

# Planning Statement

Incorporating Heritage Statement, Design and Access, Justification and Impact, and Sustainability Appraisal.

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Detached Dwelling  
on land at  
35 High Street  
Brigstock

Griffin Associates

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Oundle, Peterborough

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# Section 1

## Introduction and application details

### 1.1

This statement is made in support of an application for full planning permission for the erection of a single individual detached dwelling on an existing former garden plot to the rear of No.35 High Street, Brigstock, NN14 3HY

### 1.2

The development of this single dwelling is submitted as a minor scheme of development, of a private individually built dwelling, and is not part of, or a continuation of, a large multiple house development, or developer housing scheme.

### 1.3

Application requirements:

This Supporting Statement is submitted in support of the application for Full Planning Permission.

The application site is however within the bounds of Brigstock village conservation area, requiring a Heritage statement to be submitted in support of the required Conservation Area 'Consent'.

To the extent applicable this supporting statement shall be read as the Heritage Statement, and inclusive of its Justification and Impact appraisal

Although the application 'plot' is within the curtilage of a Listed Building site the proposed dwelling, the subject of this application, has no direct connection or attachment to the listed building and so Listed Building Consent (LBC), in this case is not required.

### 1.4

The application is supported by the following documents and drawings:

1606.P.01	Location and existing site plan	1:500, 1:1250	A3
1606.P.02	Existing site layout	1:200	A3
1606.P.03	Existing site levels plan .	1:125	A3
1606.P.04	Existing site profiles	1:125	A3
1606.P.05	Proposed site development plan	1:200	A3
1606.P.06	Proposed elevations	1:100	A3
1606.P.07	Proposed elevations and section	1:100	A3
1606.P.08	Ground and first floor plans	1:100	A3
1606.P.09			
1606.P.10			

## Section 2

### the application site and proposals

#### 2.1

The site, the subject of this planning application comprises part of an existing garden to the rear of No 35 High Street , Brigstock, comprising a street fronting town house style listed building, within an established mixed village housing area which is in linear form along the east and west sides of High Street.

The site is towards the northern end of High Street and the village, before it progress on to Stanion Road, and out of the village area.

The property, of which the application site forms part, is located to the west side of High Street, within the established built up area within the boundary limits of the village, and within the village speed restrictions

#### 2.2

The property, 35 High Street, of which the application site forms part, currently comprises an elongated rectangular plot, where the listed building occupies the north east end, which then drops away to the south west, over a distance of some 50m. to Harpers Brook.

This elongated site generally consists of 3 terraces from its boundary with High Street, running down to its boundary at Harpers Brook.

The upper terrace level accommodates the listed dwelling building No.35 and the adjoining walled courtyard and various outbuildings, and rear private garden area to the dwelling.

This terrace area is at distance from and not impacted by the application proposals.

The middle terrace level comprises an area of hardstanding and accommodates the vehicle access from Braybrooks, and turning and maneuvering and parking area. It is also from this terrace level that the upper terrace and the rear of the dwelling, No.35 is accessed.

The remaining half of the property's rear site area comprises the lower terrace and comprises a seldom used rough grassed area.

#### 2.3

The application site itself comprises of the lower terraced area and is roughly rectangular in shape with its north boundary being formed by the boundary wall and fence of the adjoining dwelling property No 7 Braybrooks.

To the northern side of this application site, and having influence on it, is a more recent 'select' small residential development of new houses and former farm yard conversion known as Braybrooks, via which the application site is accessed. This is considered to be a well designed, and esthetically pleasing residential development which fits in well with the local vernacular.

The sites eastern boundary is formed by the retaining wall of the middle terrace. To the east of this boundary is the existing vehicle access and turning area over which pedestrian and vehicle access, and vehicle maneuvering and turning rights will be granted and will be incorporated into the application site and proposed development scheme.

The south boundary to the application site comprises fencing and mature, but poorly maintained hedge row providing separation to the adjacent No.33 High Street property.

The west boundary of the application site is formed by the Harpers Brook watercourse, with the open area of Brigstock village cricket ground beyond.

#### 2.4

Legal confirmation has been sought to confirm that unencumbered pedestrian and vehicle access is available to both the existing No.35 High Street dwelling, and the new proposed dwelling plot, the subject of this application, via the highway standard road and footpath, Braybrooks

#### 2.5

The site is currently being retained as a rough grassed area, with essential upkeep to prevent it falling into dilapidation.

Some original ground contouring, ramps and local mounding remains .

An existing dilapidated shed remains to the south east corner of the application site, on locally mounded ground, which will be removed.

Apart from providing access to the workshop/shed via the concrete pathway the site is now little used as a residential recreational garden space and has little further amenity function or value in connection with No.35.

#### 2.6

There are no notable trees on the site.

There is re however an existing hedgerow which form enclosure to the south boundary of the site. Although to be confirmed this hedge is not in the ownership of the application site and so its retention cannot be assured, or is a valid planning consideration in this case. It is hoped, however, that agreement can be reached for this hedgerow to be retained and augmented to suit.

#### 2.7

In consideration of the application site's ground conditions and any former activity there is no evidence of former ground workings or land fill or contamination.

It is submitted that the site does not represent contaminated land as identified by the environmental protection act 1990.

#### 2.8

The site is not of historical or archeological interest. No history of constructional or building development can be found for this site. Any warranted archeological pre-investigation has already been carried out.

Undertaking can be given that should any item likely to be of archeological interest be found during the course of implementation of any ground works associated with this development, the council or other interested agencies will be informed as per statutory/ legal obligation.

#### 2.9

Close examination of the site and its buildings suggests that there is no presence of great crested newts, water vole, badgers, or bats, or any EPS, nor is there probability or likelihood of future presence, or evidence of other protected flora or fauna.

No seasonal issues are raised with nesting birds due to the sparse nature of suitable habitat within the vicinity of the site proposals area.

As applicants are otherwise aware of their legal responsibilities in respect of protecting wildlife and habitat, no further planning control need be imposed.

#### 2.10

In terms of the statutory obligations in terms of bio-diversity, geology, and archeological conservation etc., which requires developers should undertake surveys of protected species only where there is a high probability and likelihood of the

species being present, and/or would be adversely affected by the development, there should be no further requirement in this instance.

#### 2.11

##### Flood Risk

The site is identified as being within flood zone 1 and 2 to the east side of Harpers Brook.

This does not prohibit development of the site in this case provided that habitable building floor levels are installed at approved height above the designated design flood levels, and that there is no diminishment to the existing flood volume capacity within the curtilage of the site.

This is achieved by the material design of the dwelling and compensatory groundworks. See also specialist consultant water engineers Flood Risk Assessment and report.

#### 2.12

The application site is located at the north eastern limit, but just within the designated illage conservation area, and is a former part of a listed building site. The application site is sufficiently remote from the listed building to ensure that its development will have no detrimental effect on the setting of any listed building, or on its conservation area setting.

#### 2.13

In terms of the site's surroundings, the site is set in a location adjoining, and forming a visual continuation of the more recent Braybrooks development immediately to the north with similar detached, free standing dwellings which has frontage off road private vehicle parking provision.

The site is of similar proportion to those adjacent and will provide a similar individual dwelling house configuration on the plot.

It is this built environment of the site surroundings that will have most influence on the character on any development on the current application site and this will be reflected in the new dwelling being of similar architectural style, size and scale, and sympathetic frontage configuration to those properties.

The site sits comfortably between No. 7 Braybrooks to the north, and the less visible typically 70's style brick dwelling house No 33 High Street to the south. This house will have little influence on the application scheme proposed design.

#### 2.14

In view of the above, it is submitted that this existing application site, i.e. the site formerly part of No. 35 High Street, can be identified as an acceptable infill plot which can readily accommodate the individual dwelling house proposed.

## Section 3 planning policy considerations

### 3.1

All developments, whether large or small, are generally governed to a significant degree as to how they relate and conform to the adopted planning policies of the local planning authority.

This section seeks to examine the general planning policies which are likely to influence the acceptability of the development proposals, the subject of this application.

### 3.2

As previously identified by the LPA, national policies which affect this property and current proposals are the National Policy and Guidelines contained within The National Planning Policy Framework (NPPF) 2019 National Planning Practice Guidance (NPPG), and National Design Guidance.

### 3.3

As previously identified by the LPA:

Local planning policies which affect this proposal are contained within North Northants' Joint Core Strategy 2016 (NNJCS), Policy 2 Historic Environment.

It is submitted that the current proposals satisfy the current/prevaling policy requirement.

Rural North Oundle and Thrapston Plan 2011 (RNOTP). It is submitted that there are no relevant policies which apply to these proposals.

Brigstock Neighbourhood Plan, 2019, Policy B16 Design.

It is submitted that the current proposals satisfies this local policy requirement.

### 3.4

In terms of current planning policy there is a presumption in favour of development provided it does no demonstrable harm features of architectural or historical importance and has no adverse on the environment or the setting of heritage buildings.

It is submitted that the proposals, the subject of this application(s) will have no adverse impact on listed Building No.35 High Street or any adjacent listed buildings, nor have negative impact on any feature, characteristic or quality of the conservation area, and so meets and satisfies this criteria.

### 3.5

Brigstock can be identified a smaller village settlement.

It is a particular requirement to maintain this status, that current village facilities, services and other provisions should be maintained, improved where possible, and thereafter sustained.

The core development strategy confirms that there is an acceptance of further residential development, if and where suitable, within the village.

### 3.6

To provide, maintain, and sustain a level of activity that retains this village community, and given that the principle of further development is accepted to maintain the viable level of housing stock, all types and sizes of residential development and housing can be considered.

The dwelling type now proposed, as a modest scale single dwelling unit, on an infill plot, is identified as one particular way in which a cross section and varied housing stock can be provided and maintained.

### 3.7

Given its satisfactory relationship within the existing linear residential housing form, and its relationship with adjacent Braybrooks dwellings, and other nearby building forms, it is considered that this site can be successfully developed in accordance with the National Planning Policy Framework.

### 3.8

With regard to the use of the site for a residential development with a single detached dwelling unit, the site provides a suitable building plot, specifically tailored to this purpose.

In this respect, it is considered that the site can be successfully developed in accordance with the requirements of the NPPF.

### 3.9

In respect of the location of the development, the application site is confirmed within the village limits and so can be deemed suitable, given acceptable design and scale, to be in accordance with policy requirements of the core spatial strategy.

### 3.10

National Planning Policy Framework states that policies relating to design should not overly concentrate on detail, but should more importantly guide on overall scale size, layout and access etc. and more important relationships with existing built forms to ensure successful development in the context of the landscape in which they are set. Local policies should reinforce this and in this respect the North Northants Core Spatial Strategy requires that development should respect the character, form and architectural qualities of the area in which a development is located.

The policies require that the size, form and design of developments must respect, and, where possible, enhance this character and appearance. Where applicable, developments should be so devised as not to impair open spaces. The character of street scenes should be maintained, and the public views presented by street scenes within villages should be maintained.

As such, care should be taken to retain important features and characteristics. To this end, the size and style of the application building should be sympathetic and coherent within its setting.

The introduction of a new dwelling on an infill plot, having similar presentation, and of a traditional style, of similar scale and visual appearance to its neighbouring and nearby properties and built form, most suitably meets these requirements.

### 3.11

Following on from the requirements of form layout and scale, the policies of the adopted core strategy requires that careful consideration must be given to the use of materials and finishes, to ensure that the development should again be sympathetic to the style and characteristics of its setting. Again the use of matching materials to the existing adjacent properties and other nearby older properties, for external finishes to walls roof and fenestration throughout, serves to satisfy this requirement.

### 3.12

Current planning policy requires that the site layout must provide adequate facilities in terms of recreational amenity space and the development should have adequate provision for off street parking.

To accord to current policy, the site must also provide adequate facility for the storage of refuse, recycling and ease of refuse collection.

These facilities will all be readily provided by the current proposal.

## Section 4 principles of development

### 4.1

The acceptability of the principle of residential development of a pair of dwellings on this site should be viewed in the context of the previously stated planning policy considerations outlined in section three above, and the more detailed and specific requirements for the village as referred to in the Brigstock Neighbourhood Development Plan.



Reference is made to the relevant sections of the development plan , Policy B1 Housing Provision; items 2.4 and 2.5, Policy B2, for Infill Developments, and Policy B4 Housing Mix. It is submitted that the proposals, the subject of this application and statement, complies with all the prescribed requirements.

#### 4.2

Details of the numerical targets for residential housing in Brigstock are given in the Neighbourhood Development plan and it is identified that there is a shortfall in the 2031 targets for the number of dwellings to be provided within the settlement limits of the village.

It is clear that the village can accommodate further residential development, including homes of varying types and styles, subject to them being in keeping with the particular character of the village and being in keeping with their setting.

It is clear from the development plan, when initially published, it was identified that that included within the projected housing stock, there is a clear need for smaller housing units. This has led to the continued presumption in favour of only small 2 bed, basic level, low cost or assisted housing units at the expense of other types. Given that larger housing types are generally those that are older, already established village housing and are 4,5 and 6 bed properties it is clear that, with ever changing socio-economic influences, there is now a void in the housing range between very small and low cost, and very large residences, with not much in between representing 'family homes'.

The introduction of a 3 bed dwelling unit, but still of reasonable modest proportions, scale and of sympathetic character, as now proposed, serves to fill that clearly identified gap, and serves to provide a more suitably varied eclectic mix to the available housing stock in Brigstock.

##### 4.2.1

*It is to the credit of the Village Development Plan that, as declared, its requirements should remain adaptive to changing circumstances.*

*With regard to the above referred to social and economic influences it is now a very real and valid consideration that due to the Pandemics of 2020 to 2022, lifestyle and living arrangements have changes beyond recognition, and home working has become the norm, rather than the exception, and this is now likely to continue in the long term.*

*It is now highly probable that at least one adult member of a single household will be working for some periods, from home, and to facilitate these arrangements it almost becomes a necessity that at least one room, often a bedroom, becomes an office.*

*So, in this case the dwelling proposals allows some adaptability to include an office a more apt and accurate description of what would otherwise be described as a 4 bed dwelling, 'a three bed house with integral office', where a number of the ancillary requirements such as parking become significantly reduced.*

*This must now also be a valid consideration in support of the planning acceptance.*

#### 4.3

This proposal for a single detached dwelling, on a site which lends itself to this type of small scale infill development, can provide a singular, but important, contribution to the required mixed housing stock for this village settlement.

#### 4.4

The development, if permitted, will not only provide 'new' family' homes, but will be a valuable addition to the wider available regional housing stock in the longer term.

## Section 5

### Justification and impact

#### 5.1

The acceptability of the principle of this development on this site should be viewed in the context of the previously stated planning policy considerations outlined in section 3 above.

But in addition the following justification for, and impact of, the proposals should be considered:

#### 5.2

Justification for this proposal is given in terms of it being a s justifiable development of a plot within a conservation area and its specific design and form.

In this case the sole overriding consideration of acceptability is its justification and its impact on the Grade 2 Listed Building in its conservation area and setting.

#### 5.3

It is considered that the application site, which is otherwise an underused, effectively redundant and vacant plot can be put to more practical and viable beneficial use if developed with a residential dwelling house.

There is also some further relevant background to the development of this site.

At the time that the Braybrooks development was being considered approach was made to the owners of the current application site with a view to securing it and including it within the original Braybrook development. Unfortunately the original deal to obtain the site could not be completed.

Had the site been secured at that time and included in the original Braybrooks scheme it would likely have been developed with a similar dwelling to that now proposed, and would likely have been granted planning consent as part of the Braybrooks scheme.

With this in mind it is considered that the principle of development of this site can be considered acceptable and justified.

#### 5.4

In overall terms the proposal's architectural design and presentation is mostly influenced by the proposals juxtaposition and relationship with existing adjacent building's built form and construction within which it takes place, or is directly associated.

As such, the proposed development, overall, will have similar visual scale, form and architectural characteristics to, and effectively form a continuation of, what has already been accepted and now exists as a well designed, and visually pleasing development. Again, in terms of its architectural design and visual presentation the proposal is justified.

#### 5.5

In terms of its impact the proposal for a single dwelling house on this site is considered in terms of its impact and effect on the Listed building, No. 35 High Street and on any other notable heritage asset of the existing village conservation area in which it is set.

The only aspect of the listed building on which the proposed new dwelling could have any impact is its west, rear elevation.

The proposal is at sufficient distance and separation from the listed building that it can never be 'read' in the same elevational context, and as such will have no

negative or detrimental effect either directly or indirectly on the elevational character of the listed building or its setting.

Similarly the new dwelling proposal will have no more, or less, impact and effect on its surrounding conservation area setting than the already accepted Braybrooks development.

## Section 6

### Design and access

#### 6.1

The applicants currently owns the building plot, the subject of this application, and its host site, No.35 High Street and hopes to remain in their property for the foreseeable future. They have a vested interest in the style and quality of appearance of any dwellings/ houses they will be living next to.

The principal 'drivers' of the planning, architectural and constructional design of this proposal are therefore meeting the precise and well defined requirements of the applicant while at the same time providing a new dwelling which is sympathetic to its setting and sit comfortably in its surroundings to meet planning requirements.

The applicant is also keen to promote a type of development that, as a 'family home', may also afford the possibility for locals, with a growing family, to stay in the village and not have to look outside the area, to say the large developments at Weldon, to find a suitable sized home.

The following design considerations intend that this aim will be achieved.

#### 6.2

The site sits to the west side of High Street, accessible via a rear access road, Braybrooks.

As it is within an existing and well established residential area, with existing established dwellings either side it is the current identifiable visual characteristics of adjacent properties that will have most influence on the proposals design.

Thus, the most notable visual characteristic that will influence the design is the existing form of the adjacent Braybrooks street scenes, combined with the general form scale and visual characteristics of the adjacent, in line, residential properties which bound this access road.

#### 6.3

The proposed design is for a single detached dwelling on a plot which is made possible by its separation from the host site No.35 High Street, but which retains sufficient size and proportion to readily accommodate a new dwelling.

#### 6.4

The two storey dwelling house meets the accepted criteria for a dwelling type, so the main design issues become the form and style of the proposed dwelling.

It is considered that to achieve sympathy with its surroundings and in particular the nearest building No. 7 Braybrooks, the proposed dwelling should simply be reflective of the style and proportion of this and similar adjacent buildings.

The proposed design will produce a house with the main block of similar form, with straight end gables and pitched roof, with a projecting oriel gable feature to its frontage.

#### 6.5.

In terms of size and scale the main design criteria is the height of the proposed dwelling, such that it will not be out of proportion or in some way dominant when

viewed in the context of the street scene. In fact, as the proposed dwelling will have two storeys, as opposed to the Braybrooks dwellings three, it will have a reduced presence as the 'end building' within the street scene.

#### 6.6

A critical design factor with the proposed dwelling is dealing with the flood potential and risk that exists on this application site. This will be dealt with in the same manner as the Braybrooks development.

The proposed dwelling will be elevated, enabling flooding under the building, while at the same time having a suspended ground floor construction which is entirely above maximum design flood levels, and so not diminish the retained existing flood volume capacity for the site.

It should be noted that there was a significant spare flood volume capacity left over from the completed Braybrooks development which would otherwise provide more than sufficient for the current development site, and that would have provided had this current development been incorporated into the original Braybrook development. It is unfortunate that this spare flood volume capacity remains extant, and cannot be transported 'over' the boundary to the current application site.

However, Any constructional volume to enable the dwellings elevated construction which would otherwise reduce flood volume capacity can still be readily compensated for by removal of existing site mounds and selected nominal ground level reduction within the application site.

#### 6.7

The layout to the proposed dwelling is designed to provide comprehensive family accommodation, which meets the given requirement for the provision of reasonable open plan living to the ground floor.

To this end, the layout includes the living areas of entrance, hall, and cloakroom off, open lounge and interconnecting dining room and kitchen, with elevated rear balcony to rear. The first floor is served by a single staircase to landing, 3 bedrooms (with option for additional office space) and family bathroom. The first floor rear range which oversails the ground floor rear balcony will be supported on stilts rising from ground level.

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#### 6.8

The layout is designed, in terms of positioning of rooms and orientation to make best advantage of natural daylight and sunlight while at the same time, taking into consideration that the north 'cold' elevation has reduced glazing areas where practicable.

Main windows and glazed doors are to the rear, south west elevation, in which on the ground floor opens on to an elevated balcony/terrace and outlooks to the rear garden, over Harpers Brook and on to the open cricket field area. Windows in the front north east facing elevation look on to the frontage graveled common access, turning and parking area.

The design is such that there are no issues with overlooking from any aspect of the proposal.

Equally, given the separation from other properties and buildings, there are no detrimental amenity issues affecting other properties.

#### 6.9

With regard to site layout, the proposed dwelling is sited with its frontage on the line of the existing retaining wall and edge of middle site terrace access and vehicle area..

This alignment is designed to provide a continuity of linear form of Braybrooks Lane, and will retain similar linear spacing and a cohesive relationship to the dwellings on both sides of the application site.

#### 6.10

With regard to private amenity space the proposal incorporates a garden of a size which is significantly larger than most other dwelling units along Braybrooks. The adequate provision of private amenity area is therefore not a design issue in this instance.

#### 6.11

Access to the proposed dwelling will be via Braybrooks , which is a 'no through road', constructed to highway estate road standard, terminating at the application site gated access.

The current road design incorporates adequate turning provision for vehicles using Braybrooks.

Access, turning, maneuvering and parking provision for the application site will remain as existing, and be available only to occupants and visitors to the application site and rear of No 35 High Street. As there is no further use or through traffic the proposal will not cause any additional congestion or hindrance to traffic flow.

The proposed common access and turning area serving the application contain generous provision, and gives access to two permanent private parking spaces on the elevated parking deck at the side of the proposed dwelling.

It is hoped that the existing dense screen hedgerow alongside the parking deck, on the adjacent property, will be retained, otherwise a 1.5m high screen panel fence will be installed.

#### 6.12

In respect of drainage provisions to the proposed development all will be by conventional piped drainage systems.

Foul drainage will discharge via connection to the existing 'on site' drainage system serving No 35 High Street, and via the existing final constructed chamber to the main sewer.

Stormwater discharge will incorporate a stormwater harvesting provision with underground cistern storage as and where practicable, and excess will discharge to individual remote soakaways.

#### 6.13

External materials will be selected to be sympathetic with the surroundings and to ensure that the dwellings suitably reflect the character of their setting.

Proposed finishes will be as shown on the plans.

Final selection of materials will, however, be in accordance with the requirements of, and agreement with, the local planning authority as applicable.

#### 6.14

There are no public rights of way or access, over, or affected by, the application site,

#### 6.15

Adequate space is provided within the plot boundaries for off road vehicle parking.

Hard surfacing, paving or similar will be provided from the vehicle parking area to the main entrance door

#### 6.16

Access over private areas to, around the dwelling, to all principal entrance ways, and to garden areas will be by means of block, slab or other hard surfaced pathways. Such access routes will be so configured as to provide for satisfactory disabled/wheelchair use, using ramps rather than steps as necessary in compliance with part M of the current Building Regulations.

6.17

Internally passageways, halls and doorways will be of sufficient width for wheelchair access.

6.18

Provision is made for accessible w.c. and wash facility at ground floor in accordance with the requirements of the building regulations.

6.19

Emergency vehicles have ready access to the site directly from the highway, via Braybrooks, in accordance with Approved Document, Part B of the building regulations.

6.20

Adequate provision is made within the site for the placement and storage of refuse and recycling bins. Similarly ready access is available, directly from Old Dry Lane, for collection, emptying and return of bins.

## Section 7

### Sustainability strategy

General considerations

7.1

The proposal, on an available plot to the rear of 35 High Street, within Brigstock village boundaries, is well served by road and pedestrian access.

It makes effective use of an existing extended plot which is surplus to requirements of the host dwelling and has been retained as a rough grassed area. It has no other specific designated use.

The proposal is to develop the site with a single dwelling house.

The new house is designed to respect the character and distinctiveness of its surroundings by means of scale, style and choice of materials.

7.2

Brigstock can be identified as a smaller village settlement in the Local Planning Authority Core Spatial Strategy. The regional strategies highlight the need for new housing development and indicates a current shortfall.

There are nearby growth town areas of Corby, Kettering and Wellingborough

7.3

Brigstock is well placed within this area, and the additional dwelling created by this proposal, makes a small but valuable contribution to the available housing stock.

Because economic conditions are currently volatile and prone to fluctuation which effect potential home creation, and target figures become less achievable, it is important that when a development opportunity is presented to create new dwellings, and sustain housing growth, the opportunity should be seized.

7.4

The village is well served by public transport links directly to Corby and Kettering, and further afield to Leicester, Northampton and Peterborough from which there are the major rail links to all major cities.

#### 7.5

Within the village there is a range of services and facilities including shops, post office, public houses. It benefits from a village hall, which supports many group activities and social events.

There is some limited employment within the village with some local commercial entities, and the employment, retail facilities and social opportunities in villages or nearby locality such of Corby and Kettering and Northampton reduces its collective carbon footprint by reducing the frequency of travel to more distant major service centres.

This is a key feature of the government's strategy for rural sustainability.

#### 7.6

Brigstock will easily absorb the minimal increased demand on resources created by this development. Furthermore it would benefit the local economy and social provisions. Its impact on the local environment is negligible and is in line with The Sustainable Communities Plan

#### 7.7

The proposal supports its own private off road parking areas and as such will not have a detrimental impact on local highway congestion or traffic safety.

7.8 The site already enjoys existing services for electric, mains water and sewage. This will minimize excavation works and disruption of services.

#### 7.9

The proposal site is within this smaller village settlement area establishing it as an existing and suitable infill dwelling development site and therefore does not put pressure on expanding the village footprint.

There is a need for reducing the spread of conurbation and restricting development to within the village curtilage, and for the preservation of open countryside outside of these limits. This development meets that need.

#### 7.10

In view of the above the proposal can be regarded as a sustainable development in accordance with national sustainability objectives and the Northamptonshire Sustainable Community Plan.

### Construction considerations

#### 7.11

The dwellings will utilize modern methods of construction which reduce quantities of aggregates by omitting traditional dense blocks and thick floor slabs. Lightweight thermal blocks which are more environmentally efficient in terms of transport, insulation values, weight and speed of installation will be used.

#### 7.12

Facing materials of natural or reconstituted stone are chosen from a manufacturer that utilizes energy efficient processes and a reduced road haulage footprint.

#### 7.13

All timber used will be from sustainable sources and F.S.C certified to ensure it has a positive Co2 impact. Modern style roofing trusses which reduce the amount of timber needed to gain structural integrity will be employed.

#### 7.14

Areas of hardstanding and non-permeable paving will be kept to a practicable minimum to ensure good run-off of surface water and reduce demand on storm drainage.

7.15

Site mixing of concrete and mortar is more efficient in terms of wastage and resources and will be favored over pre-mixed deliveries wherever practicable.

7.16

Waste management - All site waste will be separated where possible to ensure contaminated spoil or mixed waste loads are reduced.

7.17

Packing materials, timber and hardcore etc will be recycled in an appropriate manner.

7.18

Insulation - The dwelling house will exceed the current building regulations in respect of cavity, floor and roof space insulation. This will ensure long term energy benefits, reducing heating and cooling costs through all seasons and future proofing it against climate change.

7.19

Thermal blockwork will form the inner leaf of masonry to maximize its thermal qualities and improve u-value

7.20

Windows and door glazing will be fitted with 'warm edge' double glazing. The sealed units will also be argon filled and use 'low e' glass providing low u values and minimizing heat loss and energy use.

7.21

Heating - The primary and permanent heating system will be hot water radiation, which will be derived from an air source heat pump in accordance with current government directives. This will work in conjunction with high efficiency boiler and feed system for 'low temp' top up capability.

Thermostatic and timed controllers will govern the heating system output and minimize wasted energy.

7.22

Environmental - Rainwater will be harvested via a diverter from the rainwater goods and stored for use on the garden and other non potable water uses as practicable. This will reduce mains usage of water.

7.23

Harvested water will be used in low flush w.c's to be installed to conserve water wherever practicable.

7.24

Wherever possible to comply with building regulations, recycled granular material will be used for bases to hardstanding and floor slab. This may take the form of recycled non bituminous road planings or similar obtained from the nearest local source.

7.25

Wherever possible, locally sourced construction materials will be used.

7.26

All the above points promote green infrastructure.

7.27

Lighting, Lower energy fittings are to be installed wherever this is practical.

7.28

Ventilation - Trickle venting to all windows will provide energy free ventilation.

7.29

Appliances - All domestic appliances will be A/B rated according to the prevailing manufacturing standards.

7.30

It is submitted that the above strategy demonstrates a degree of sustainability that meets the requirements of The National Planning Policy, and North Northamptonshire Councils adopted Core Development Strategy.