

North Northamptonshire Area Planning Committee (Wellingborough)

Application Reference	NW/22/00068/FUL	
Case Officer	Mr Duncan Law	
Location	20 Redwell Road Wellingborough NN8 5AZ	
Development	Demolition of existing two storey dwelling and construction of 2 no. detached 5-bedroom dwellings and 1 no. detached 3 bedroom bungalow with associated parking and landscaping	
Applicant	Hatton Park Developments Ltd	
Agent	Mr Steve Bratby	
Ward	Hatton Park Ward	
Overall Expiry Date	31 March 2022	
Agreed Extension of Time	23 September 2022	
Checked	Interim Principal Planning Manager	Jasbir Sadhu

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because a ward councillor has requested that the application be determined by planning committee and the recommendation is to approve.

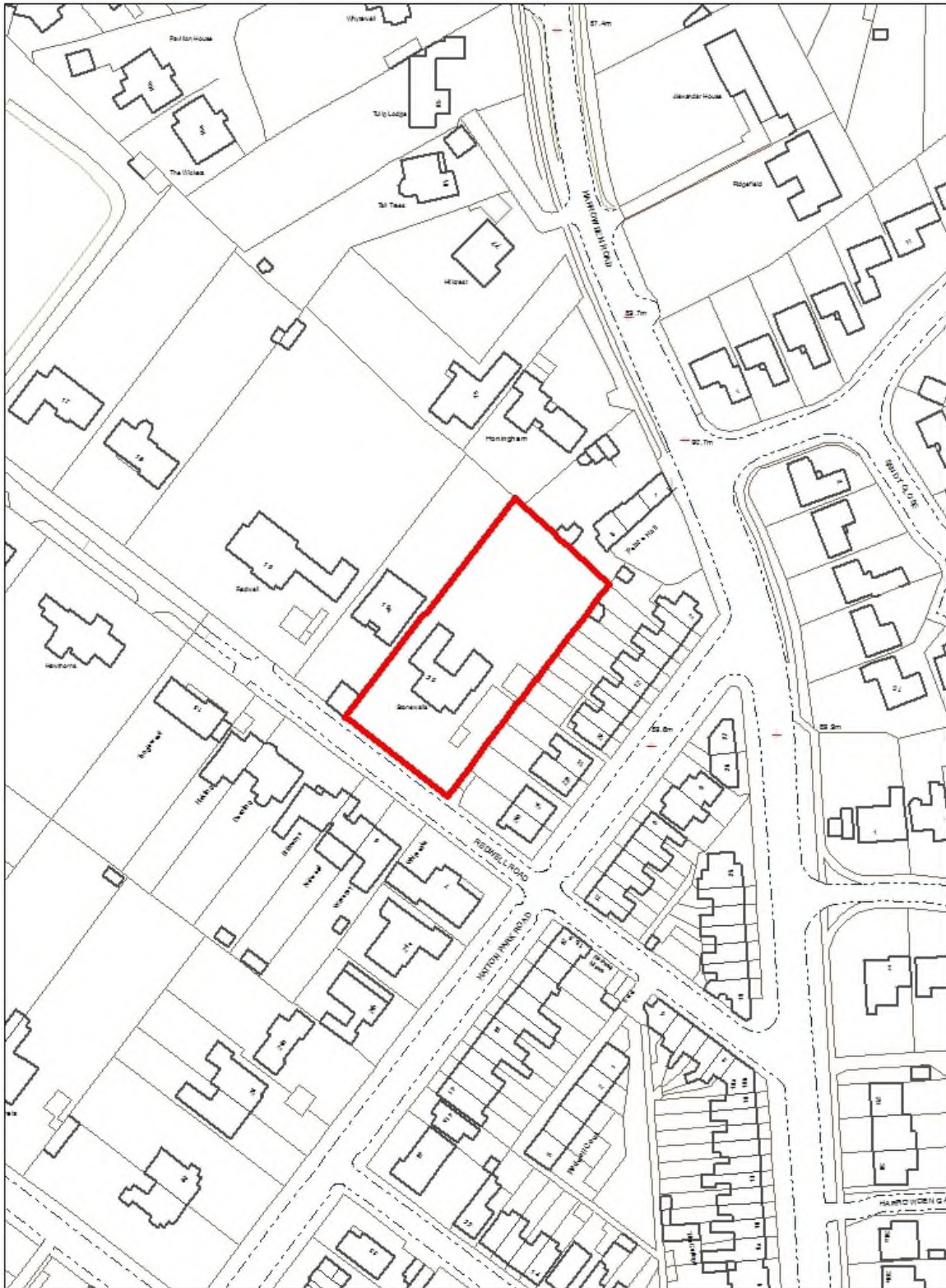
1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

2. The Application Proposal and Background

2.1 The application seeks full planning permission for the demolition of an existing two storey dwelling on the application site which was originally constructed in the 1960's and the construction of 2 no detached 5 bedroom 2.5 storey dwellings and 1 no detached 3 bedroom bungalow with associated parking and landscaping.

NW/22/00068/FUL



 <p>North Northamptonshire Council</p>		<p>ICT Services</p> <p>This map is accurate to the scale specified when worded as such.</p>	<p>© Crown Copyright and Ordnance Survey 2000. Ordnance Survey, 100009247.</p> <p>Data Provided by Ordnance Survey. Ordnance Survey, 100009247.</p>	<p>Legend</p> <p> NW/22/00068/FUL 20 Redwell Road, Wellingborough</p>
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2.2 The application was accompanied by a design and access statement, a tree survey report and a sustainability and energy statement.

3. Site Description and Surroundings

3.1 The 0.242 hectares application site is garden land associated with 'Stonewall'; a large detached property located to the north of the growth town of Wellingborough's Town Centre. There is a single access point from Redwell Road which is connected to the wider highway network by the arterial A5193 Harrowden Road to the east. The existing property is a large rendered dwelling circa 1965 and its associated outbuildings. The submitted information states that the property has been vacant for a period of 2 years. The current property benefits from large front and rear amenity space within which are 7 mature trees under the protection of Tree Preservation Order T9/5 BCW (Hatton Park) TPO 1979.

3.2 The wider area is principally residential in nature with Hatton Park recreation ground to the north west. The verdant northern side of Redwell Road is characterised by large detached dwellings concealed by mature landscaping to their frontages. The southern side however is more varied with bungalows and terraced properties resulting in a tighter grain of development and open frontages.

4. Relevant Planning History

NW/22/00323/TPO	Approved T3 - Removal	06.07.2022
WU/1962/0065	Approved detached House and garage	31.07.1962
WU/1962/0028	Approved with conditions Residential development	04.04.1962
BW/1980/0582	Approved Two-storey rear extension providing games room with bedroom over	25.02.1980
WU/1970/0070	Approved 2 storey extension	27.05.1970
WU/1965/0108	Approved Double garage and conversion of existing garage to room	07.07.1965
WU/1965/0054	Approved with conditions Two dwellings	07.04.1965

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 **Wellingborough Town Council** - object on the grounds of over development of the site.

The design, scale and layout of the proposal is overbearing and oppressive. It would affect neighbouring properties and the street scene which is detrimental to the character and appearance of the Hatton Park area. The proposed development is out of proportion; plans show a lack of amenity space for one of the properties and concerns were raised over the location of the garages.

This application contravenes policy 8 (b) (ii), (d) (i)&(ii) & (e) (i) of the North Northamptonshire Joint Core Strategy and paragraphs 130 (a) – (c) of the National Planning Policy Framework.

5.2 Neighbours/Responses to publicity - 2 objection letters have been received. The issues raised are summarised below:

- noise and disruption
- damage to existing poor road
- access issues
- additional traffic and on street parking
- out of character to existing properties
- removal of trees resulting in loss of amenity
- overlooking

5.3 Local highway authority (LHA) – no objections

Subject to compliance with the following requirements of the Local Highway Authority no objection is raised to the application on highway safety or capacity grounds.

Parking accommodation should be provided in accordance with the Northamptonshire Parking Standards and satisfy policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

The existing vehicular crossing must be stopped up, new vehicular crossings constructed, and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.

Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.

To prevent loose material being carried onto the public highway the driveway must be paved with a hard-bound surface for a minimum of 5 metres in rear of the highway boundary.

A positive means of drainage must be installed to ensure that surface water from the driveway does not discharge onto the highway.

Pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres must be provided and maintained on both sides of the vehicular access.

Any gates across a private drive must be set back a minimum 5.5 metres from the highway boundary to enable a vehicle to stand clear of the highway before gates are opened. Alternatively, they must be operated by electric remote fobs and in this case the setback will not be required. Gates must be hung to open inwards only.

The application site is not affected by a Public Right of Way

5.4 Northamptonshire Police Crime Prevention Design Advisor – no comments received.

5.5 NNC Assistant Archaeological Advisor – no objection

This area of Wellingborough was developed only in the late 19th Century. While the large Victorian House of Redwell, from which the road takes its name, is of some limited interest, the modern building on the present site is likely to have truncated any surviving sub-surface archaeological remains, therefore have no comment to make on the proposed development.

5.6 Natural England – no objections.

The proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified. Mitigation for these impacts is available via a financial contribution towards a strategic mitigation project, set out within the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document. Notwithstanding this, Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

5.7 NNC Built Heritage Consultant – comments received on 02 March 2022

Redwell Road is largely comprised of two-storey dwellings set back from the street in plots bounded by walls, railings and hedgerows. The proposed development site is a two-storey dwelling dating from the mid-twentieth century. Whilst the proposed development site is not considered to be of any special architectural or historic interest, the boundary wall, railings and gates are an attractive feature and make a positive contribution to the streetscape of Redwell Road.

There are no objections to the proposal to demolish the existing twentieth-century building. There are also no objections to the principle of constructing new dwellings on the proposed development site.

The proposed scale and massing of the proposed two-storey dwellings is harmonious with the existing building stock of Redwell Road. Furthermore, the overall design of the two-storey dwellings and the proposed boundary treatments are considered to be a sympathetic and bespoke response to the local character and distinctiveness of the area. The proposals lack sufficient information regarding the proposed palette of construction materials and external finishes although this can be managed through attaching the relevant planning condition to any decision notice issued.

However, the proposed rooflights to the front roof slopes of the proposed dwellings would not be in harmony with surrounding roofscape and it is recommended that rooflights be isolated to the rear, unseen, slopes.

There are concerns regarding the proposed location of the 2no. car ports. The proposed locations are in extremely close proximity to the boundary wall and

overlooking the street. This would interrupt the established pattern of structures being set back from the street and result in an encroachment upon the sense of openness to Redwell Road. Although there is a small precedent for this further west of Redwell Road, this is considered to be a negative contributor to the streetscape. Additionally, the proposed location of the car ports would diminish the positive contribution made by the proposed boundary treatments. There are also concerns relating to the proposed single-storey bungalow to the east of the proposed development site. A single-storey structure would be a dissonant feature to the streetscape and would fail to make a contribution to the local character and distinctiveness. It is not possible to support the current iteration of the proposals as they are contrary to paragraph 197(c) of the National Planning Policy Framework (NPPF). However, it is considered that there is potential for the erection of new dwellings at the proposed development site which make a positive contribution to the area.

Updated comments received 30 Aug 2022 – no objections

The retention of the boundary wall will preserve the local character and distinctiveness.

There is no harm to any designated or non-designated heritage assets though, so paragraph 202 of the NPPF is not engaged.

5.8 NNC Environmental Protection Officer (land contamination) – no objection. Recommends a condition be imposed in the event that any unexpected contamination is discovered during the works:

‘In the event that any unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the local planning authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the local planning authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the local planning authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy’.

5.9 NNC Principal Project Officer (Ecology) – no comments received.

5.10 NNC Landscape Officer – no objections.

Further to the initial Arboricultural report the redwood tree referenced T10 was granted consent to fell following a climbing inspection which revealed significant structural defects which were not apparent from the ground. The latest revised plan shows it as being removed and replaced further along the rear boundary rather than within the curtilage of the proposed bungalow plot. This follows the logic of providing a better space for that garden and avoids planting into an area containing the roots of the tree. In the hope and expectation that it will grow to maturity it would be better placed slightly further away from the variegated maple and the young monkey puzzle tree.

The laurel and the Japanese maple which were to have been removed on the boundary with no.20 are now shown as being retained and pruned back, but details of how the roots are to be protected as far as possible will need to be supplied. The RGS tree report shows them as being removed. The false acacia in the rear garden of the property in Hatton Park Road is on the other side of the boundary wall but this should also receive consideration.

A planning condition would be required to provide detailed planting proposals to enhance the development and compensate for trees losses

5.11 Councillor Graham Lawman – objection

Out of character with the local street scene - which is part of a special consideration area* in Hatton Park, consisting of individual properties in Redwell Road. A bungalow is out of character. The materials are not consistent with the local area. Other properties do not have the garage placed against the road and this would be out of keeping with the scene.

Overdevelopment of the site with three properties. The bungalow, in particular, being of poor design.

Lack of amenity and light in the bungalow in particular.

Loss of any trees.

Loss of the front boundary hedge, which hedging is in keeping with the street scene along the road.

Note Highways comments with regards to access.

Would ask that, if officers do not recommend refusal, it is brought before committee.

***Officer note –the former Borough of Wellingborough Local Plan was replaced by the Local Development Framework, policy U11 Hatton Park was not saved.**

5.12 Hatton Park Residents Group – no comments received.

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 – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 3 (landscape character)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 8 (North Northamptonshire place shaping principles)

- 9 (sustainable buildings and allowable solutions)
- 28 (housing requirements and strategic opportunities)
- 29 (distribution of new homes)
- 30 housing mix and tenure)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

D.20 (Wellingborough town boundary)

6.5 Other Relevant Documents

- Sustainable Design
- Biodiversity
- Upper Nene Valley Special Protection Area
- Trees on Development Sites
- Planning Out Crime in Northamptonshire
- Parking
- Air Quality

7. Evaluation

The proposal raises the following main issues:

- conformity with the development plan, and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- effect on landscape visual amenity;
- sustainability;
- effect on archaeology;
- effect on flood risk and surface water drainage;
- effect on foul sewage;
- effect on noise:
 - noise on air quality;
- effect on biodiversity;
- effect on the Upper Nene Valley Special Protections Area;
- compliance with national space standard and national accessibility;
- effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;
- conditions

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

7.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

7.3 In addition to the specific NPPF requirements set out above, paragraph 132 states that 'applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably'.

7.4 This proposal is for the development of 3 residential units (net gain of 2 units) on a site within the town of Wellingborough as defined by D.20 (Wellingborough town boundary) proposals map of the Plan for the Borough of Wellingborough (PBW).

7.5 The North Northamptonshire Joint Core Strategy (JCS) sets the overall spatial strategy for Wellingborough and seeks to direct the majority of new housing growth to the growth town of Wellingborough which is where most of the housing targets set out in policies 28 and 29 of the JCS will be met.

7.6 Policies 28 and 29 of the JCS set out the housing requirements for North Northamptonshire as a whole and make it clear that the majority of new development is to be situated within the growth towns and that sustainable and suitable proposals for residential development within the growth towns will be supported in principle.

7.7 There is also support given in both the NPPF and policy 6 of the JCS for development on previously developed land, this proposal would develop a currently vacant brownfield site in the growth town of Wellingborough and is therefore considered in compliance with the overall spatial strategy of the JCS. The proposal could therefore be considered as small-scale infill development for a residential use which is supported in principle

7.8 The application form indicates that no pre-application advice has been sought from the council. The NPPF from paragraph 41 extols the virtues of applicants engaging in pre application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs.

7.9 Design, layout and the effect on the character and appearance of the surrounding area

JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

7.10 The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

7.11 The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the

Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

7.12 Wellingborough Town Council and the ward councillor have provided comment that the scheme is overdevelopment which is out of character with the local street scene whilst the NNC built heritage consultant initially expressed concerns regarding the loss of the existing boundary wall and the materials shown on the submitted plans. However the area is predominantly residential and there is no overarching style of development in the wider area, which consists a mix of bungalows, semi-detached, detached and terraced dwellings along a varied building line nor is there an established grain of development with large houses in large plots in close proximity to terraced properties with smaller gardens. In addition, the applicant has confirmed that the existing boundary wall is to be retained as much as possible and repaired where necessary, addressing comments made by NNC built heritage consultant. The proposal as submitted is not considered to be overdevelopment and is a more effective use of land as required by paragraph 119 of the NPPF 'Making effective use of land' that states **Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land**'. The layout as proposed is considered a sensible response to the site constraints and would allow sufficient front and rear amenity space to all plots whilst providing a net increase in housing.

7.13 It is noted that the scale of plots 1 and 2 are considered to respond positively to the local character with reference taken from the existing residential properties to the south and south east by adopting a traditional approach to architectural treatment with a forward projecting gable and double height bay windows, brick banding and feature glazing adds visual interest providing an active frontage and outward facing distinctive development. Although not ideally positioned from a street scene perspective, there are car ports to the front of plots established in the local and wider area as proposed which are on balance, acceptable.

7.14 The bungalow echoes the design response of plots 1 and 2 with a front facing gable and bay window. The design, roof pitch and layout are acceptable in terms of their impact on the character and appearance of the area with the proposals sitting comfortably within the street scene. Suitable boundary treatments and materials will be secured through condition. It is considered that the proposal would not be harmful to the appearance or character of the site nor the character and appearance of the surrounding area in accordance with JCS policy 8 (d) (i) and (ii).

7.15 **Landscape character and visual amenity**

Policy 3 (a), (b) and (e) of the JCS states that development should be located and designed in a way that is sensitive to its landscape setting retaining and where possible enhancing the distinctive qualities of the landscape character area which it would affect.

7.16 Seven of the trees within the application boundary are subject to a Tree Preservation Order T9/5 BCW (Hatton Park) TPO 1979. British Standard BS 5312: 2012 Trees in Relation to Design, Demolition and Construction sets out the factors to

be taken into consideration to maximise the probability of future tree retention. Section 5.3.4 says 'the relationship of buildings to large trees can cause apprehension to the occupiers, resulting in pressure for the removal of trees. This is reinforced by Government guidance in the DETR publication Tree Preservation Orders: A Guide to the Law and Good Practice (commonly known as the "Blue Book"). Although new Regulations were introduced in 2012 it remains a relevant advice source. It explains that "the proximity of trees to dwellings is an important consideration because incoming occupiers will want trees to be in harmony with their surroundings, without casting excessive shade or otherwise interfering with their prospects of reasonable enjoyment of their property". The amenity or aesthetic value of any protected tree will generally depend on its form, size, height, prominence from public vantage points and its setting.

7.17 The trees subject to Tree Preservation Order T9/5 BCW (Hatton Park) TPO 1979 have been deemed worthy of retention and protection for the amenity value they possess. The trees located onsite are a well-recognised natural asset that makes a valuable contribution to the character and appearance of the area. Trees of such age, appearance, and condition cannot easily be replaced, particularly within the urban environment.

7.18 Currently the application site is garden land associated with Stonewall, much of this is to be retained and incorporated into the current proposal. It has been satisfactorily demonstrated that the proposed development could be implemented without causing significant immediate damage the protected trees, notwithstanding any appropriate precautions and controls to protect the trees, their roots, and the ground around it is put in place. The submitted site layout plan includes the retention of existing natural landscape features that assist in reducing any visual impacts of the dwellings including the dominant Yew tree to the frontage. Suitably worded conditions securing tree protection during the construction works and a detailed landscape scheme will further assist in mitigating the visual effects of the development on the landscape character. No objections were received from NNC Landscape Officer. The proposed development is considered to comply with policy 3 (a), (b) and (e) of the JCS.

7.19 Sustainability

Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.20 Archaeology

JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report.

7.21 With regards the revised NPPF, section 16 sets out government advice on conserving and enhancing the historic environment and in particular paragraph 194 advises that, where appropriate, when determining an application which could affect a heritage asset with archaeological interest the council should, where appropriate, require developers to submit a field evaluation.

7.22 Through consultation, NNC archaeologist had no comments to make which results in the application according with policy 2 (d) of the JCS.

7.23 Flood risk and drainage

The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk.

7.24 The revised NPPF at chapter 14 sets out government views on how the planning system should take into account the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

7.25 The Environment Agency flood map indicates that the site is located within flood zone 1 which represents land outside the predicated extent of extreme flooding from rivers, having less than 0.1% annual probability of flooding from these sources. The overall risks from ground water flooding are low. As per Table 2 of the Planning Practice Guidance (PPG) to the NPPF, the 'Flood risk vulnerability' classification from the Environment Agency classes 'Buildings used for dwelling houses' as a 'More vulnerable' use and the guidance states flood risk assessment is not required if your development is in flood zone 1 and smaller than one hectare, is not affected by sources of flooding other than rivers and the sea, for example surface water drains.

7.26 As the proposal is not located in a flood risk area, it is considered to comply with policy 5 of the JCS.

7.27 Foul sewage

JCS Policy 10 (b) requires new development to minimise increases in the demand for additional/expanded water infrastructure. Whilst policy 10 (c) states that planning permission will only be granted if it can be demonstrated that there will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements which arise from the proposed development. Policy 10 (d) continues by saying that the council and developers should work with infrastructure providers to identify viable solutions to deliver infrastructure where appropriate by phasing conditions, the use of interim measures and the provision of co-located facilities.

7.28 An informative is to be applied advising that if the developer wishes to connect to Anglian Water sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. Anglian Water would then advice the developer of the most suitable point of connection. No objections are raised in relation to effects of foul water. The proposed development would comply with policy 10 (c) of the JCS

7.29 Noise

To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise. Chapter 15 of the revised NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

7.30 The application is for replacement dwellings in a residential area which is not considered to result in any additional adverse noise impacts to neighbouring properties, except during the construction of the dwellings. To mitigate the effects of the development during the construction process on residential amenities a condition should be imposed requiring a construction and demolition environmental management plan (CDEMP) to be provided before construction works commence.

7.31 The council's environmental protection service has powers to deal with any unacceptable noise caused by building works as necessary under the provisions of the Environmental Protection Act 1990 and it has published a leaflet entitled 'considerate contractor advice note'.

7.32 Subject to the imposition of a condition requiring a CDEMP the proposed development would comply with policy 8 (e) (i) of the JCS.

7.33 **Air quality**

To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.34 Chapter 15 of the revised NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.

7.35 The PPG at paragraph 001 of the air quality section dated 6 March 2014 states that 'It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit'. The guidance goes on to explain the implications for local authorities if national objectives are not met which this will include measures in pursuit of the objectives which could have implications for planning. The PPG at paragraph 009 demonstrates how considerations about air quality fit into the development management process.

7.36 The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.

7.37 As the proposed development includes the provision for vehicle parking a condition will be included that to prepare for the increased demand for electric vehicles in future years appropriate infrastructure for electric vehicle charging points should be included within the development. A key theme of the revised NPPF is that developments should enable future occupiers to make "green" vehicle choices and paragraph 112 (e) "incorporate facilities for charging plug-in and other ultra-low emission vehicles". Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan.

7.38 An Informative should be added to any permission seeking any gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh. A condition should be imposed to prepare for the increased demand for electric vehicles in future years

appropriate infrastructure for electric vehicle charging points should be included within the development.

7.39 Biodiversity

Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

7.40 The JCS at policy 4 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

7.41 The revised NPPF at chapter 15 'protect and enhance biodiversity and geodiversity' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.

7.42 The application is considered to have an impact on biodiversity as vegetation is to be removed or reduced to allow development. There are enhancements to be secured through the imposition of a condition requiring details of new nesting opportunities for birds and bats either integral to or mounted to the buildings or mounted on suitable trees and through the imposition of a landscaping condition to secure the requisite net gain in biodiversity.

7.43 Subject to the imposition of conditions in relation to biodiversity enhancements for birds and bats and a detailed landscaping scheme the proposed development would comply with policy 4 of JCS.

7.44 Effect on the Upper Nene Valley Special Protection Area

The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

7.45 Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

7.46 The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. A Mitigation Strategy adopted as an addendum to the SPA SPD provides further guidance for development within the 3km zone of the SPA and details a specific financial contribution for each new dwelling towards Strategic Access Management and Monitoring (SAMM) to avoid and mitigate impact.

7.47 Since these policies were adopted there has been a ruling made by the Court of Justice of the European Union (the CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitats Regulations to no longer be considered at the screening stage but taken forward and

considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained.

7.48 A Habitat Regulations Assessment to identify the likely effects of the proposed development on the SPA has been undertaken. It is considered that a planning decision on the merits of the proposed development can be taken as the applicant has made an SPA mitigation payment of **£644.82** (2 x £322.41 per dwelling) made under section 111 of the Local Government Act 1972 (and the development meets the criteria set out in the SPA SPD for this approach to be taken.

7.49 The proposed development would therefore comply with policy 4 of the JCS and with the requirements of the SPA SPD. The contribution provided will be used for measures to reduce the impacts of the proposed development and allows a conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

7.50 Housing mix

Policy 30 (a) (i) of the JCS seeks to the mix of house types within developments to reflect the need to accommodate smaller house households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) include where appropriate dwellings designed for older people. Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

7.51 The application proposes to replace the existing 4 bed property with 2 no detached 5-bedroom dwellings and 1 no detached 3-bedroom bungalow. The net increase in one large property and a smaller bungalow would not result in an overconcentration of a single housing type in the area, to adversely affect the character or infrastructure of the area and reflects the need to accommodate appropriate dwellings designed for older people in accordance with policies 30 (a) (i) and (ii) of the JCS.

7.52 National Space Standards

The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. The submitted floor plans demonstrate how the development has achieved the size standards in accordance with policy 30 (b) of the JCS

7.53 The 5 bed 8-person 3 storey properties exceed the minimum gross internal floor area required of 134m² at 377.60m² (GIA). The 3 bed 5-person bungalow at 162.60m² (GIA) also surpasses the required 86m². The proposals, being in excess of the minimum National Space Standards requirements including meeting the minimum built in storage requirements. The minimum widths and floor areas of the single and double bedrooms meet the technical standards. The proposed development is, in compliance with JCS policy 30 (b).

7.54 National Accessibility Standards

Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum. All units should achieve category 2 of the National Accessibility Standards as a minimum. The applicant has confirmed that all proposed units meet category 2 of the National Accessibility Standards including the provision of level thresholds for access. Additionally, the bungalow can be

accommodated to be wheelchair accessible, with widened doorways for wheelchair use, suitable returns on doors for the wheelchair and associated turning circles in all rooms. A condition would be imposed on any planning permission to ensure that the dwellings met category 2 of the National Accessibility Standards.

7.55 Living conditions of the neighbouring occupiers

The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.

7.56 At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

7.57 The comments of the nearby residential occupiers with regards their views on how the proposed development would affect them are noted. However, it is thought that the scheme would not have such a significant effect on the standard of amenity which is currently enjoyed by the adjacent residential occupiers. Due to the sites orientation, surrounding development and the path of the sun, no overshadowing would result from the submitted proposal however the site contours and grain of development result in there being a testing relationship to adjacent properties. Due to the proximity of the plot 3 to the shared boundary of properties to the east, the bungalow has been re-orientated to reduce any perceived impacts to the east and being single storey, the plans submitted indicate no potential overlooking fenestration.

7.58 Regarding plot 1, this has the potential to impact on the relatively recent in-fill residential development at 19A Redwell Road. There is a current spacing and separation distance of approximately 6.3 metres to be reduced to approximately 4.4 metres which is considered sufficient to maintain privacy, prevent any unacceptable loss of light and avoid overshadowing. It is also considered that the proposed Juliette Balconies offer no views beyond that which would be provided for with a standard window and a refusal based on loss of amenity from this opening could not be sustained. The roof lights serving a bedroom will be partially shielded by the rear projecting gable and with openings at 1.7 metres above the floor level it will not be possible to see out of these, whilst the two proposed windows in the side elevation serve bathrooms and are shown to be obscurely glazed on submitted plans.

7.59 The imposition of a suitably worded Construction Environmental Management Plan and site procedures to be adopted during the course of construction including working hours, intended routes for construction traffic, details of vehicle wheel washing facilities, location of site compound, lighting and security and how dust and other emissions will be controlled.

7.60 Taking the above considerations into account, subject to the imposition of a condition requiring the first floor bathroom windows adjacent to 19A Redwell to be obscurely glazed the proposed development would not result in unacceptable loss of privacy, loss of light or overshadowing and as such complies with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

7.61 Highway safety

JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.62 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.63 Access and Pedestrian Access

It is proposed for the bungalow to have separate access whilst the 2 remaining dwellings will share a single point of entry. Through consultation, NCC Highways' officer had no objections to the proposal subject to pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres to be provided and maintained on both sides of the vehicular access. This requirement is indicated on the submitted plans to be secured through condition.

7.64 Parking

Parking accommodation should be provided in accordance with the Northamptonshire parking standards (2016) and satisfy policy 8 (b) (i) of the JCS. A one-bedroom unit should provide one allocated parking space. The 2no. 5 bed houses are required to provide 3 spaces per dwelling, plus visitor spaces at 1 per dwelling. The 3-bed bungalow is required to provide 2 spaces plus 1 visitor spaces.

7.65 All 3 proposed dwellings provide on plot parking in accordance with the Northamptonshire Parking Standards. In addition, the garages as indicated on the submitted plans meet the minimum size standards required by NCC Highways' officer. The development should include dedicated covered cycle parking consisting of one cycle parking per bedroom. The garages as indicated on the submitted plans can count as dedicated covered cycle parking.

7.66 Subject to the imposition of conditions to secure the access and parking areas, the proposed development accords with policy 8 (b) (ii) of the JCS

7.67 Contamination

The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters.

7.68 The revised NPPF at paragraphs 184 and 185 sets out policies on development involving contaminated land. The planning practice guidance also offers detailed government advice on this topic.

7.69 NNC environmental protection officer has raised no objections in relation to contamination on the site, subject to the imposition of a condition if any unexpected contamination is found on site.

7.70 Subject to the imposition of a condition if any unexpected contamination is found on site, the proposed development would comply with policy 6 of the JCS.

7.71 Crime and disorder

Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.72 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime. The adopted designing out crime supplementary planning guidance gives detailed advice this issue. The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.73 The Northamptonshire Police Crime Prevention Design Advisor was consulted on matters pertaining to crime and disorder to which no response was received however all doors and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of 3rd party accredited products. An informative will added to this effect. As such the scheme is considered in accordance with policy 8 (e) (iv) of the JCS.

7.74 **Conditions**

The revised NPPF at paragraph 56 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice. Section 100ZA(5) of the Town and Country Planning Act 1990 (as amended) provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the case of a condition imposed on the grant of outline planning permission within the meaning of Section 92 of the 1990 Act or in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018). All pre-commencement conditions have the written agreement of the applicant. It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. CONCLUSION/PLANNING BALANCE

8.1 The proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

9. RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions listed below.

10. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings
Received 03 Feb 2022
Drawing. 1088-01 Site Location Plan
Received 18 Aug 2022
Drawing. 1088-001 Rev F Planning Layout - Amended

Reason: To define the permission for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance

3. No building or use hereby permitted shall be occupied or the use commenced until the vehicular access serving each associated dwelling has been provided and thereafter retained at the position shown on the approved plan and in accordance with the highway specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway. Vehicle visibility of 2.0 metre x 2.0 metres above a height of 0.6 metres must be provided and maintained in perpetuity on both sides of the vehicular access. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interests of highway safety in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

4. No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area serving each associated dwelling shown on the approved plans has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the details on the approved plans no building or use hereby permitted shall be occupied or the use commenced until the vehicular areas that are within 5 metres from the boundary of the site where it meets the public highway have been constructed and surfaced in a stable and durable manner in accordance with details to be approved in writing by the local planning authority. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water in the interests of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure a satisfactory parking of vehicles outside of highway limits in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. No development, including any works of demolition, shall take place until a Construction and Demolition Environmental Management Plan (CDEMP) has been submitted to and approved in writing by the local planning authority. The CDEMP shall include site procedures to be adopted during the course of construction including:

- routes for construction traffic
- method of demolition
- method of prevention of mud being carried onto the highway
- location of site compound
- loading and unloading of plant and materials
- the erection and maintenance of security fencing/hoardings and lighting
- proposed temporary traffic restrictions
- parking of vehicles of site operatives and visitors
- dust suppression measures

The development shall be carried out in full accordance with the approved CDEMP.

Reason: To ensure there are adequate mitigation measures in place, in the interests of highway and pedestrian safety and in order to protect the amenities of existing and future residents in accordance with policy 8 (b) (i) and (ii) and 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

7. No development shall take place above slab level until a hard and soft landscape scheme shall be submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, supply sizes and proposed densities; and a tree planting details drawing. The planting plans shall include existing trees to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels; visibility splays; street lights; proposed and existing functional services above and below ground. All hard and soft landscape works shall be carried out in accordance with the approved details and prior to the first occupation of the building(s) or the completion of the development whichever is the sooner, or in accordance with a programme agreed in writing with the local planning authority. If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. Thereafter the hard and soft landscape works shall be maintained and retained in situ.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy

8. All existing trees to be retained within the application site shall be fully protected in accordance with the latest British Standards (currently BS 5837:2012 'Trees in

relation to design, demolition and construction-Recommendations') by the time construction begins. All protective measures must be in place prior to the commencement of any building operations (including any structural alterations, construction, rebuilding, demolition and site clearance, removal of any trees or hedgerows, engineering operations, groundworks, vehicle movements or any other operations normally undertaken by a person carrying on a business as a builder). The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scraping, service runs, water-logging, changes in level, building materials and all other operations. All protective measures shall be maintained in place and in good order until all work is complete and all equipment, machinery and surplus materials have been removed from the site. Signs informing of the purpose of the fencing and warning of the penalties against destruction or damage to the trees and their root zones shall be installed at minimum intervals of 10 metres and a minimum of two signs per separate stretch of fencing.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

9. The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which planning permission is granted and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.

Reason: To ensure the demolition is followed by immediate rebuilding, avoiding the unnecessary loss of buildings and to maintain the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

10. In the event that any unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the local planning authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the local planning authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the local planning authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

11. No construction works shall be undertaken above slab level until details of new nesting opportunities for birds and bats either integral to or mounted to the buildings or mounted on suitable trees has been submitted to and approved in writing by the local planning authority. The scheme shall include details of external bat roosting boxes, sparrow terraces, swift boxes and general nesting boxes and the development shall thereafter be carried out in accordance with the approved

details prior to the occupation of the building.

Reason: To maintain and enhance local biodiversity and ecology in accordance policy 4 of the North Northamptonshire Joint Core Strategy.

12. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), the first and second floor windows on the north west elevations of plot 1 and the first and second floor windows on the south east elevations of plot 2 shall be glazed with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 3 of the Pilkington range of Textured Glass or equivalent. The glazing shall not be altered to clear glazing without the specific grant of planning permission from the local planning authority.

Reason: To preserve the amenity and privacy of the future residential occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

14. No development above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

15. The dwellings hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy

16. Prior to the construction of the development above slab level details of a charging point for electric vehicles to be installed for each dwelling shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed prior to the first occupation of each associated dwelling.

Reason: To negate the impact of the development on local air quality and accord with policies 8 (e) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 112 (e) of the National Planning Policy Framework.

17. No development shall take place above slab level until details showing a scheme for refuse storage, and area/facilities allocated for storing of recyclable materials are submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall be used for no other purpose thereafter. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

18. Notwithstanding the approved details, no development shall take place above slab level until details of the proposed boundary treatments have been submitted to and approved in writing by the local planning authority. The details shall include a boundary treatment plan (at a minimum scale of 1:500) detailing the position of all proposed boundary treatment and annotated or accompanied by a schedule specifying the type, height, composition, appearance and installation method of boundary treatment throughout the site. Development shall be carried out in accordance with the approved details and thereafter retained in that form.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

11. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering
3. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it

is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken.

To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours:

0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

4. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.
5. The existing vehicular crossing must be stopped up, new vehicular crossings constructed, and all highway surfaces affected by the proposals reinstated in accordance with the specification of the local highway authority and subject to a suitable licence/agreement under the Highways Act 1980.
6. Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the local highway authority or Statutory Undertaker and carried out at the cost of the applicant.
7. All doors and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police recommend the use of 3rd party accredited products
8. 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
9. Appropriate cabling and an outside electrical socket must be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). The wiring must comply with BS7671. The socket should comply with BS1363 and must be provided with a locking weatherproof cover if located externally to the building. The cable and switches should be installed such as they can be adapted to an EV charge point that complies with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 in the future. As a minimum, charge points be 7kw charging points for residential developments