



URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Daventry Local Area Planning Committee

Wednesday 5 October 2022

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**LIST OF LATE REPRESENTATIONS RECEIVED FOR ITEMS ON THE
PLANNING COMMITTEE AGENDA
5th OCTOBER 2022**

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Woodford and Weedon Ward

WNC Planning Policy

Summary of the policy position.

Initial policy comments were provided in October 2021, with further information in response to this provided between November and January 2022.

With the main policy tests against policy EC4, of which the applicant has adequately demonstrated how the proposal would meet it. At this stage the main outstanding issue is how the proposal can meet Policy EC4 D iv which is "demonstrate that it is necessary to support the role and function of the SEA". This resulted in the applicant providing an addendum planning statement in March 2022.

Policy comments were provided 20th April 2022 assessing the information in the addendum planning statement. This stated that the applicant has provided a useful level of information but did not quite demonstrate that they have adequately addressed the criteria that the proposal is necessary to support the role and function of the SEA. These comments concluded 'Further evidence is required to justify the proposal in the context of EC4 and specifically EC4 D(iv) how it is necessary to support the role and function of the Woodford SEA. Until such time as this has been demonstrated it would not be possible to support the proposed development.'

The key outstanding policy issue is whether the information provided by the applicant is sufficient to address the test set out in Policy EC4(d) iv and v. The supporting text set out in Para 7.2.10, allows for some expansion of the SEA provided it is justified by clear evidence.

The applicant has provided further supporting information in their email 13th May 2022. They have expanded on what they see the role of the SEA has ('Providing good quality and economic accommodation for local firms' which without the proposed expansion would limit further growth in the plan period'). The applicant also provided additional information in their email 14th June 2022, which related to the likely end users for the units, which shows that the existing capacity is accounted for, and further growth would be necessary. To aid assessment the applicant provided via email 13th July a consolidated report of the above information.

On this basis of the additional information provided, it could be concluded that sufficient information has been provided that demonstrates that the growth is necessary to support and maintain the role and function of the SEA.

WNC Surface Water Drainage Assessment Team

Further to the review of the submitted documents, I have the following comments:

1. The proposal intends to use existing below ground infrastructure. However, the structural integrity and capacity of the below ground infrastructure is unknown. Hence a CCTV survey shall be carried out to assess the above.

2. The drainage shall consider the current requirement within the updated NPPF as of 25 of August 2022.
3. Slowing flows should be the underlying principle for any new development The site has to consider a holistic approach to surface water management considering overland flows and routing of it.
4. The capacity of the large pond serving the wider area is unknown. Further modelling to understand the impact of the development on the flow paths downstream should be assessed.
5. Any SuDS shall be provided as source control not as a attenuation at the end of of a pipe.
6. Larger urban extension are creating flood risk issues down stream due to flood routing not adequately addressed within the development.
7. The development should give due consideration to the latest climate change allowances.

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Boughton Ward

Description of development:

Please note it should read **50%** affordable housing as per the report.

Surface Water Drainage Assessment Team

There is sufficient information available to comment on the acceptability of the proposed surface water drainage system. A number of conditions are proposed.

Correspondence from applicant

Email from Stonewater RP which sets out their support for the application and their desire to deliver affordable housing at this location.

Publicity Responses

8 representations objecting to the proposal on the following grounds;

- Impact on road infrastructure.
- Do we need more housing?
- Increase in traffic.
- Air pollution.
- GP surgeries are oversubscribed.
- Green land to a wide range of habitats for local wildlife.
- Question the definition of affordable housing. Will young local people be able to afford them?
- Access is not safe.
- Pressure on local schools.
- Meeting should not go ahead as a decision by the High Court has already been made on this.

2 representations in support of the proposal;

- My companies interest in early years facility. The concept is absolutely right and I would be interested in working alongside Mulberry as I have direct experience with the surrounding area and have several early years' facilities within a close proximity to Northampton.
- Same representation as above but from a different company.