



**North Northamptonshire Area Planning Committee
(Thrapston)
18th October 2021**

Application Reference	NE/21/00902/OUT
Case Officer	Patrick Reid
Location	Land Adjacent Brook Farm Cottage, Brooks Road, Raunds, Northamptonshire
Development	The resubmission (within 12 months of decision notice) of planning application 19/01630/OUT Outline: Erection of five dwellings (All matters reserved)
Applicant	Ellis And Crawley
Agent	Henry H Bletsoe And Son - T Peck
Ward	Raunds
Overall Expiry Date	27 July 2021
Agreed Extension of Time	TBC

Appendices:

- 1 – Appeal Decision 3259241
- 2 – Letter from Planning Inspectorate dated 12 January 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because Raunds Town Council has objected and the Officer recommendation is for approval. In addition, there are more than three objections to the proposal. As such, the determination is to be by committee

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 Five dwellings on the land are proposed. The application is in outline format with all matters reserved for later determination. Two dwellings are proposed for the application site. The application is in outline format with all matters reserved for later determination. As such, the details of the layout, appearance, scale, access and landscaping of the proposed development – as shown on the submitted drawings - are indicative and not for determination at this stage. The details indicate one option of how the land might be developed for five dwellings and the indicative scheme is designed to demonstrate that the application site can satisfactorily accommodate five dwellings without unacceptable harms arising.

2.2 The application follows a near identical application considered recently under reference 19/01633/OUT, which was refused on 16 June 2020 for the following reason:.

“The proposed development of two dwellings would be served by Brooks Road, which would not provide a safe means of pedestrian access for walkers between the dwellings, the local neighbourhood and the town centre. Due to the unacceptable pedestrian accessibility of the site, the proposal is considered to conflict with Policy 8, a (iv) and b (i) and (ii) of the North Northamptonshire Joint Core Strategy (2016). The proposal is considered to cause an unacceptable impact on pedestrian safety, and therefore does not meet the requirements of paragraph 109 of the National Planning Policy Framework. The social, economic and environmental benefits associated with the development are considered to be outweighed by the harm identified.”

2.3 The decision was made by East Northamptonshire Council's Planning Management Committee. The application had a recommendation for approval by Officers. A subsequent appeal of the application was withdrawn after the Inspectorate noted that the application site did not include the verge, across which the access would necessarily be located. The Inspectorate raised the concern that a granting of planning permission would have resulted in it being unimplementable due to the separation of the site and the highway.

2.4 This application has a red line site area that includes the verge on the southern side of Brooks Road. This allows for an access to be created at any point in the application site. Aside from the procedural matters, the application is supported by an indicative site plan which shows five detached dwellings, set back from the road, each either rear garden space and a parking and turning area to their frontages. The plan also indicates a short footpath at the front of the site across from a footpath proposed at the front of the site subject of an application for two dwellings.

2.5 A separate outline planning application for 2 dwellings on adjacent land within the same applicants' ownership is also being considered at this Committee Meeting under ref. (NE/21/00901/OUT) as a resubmission of application 19/01633/OUT, following refusal by East Northamptonshire Council on 16 June 2020 for the same reason given above. The main planning issues are the same for both applications and the 7 homes are

effectively a single development split into two separate planning applications.

3. Site Description

- 3.1 The application site comprises an area of land situated to the south-east off Brooks Road which is to the northern end of Raunds. The site fronts the road and to its west is a private access drive leading to residential properties and an animal sanctuary. Beyond the access drive is another parcel of land which is the subject of the separate planning application as referred to above.. Brooks Road runs in a general southwest/north-east orientation. It is characterised by a varied form of development and areas that are undeveloped.
- 3.2 The road extends away from the main built up area of Raunds and includes a number of dwellings which exhibit a variety of architectural styles. The road itself is relatively narrow and on both sides hedging and trees add to its soft appearance. A row of six terrace houses (even numbers 26 to 36) are located diagonally across from the site. To the east of the site is an area of undeveloped land beyond which are two detached dwellings. The undeveloped land to the east is subject of the concurrent application referred to previously.
- 3.3 The front of the site is occupied by mature vegetation including hedging and trees, which screen the site from view. A number of trees are dotted around the site and the land rises gently up away from the highway.
- 3.4 The site lies within the zone of influence of the Nene Valley Gravel Pits Special Protection Area. There are no other particular planning constraints (designations) affecting the site.

4. Relevant Planning History

- 4.1 19/1633/OUT – Outline: Erection of five dwellings (all matters reserved) – REFUSED (16.06.20) APPEAL THEN WITHDRAWN (25.01.21)
- Adjacent and other near sites:
- 4.2 19/01630/OUT – Outline: Erection of two dwellings (all matters reserved) – REFUSED (16.06.20) APPEAL THEN WITHDRAWN (25.01.21)
- 4.3 20/00486/FUL - Proposed Commercial Development for a B1 Office Unit and Ancillary Storage Barn at Blotts Barn – Approved 03.02.2021
- 4.4 Appeal reference 3259241 – Full application for 10 dwellings, including access, parking, landscaping and associated infrastructure – Allowed 25.01.2021

5. Consultation Responses

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

5.1 Raunds Town Council

Objection to the application for reasons summarised below:

- Brooks Road is not suitable for additional vehicular use due to its width and condition;
- There should be sufficient parking spaces of the appropriate size;
- Brooks Road has drainage issues and there is concern the development would affect this;
- Raunds has met its 'quota' for new dwellings;
- Reference to comments made by Environmental Protection.

5.2 Neighbours / Responses to Publicity

Seven representations have been received, of which six are in objection and one makes neutral comments. The issues raised are summarised below:

- Concern at pedestrian safety;
- Impact on parking on the street, road now wide enough;
- Impact on outlook of nearby houses;
- Additional use of road that is in need of repairs that is used by walkers, cyclists, farm vehicles and horse riders;
- No need for new houses in Raunds;
- Flooding concerns locally;
- Concern at how pedestrians would access the site;
- Parts of the footpaths of Brooks Road require to be improved;
- Too many houses, out of character with the area;
- Wildlife impact.

Positive comments received:

- Design and layout are satisfactory.

5.3 Highways (LHA)

Comments summarised below:

- Tracking of large family vehicle entering the site in a forward gear, and leaving in a forward gear, requested;
- further intensification of a carriageway with no footway provision and a carriageway width which is substandard;
- NCC Parking Standards of number of spaces per dwelling based on number of bedrooms noted;
- The 10m offset is accepted in this instance given the status of the adjacent access;
- note the above applications are providing footway along the frontage which is welcomed.

5.4 Natural England

As a result of this evidence the North Northamptonshire Joint Core Strategy has identified that mitigation is needed for the likely effects of new

residential developments proposed within 3km of the Upper Nene Valley Gravel Pits SPA. A mitigation Strategy has been developed as a Supplementary Planning Document (available to view here) and identifies the required mitigation as a financial contribution of £299.95 per new dwelling within the 3km zone. This will contribute towards a package of Strategic Access Management and Monitoring to include fencing, screening and wardens to manage visitors within the SPA.

5.5 Environmental Protection

No objection subject to the use of conditions and informatives.

5.6 Waste Manager

No comments received. (Officer comment: there are comments on the concurrent application on adjacent land under 21.00901/OUT). These stated waste collectors do not enter private driveways for collection.

5.7 Lead Local Flood Authority

No comment due to the small-scale nature of the application.

5.8 Wildlife Officer

Recommended that a pre-occupation condition for a lighting strategy, as recommended in section 8.1 of the ecology survey, is added to any planning permission. The lighting should be consistent with the latest guidance Bats and artificial lighting in the UK (2018).

5.9 Archaeology

No objection subject to a condition for a programme of archaeological works.

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 2 - Historic Environment
Policy 4 - Biodiversity and Geodiversity
Policy 5 - Water Environment, Resources and Flood Risk Management
Policy 7 - Community Services and Facilities
Policy 8 - North Northamptonshire Place Shaping Principles

Policy 9 - Sustainable Buildings
Policy 11 - The Network of Urban and Rural Areas
Policy 28 - Housing Requirements
Policy 29 - Distribution of New Homes
Policy 30 - Housing Mix and Tenure

6.4 Raunds Neighbourhood Plan (RNP) (made 2018)

R1 - Ensuring an Appropriate Range of Sizes and Types of Houses
R2 - Promoting Good Design
R3 - Flexibility and Adaptability in New Housing Design
R4 - Car Parking in New Housing Development
R5 - Open Space Provision
R6 - Protected Open Spaces
R10 - Traffic and Transport in Raunds
R16 - Built and Natural Environment
R19 - Upper Nene Valley Gravel Pits Special Protection Area (SPA)/ Site of Special Scientific Interest (SSSI)
R20 - Movement and Connectivity

6.5 Emerging Local Plan – East Northamptonshire Local Plan Part 2011-2031 (Submission Version March 2021)

EN1 – Spatial development strategy
EN2 - Settlement boundary criteria – urban areas
EN12 – Health and wellbeing
EN13 – Design of buildings/extensions

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)
East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)
East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)
East Northamptonshire Council - Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2015), plus 2016 Addendum to the SPD setting out the access mitigation strategy.

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Highway Safety and Parking
- Flood Risk and Drainage
- Ecology
- Impact on Neighbouring Amenities
- Range and Sizes of House Types
- Waste Management

7.1 Principle of Development

7.1.1 The previous application ref. 19/01633/OUT was deemed acceptable by Officers when the application was put forward to committee for determination in May 2020. It was refused planning permission for reason given above. The proposal is identical to that considered then albeit the site is now slightly larger to include the verge beside the highway within the application site (bounded by the red-line), for the reason that the development would necessitate a new access being built across it. The Inspector noted that the red line under that application would not have been implementable. Secondly, the inclusion of the verge, owned by the Local Highway Authority, would also necessitate notice being served on them and Certificate B being submitted with the application. This nullified the purpose of pursuing the Appeal, influencing the applicant to submit a fresh planning application.

7.1.2 As what could be termed 'procedural matters' have been addressed as part of this application, it is necessary to address any matters that have changed since the previous recommendation for approval. Since May 2020, there have been the following changes or additional material considerations:

- NPPF amended in July 2021;
- Appeal Decision ref. 3259241 Land North of Midland Road, Raunds;
- Change of the Local Planning Authority from East Northamptonshire to North Northamptonshire.

7.1.3 The development plan for the area remains the same as in May 2020 and the change of authority has not affected this. The physical context of the site has remained unaltered also. The only relevant changes since the earlier recommendation is the change to the NPPF in July 2021, and the issuing of an appeal decision in January 2021, relating to a development of 10 dwellings of undeveloped land on the edge of Raunds.

Amended NPPF July 2021

7.1.4 The latest version of the NPPF can be characterised as having relatively small or modest changes to the 2019 version, the majority of the document remaining the same or fundamentally unaltered. The changes include an increased emphasis on design quality, with the word 'beautiful' introduced to the document. In this case, the proposal is in outline format and all the details of the development, including the landscaping and appearance of the dwellings, are not for determination at this stage. Currently, the matter for determination is primarily principle. It is considered that the changes to the NPPF have no material bearing on this application.

Appeal Decision – land off Midland Road and Brooks Road, Raunds

7.1.5 On an undeveloped and unallocated piece of land not far from the application site, a proposal for 10 dwellings was considered by an Inspector in January 2021. The proposal shared similarities with the current proposal insofar as its siting being what could be termed 'on-the-edge of Raunds', being adjacent residential development and being unallocated.

The Inspector's consideration of the planning policy context is also informative in relation to the JCS and RNP.

- 7.1.6 The Inspector allowed the appeal makes direct reference to the principle of new dwellings in paragraphs 25 to 27 of their report, including citing Policy 11 of the JCS. The following quote from the Inspector at paragraph 26 of the decision:

'Due to various planning permissions having been granted for residential development at Raunds in recent years, the RNP does not identify additional land for housing. Nevertheless, the proposal would not, to my mind, represent significant additional growth. Indeed, it would be in a location and at a scale appropriate to the character and infrastructure of the town. The proposal would suitably respond towards meeting the future needs of Raunds and of the wider local area, not least through the provision of affordable housing (in a form supported by the Council's Housing Officer) and market dwellings of a variety of types and sizes with an emphasis placed upon smaller house types.'

- 7.1.7 The above indicates that the development of 10 dwellings would be in accordance with Policy 11 of the JCS, given its status as 'not significant growth', the context of the site and the contribution of the development towards meeting the future needs of Raunds. The Inspector goes then on in paragraph 27 to conclude the following:

'I find that the proposal accords with the development plan when read as a whole, and material considerations do not lead me to a decision otherwise. Indeed, the Framework reaffirms the Government's objective of significantly boosting the supply of homes.'

- 7.1.8 The significance and relevance of the appeal decision indicates that the proposal was compliant with the RNP and the JCS, as well as according with the aims of the NPPF. The previous application ref. 19/01630/OUT was refused for one reason, relating to the increased use of Brooks Road. The development was deemed acceptable in principle and there is no reason to indicate this position has changed since. Instead, the appeal decision cited adds further weight to conclude the development is acceptable in principle.

7.2 **Visual Impact**

- 7.2.1 The proposal is the same as considered under ref. 19/01633/OUT and the matter is addressed in full in the associated Committee Report, which is included as an appendix. Also, as is currently the case, the application then was included in the same committee and both developments were considered together. Concern has been raised that the five dwellings would be out-of-character with the area by representation in this application and the previous application. For the reasons set out in the previous committee report, the addition of five dwellings on the site can be accommodated in a manner that is appropriate to the context of the area

7.3 Highway Safety and Parking

- 7.3.1 The previous application 19/01633/OUT was refused for the sole reason relating to the additional use of Brooks Road to serve the five dwellings proposed. Specifically, the reason for refusal cited the means of pedestrian access for residents to reach the town centre and the local neighbourhood..
- 7.3.2 The LHA have commented on this application, noting that vehicle should be able to turn within the site and each dwelling should have the requisite number of parking spaces, based on the number of bedrooms they would have. As the design of the dwellings and the layout of the site are not for determination at this stage, it is simply a matter of whether these could conceivably be appropriately incorporated into the space available. The submitted plans indicate there is sufficient space to accommodate all the necessary parking spaces, turning area, dwelling and outside amenity space.
- 7.3.3 The LHA have also confirmed that a separation distance of 10m is appropriate between driveways. Given the space available, taking account of the width of the frontage, it is considered that this would be accommodated. The LHA also have raised concern that the Brooks Road carriageway does not meet current standards due to its width not meeting its standards for new roads.
- 7.3.4 From the site in a southerly direction, part of Brooks Road includes a pavement and part does not. It is this matter that was the principal reason that the previous application was refused by members of the committee. For the reasons set out in the previous committee report, this matter was not considered a sufficient reason to resist the granting of planning permission for the dwellings.
- 7.3.5 In further assessing this matter, focus is given to the extent of pavement that there is between the 'start' of Brooks Road and the application site. An approximate measurement is around 330 metres distance of which there is a form of footpath for 300 metres and it is without for around 50 metres. The part without a defined footpath is between two sections where there is a footpath on the southern side. This stretch is where pedestrians likely walk either on or beside the grass verge and driveways of various properties on that side of the road. The rest of the journey on foot does benefit from footpaths albeit the hard surface on the southern side is relatively narrow between grass verge. Pedestrians can then cross onto the northern side where there is a wider pavement in front of the dwellings on that side.
- 7.3.6 In considering this matter further, it is necessary to consider whether it is a necessity for there to be a footpath for the entirety of Brooks Road in the southerly direction. The safety of pedestrians is the focus, and their ability to walk or negotiate the route on the parts that are not paved. The relatively straight nature of Brooks Road and the visibility that motorists and pedestrians are afforded are relevant considerations. In this regard, parties exercising normal levels of consideration of the surroundings would see

and if there are other people using Brooks Road nearby. For this reason and for the reasons set out in the earlier report, the partial extent of pavement on Brooks Road is not considered a sufficient reason to outweigh the benefits of the proposal.

- 7.3.7 The proposal includes the provision of a footpath along the frontage and this is commented by the LHA as a positive inclusion. It would benefit future residents and other pedestrians using Brooks Road.
- 7.3.8 The LHA have expressed concern at the additional use of Brooks Road. that the proposed five dwellings would cause. Specifically, they cite the width, which is less than the extent that new roads are expected to meet in such circumstances. A current standard width for a highway is understood to be 5.5 metres. The width of Brooks Road varies and it is used for the parking of residents' vehicles. This means at certain points, particularly where there are cars parked, it is not possible for cars travelling in opposite directions to pass. However, whilst this applies to some extent, there are stretches of Brooks Road where cars can pass when exercising reasonable caution. The precise width of Brooks Road has not been specified at the various points along the carriageway, but between visually it does not appear to be significantly less than 5.5 metres for the majority of the carriageway towards the centre of the town.
- 7.3.9. Since the refusal of the previous planning application, the Council has granted planning permission (ref. 20/00486/FUL) for an Office Building at Blotts Farm, which was predicted, in the Transport Assessment, to generate in a worst case scenario 19 peak hour vehicle movements (one every 3 minutes) during a standard weekday, with a worst case of 17 of those in one direction consistent with commuting patterns. That Transport Assessment also noted the width of Brooks road to generally be around 5.2 metres, enabling two cars to pass each other. Planning permission for the commercial offices space cited above under 20/00486/FUL was granted on 3 February 2021, after members met to determine the application on 20 January 2021. At the time of the planning committee, two appeals were being considered for the adjoining sites subject of 19/01630/OUT and 19/01633/OUT. During the committee discussion, reference was made to the two potential schemes, totalling seven dwellings, as part of the consideration of the use of Brooks Road.
- 7.3.10 It is considered therefore that the carriageway is capable of accommodating the additional movements associated with the proposed five dwellings. The cumulative impact of the adjacent two dwellings, totalling seven, is also considered to be acceptable.

7.4 **Flood Risk and Drainage**

- 7.4.1 There are no material changes since the previous application and the proposal is considered acceptable in this respect. The previous application was not refused for reasons of flood risk and drainage. There is no evidence to justify reaching a different conclusion and to do so would be unreasonable. Drainage details for the site access would be secured by condition.

7.5 Ecology

- 7.5.1 Since the previous application, the fee per dwelling for mitigating the impact on the Upper Nene Valley Gravel Pits SPA has been updated. The applicant has paid the difference due to the increase, and the relevant amount has therefore been received. The applicant has also submitted the relevant form. The impact on the SPA is therefore considered to received adequate mitigation.
- 7.5.2 Under the previous application, it was recommended that a condition be applied to ensure a suitable lighting scheme. It is considered such condition be included under this application also.

7.6 Impact on Neighbouring Amenity

- 7.6.1 The site allows for five dwellings to be accommodated in a manner that does not harm the amenities of nearby properties. The previous application reached this conclusion and this matter is considered unchanged.

7.7 Range and Sizes of House Types

- 7.7.1 The matter is unchanged from the previous application and is for determination at reserved matters stage.

7.8 Waste Management

- 7.8.1 The proposal includes the verge and allows for the reserved matters application to provide space for the presentation of bins.

7.9 Archaeology

- 7.9.1 Given the site lies within in an area of demonstrated archaeological potential there is a reasonable presumption that sub-surface archaeological remains may survive within the application site boundary. Therefore a condition requiring a programme of archaeological evaluation of the land is justified as necessary.

8. Other Matters

- 8.1 Neighbour comments: The matters of concern raised by representation are primarily addressed in the above report, or the report for 19/01630/OUT to which this is associated.
- 8.2 Equality: The proposal no matters of equality concern beyond that which are already addressed by the relevant planning policies.
- 8.3 Health Impact Assessment: Paragraph 92 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will

enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

9. Conclusion / Planning Balance

- 9.1 The proposal and planning policy context is near identical to that considered under 19/01633/OUT in May 2020. There are no changes that alter the considerations of the various material considerations and as such, the recommendation remains for approval as the proposal accords with the development plan when considered as a whole.

10. Recommendation

- 10.1 That planning permission be GRANTED subject to conditions.

11. Conditions / Reasons for Refusal

- 1 Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is commenced.

Reason: The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority

- 2 Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.

Reason: This is a statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This is a statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above shall include details and samples of the external roofing and facing materials to be used for the construction of the dwellings hereby approved. The development shall thereafter be implemented in accordance with the approved details and retained in the agreed matter in perpetuity.

Reason: To achieve a satisfactory appearance for the development.

- 5 The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above shall include the provision of boundary screening to the site. This shall include details indicating the positions, height, design, materials and type of boundary treatment to be

erected. This boundary screening shall then be provided in accordance with the details so approved before each respective dwelling is occupied and shall be retained and maintained in the agreed manner in perpetuity.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

- 6 The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above shall include drawings showing the slab levels and finished floor levels of the dwellings hereby approved in relation to the existing and proposed ground levels of the site, the ground levels of the surrounding land and the slab and finished floor levels of the surrounding properties as well as identifying the proposed ridge height levels and the ridge heights of all neighbouring properties. The development shall thereafter be constructed in accordance with the details so approved in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings and the street scene.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan 1:1250 received 01 June 2021.

Reason: To assist in defining the terms of the planning permission.

- 8 The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above shall include a Tree Constraints plan, a Tree Removal Plan, an Arboricultural Impact Assessment and an Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of securing appropriate landscaping and tree works.

- 9 The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above shall include details of a lighting strategy, as recommended in section 8.1 of the submitted Phase 1 Habitat and Protected Species Survey, dated 23 October 2019. The lighting should be consistent with the latest guidance 'Bats and artificial lighting in the UK (2018)' and the development shall thereafter be carried out in accordance with the approved details prior to the occupation of the first dwelling hereby permitted.

Reason: In the interest of ensuring appropriate measures for protecting bats and other protected species.

- 10 The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above, shall include details of the access gradient, drainage arrangements and surfacing of the proposed access. The access shall be paved with a hard surface for the first 5 metres from the highway boundary and shall not exceed a gradient of 1 in

15. The development shall thereafter be implemented in accordance with the approved details prior to the occupation of either of the dwellings hereby permitted and thereafter be retained in perpetuity.

Reason: In the interests of highway safety.

- 11 The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 above, shall include a scheme of the proposed landscaping of the site. This shall include the location and species to be planted, in addition to any hard landscaping. The landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which, within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure to ensure a reasonable standard of development and visual amenity for the area.

- 12 The details required to be submitted by condition No. 1 above shall include the provision of parking within the site. Each space shall measure a minimum of 3 metres by 5.5 metres. A minimum of two spaces shall be provided for a dwelling of two or three bedrooms, and three spaces for a dwelling with four or more bedrooms. This parking provision shall then be provided in accordance with the details so approved before each dwelling is occupied and shall be retained thereafter in perpetuity for the purposes of car parking.

Reason: To ensure adequate parking provision on the site.

- 13 Each dwelling shall each be fitted with measures to encourage as far as is reasonably possible the expected water consumption to no more than 105 litres of water per person per day and external water use of no more than 5 litres per person per day.

Reason: In the interests of complying with Policy 9 of the North Northamptonshire Joint Core Strategy and ensuring water resource is limited to acceptable levels.

- 14 The access details required to be submitted in connection with condition 1 above, shall demonstrate that the vehicular access has vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge. The details submitted shall also demonstrate pedestrian visibility splays of 2m by 2m. The access shall be implemented in accordance with the approved details prior to the first occupation of any dwelling and the splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above the carriageway level.

Reason: In the interests of highways safety.

- 15 The details required to be submitted by condition No. 1 above, must demonstrate that the dwellings hereby permitted will comply with the Technical Housing Standards - Nationally Described Space Standard 2015 (or any document which supersedes this).

Reason: To ensure that the proposed development is in compliance with Policy 30 of the North Northamptonshire Joint Core Strategy 2016.

- 16 No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank Holidays unless otherwise agreed with the local planning authority.

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

- 17 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.

- 18 The details to be submitted for approval in writing by the Local Planning Authority in accordance with condition 1 (above) shall include provision for a footway across the front of the site (adjacent Brooks Road) and a tactile crossing to enable pedestrians to join the footpath on the alternate side of the road.

Reason: In the interests of Highway safety and to encourage walking as a means of transport.

- 19 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) fieldwork in accordance with the agreed written scheme of investigation;

(ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 194.

- 20 No development shall take place until a scheme for the internal layout of the proposed dwellings has been submitted to and approved in writing by the local planning authority as part of the reserved matters submission required by condition 1. The scheme shall include the details of the number of bedrooms in each proposed dwelling. The development shall be implemented in accordance with the approved details.

Reason: To control housing mix in accordance with the objectives of Policy 30 of the North Northamptonshire Joint Core Strategy.

12 Informatives

- 12.1 Whilst there are no recent issues with noise from existing development, the applicant should note that should complaints of noise be received, then the Environmental Protection team will investigate them under the relevant legislation and take enforcement action where necessary.