with approved details. The details should include electrical vehicle charging points and water and energy efficiency measures to demonstrate compliance with Policy 9 of the North Northamptonshire Joint Core Strategy 2016.

Reason: In the interest of climate change and environmental protection.

- 21 No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary 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 or Bank / Public Holidays unless otherwise agreed with the local planning authority.

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

- 22 During the demolition and construction phases the developer shall provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the development site.

The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the development site. The developer shall provide and use suitably covered skips and enclosed chutes, or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the development site.

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

- 23 There shall be no burning of any material during construction, demolition or

site preparation works.

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

- 24 If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with.

- 25 Prior to the development above slab level of the development hereby approved, details of the location and design of the refuse bin and recycling materials storage areas and collection points shall be submitted to and approved in writing by the Local Planning Authority. This shall include provision for the storage of three standard sized wheeled bins for each new property with a collection point no further than 25 metres from the public highway. Where the refuse collection vehicle is required to go onto any road that road shall be constructed to take a load of 36 tonnes. The refuse storage and collection facilities and vehicular access where required shall be provided prior to the first occupation of the units to which they relate and shall be retained in the approved form thereafter.

Reason: To meet the District Council requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability.

- 26 The development hereby permitted shall be carried out in accordance with the approved plans as follows:

Location plan – 20006-1A

Proposed site layout plan – 20006-2L

Elevation and floor plan (Type A) – 20006/4C

Elevation and floor plan (Type B) – 20006/5E

Elevation and floor plan (Type C) – 20006/6C

Elevation and floor plan (Type D) – 20006/7B

Open space plan – 20006/8

Preliminary Ecological Appraisal Report – 20-3755 Version 1, dated September 2020

Tree Survey Report – Prepared by RGS Arboricultural Consultants, dated July 2020

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

12. Informatives

- 1 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team

0345 606 6087

- 2 Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 3 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
- 4 The Applicant / Developer is required to secure a 278 Agreement and provide a Road Safety Audit (RSA1) to the Local Highway Authority prior to carrying out works on the public highway.
- 5 Doors and windows installed must meet the requirements of Building Regs Approved Doc 'Q' Security of Dwellings i.e. certified products to BS PAS24:2016 (preferably third party certificated). In addition to Building Regs AD'Q' requirements any side lights adjacent to doors (within 400mm), safety glazing and easily accessible emergency egress windows with non-lockable hardware must include one pane of laminated safety glass meeting the requirements of BS EN 356:2000 class P1A (minimum).
- 6 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) by partnering with a telecommunications provider or providing on site infrastructure to enable the premises to be directly served – this should be gigabit capable and where possible, full fibre connectivity. This supports the government's Gigabit programme and local targets to see 80% full fibre and 90% gigabit coverage by the end of 2028. Developers should approach telecoms providers at the earliest opportunity to agree gigabit-ready infrastructure and connectivity plans. 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.

Efficiencies can be secured if ducting works and other network infrastructure is planned early and carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and

Volume 3 Highway Construction Details Section 1 - I Series Underground Cable Ducts. These documents can be found at: <http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>.

Streetworks UK Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus can be found here National Joint Utilities Group (streetworks.org.uk). Proposals should also 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>

Gigaclearnetworkbuildcare@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 email the Superfast Northamptonshire team at bigidea.ncc@northnorthants.gov.uk