



# The Planning Inspectorate

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Your Ref: 19/01633/OUT  
Our Ref: APP/G2815/W/20/3256513

12 January 2021

Dear Sir/Madam,

Town and Country Planning Act 1990  
Appeal by MR & MS R & S CRAWLEY & ELLIS  
Site Address: Land Adjacent Brook Farm Cottage, Brooks Road, Raunds,  
Northamptonshire, NN9 6NS

The Inspector acknowledges that the planning applications sought outline planning permission with all matters, including access, reserved for subsequent approval. However, it will be necessary for the Inspector to consider whether the proposal is acceptable in principle from an access point of view and as part of this process it will therefore be necessary to be certain that such an access can be achieved in terms of any necessary ownership constraint(s) and also in terms of highway safety matters. Article 2 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) amongst other things defines "access" in relation to reserved matters and states that it 'means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where "site" means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made'.

The drawings provided indicate that there would need to be connections between the sites to the hard-bound carriageway on Brooks Road. The Highway Authority have advised a Section 184 licence would be required to install the site accesses and the vehicle crossovers of public highway land. Even so, such connections would be likely to consist of operational development requiring planning permission. Therefore would the parties agree that if development on the grass verge is needed to facilitate access to the sites, then this land would need to be incorporated within the red edged site boundaries?

Furthermore, had the grass verge been incorporated within the sites, appropriate notices would also have been required to have been served on the Highway Authority as landowner.

In the circumstances, would the parties also agree that the Inspector would be forced to consider the principle of the developments where in principle access to and from the sites is not certain and that in the event that outline planning permissions were granted, and having regard to the definition in the DMPO, this would make any subsequent reserved matters application problematic?

The Inspector invites the parties to comment on these matters within the next 3 working days.

This letter has also been sent to the appellants' agent.

Yours sincerely,

***Dot Kujawa***

Dot Kujawa

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