

SUPPLEMENTARY INFORMATION

North Planning Committee

6 December 2023

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Addendum to Agenda Items North Planning Committee 6th December 2023

APPLICATIONS FOR DETERMINATION

ITEM No. 5a 2023/5560/MAF [EB]

Application Proposal: Residential Development of 52 Dwellings

Address: Arnex House London Road Daventry West Northamptonshire NN11 4DS

Notes:

Lead Local Flood Authority

Following further information sent to the Lead Local Flood Authority the concerns raised were overcome and they have now stated that sufficient information has been received subject to the following conditions :-

Condition

No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority

Reason

To prevent environmental and amenity issues arising from flooding in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy.

Condition

Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy for London Road, Daventry JSP02539-1FR 002539-JPL-ZZ-ZZ-RP-D-2001-A3-C04 prepared by Jackson Purdue Lever on the 7th November 2023 and the emailed correspondence from Jackson Purdue Lever to the LLFA on the 30th November 2023 at 11:44, will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include

- i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
- ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices
- iv) Infiltration test results to BRE 365

Reason

To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.

Condition

No development shall take place until a detailed scheme for the maintenance and up-keep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason

To ensure that the drainage systems associated with the development will be adopted and maintained appropriately in perpetuity of the development, to reduce the potential risk of flooding due to failure of the proposed drainage system.

Condition

No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment and Drainage Strategy for London Road, Daventry JSP02539-1FR 002539-JPL-ZZ-ZZ-RP-D-2001-A3-C04 prepared by Jackson Purdue Lever on the 7th November 2023 and the emailed correspondence from Jackson Purdue Lever to the LLFA on the 30th November 2023 at 11:44 has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority.

The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason

To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Condition

The development hereby permitted shall not be commenced until such time as a scheme to ensure finished floor levels are set no lower than 300mm above adjacent ground levels has been submitted to and approved in writing by the Local Planning Authority.

The applicant must also demonstrate the no water susceptible development is located within water susceptible / flood flow route(s).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any

other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason

To reduce the risk of flooding to the proposed development and future users and to ensure that pluvial flood flow routes are not displaced causing flooding to others.

Travel Cards

A condition is required for the provision of travel cards.

Prior to Occupation a Green Travel Plan shall be submitted and shall include details of the provision of a bus mega rider ticket per dwelling.

Reason

In the interest of sustainability.

ITEM No. 5b WND/2023/0235 [CP]:

Application Proposal: Outline application for construction of 29 dwellings with associated landscaping, open space, vehicular access and parking provision (all matters reserved aside from access)

Address: Land off Barby Road, Braunston, Northamptonshire

Notes:

Local Plans Representations

At paragraph 8.2 and 8.3 the report assesses the site against Policy H3 and states that a viability assessment was submitted in support of the application which demonstrates that the first part of Policy H3 has been met (i.e. demonstrating that the proposed market housing is essential to the delivery of the affordable housing). This an error, the proposal is not a Policy H3 exception site and should be assessed against Policy RA2 ii) as set out in the consultation response from your planning policy team:

"It is noted that the application has been submitted as an RA2 ii) proposal, which should not be confused with a West Northants Joint Core Strategy H3 rural exceptions site. This means that it is a mixture of market and affordable to meet an identified local need."

The justification for the proposal is that it meets the identified need for both market and affordable dwellings identified in the Braunston Housing Needs Survey.

- **S106 Obligations:** We would request that the S106 obligations are amended as follows:
 - **Affordable Housing:** The affordable housing offer is for either: 31% on-site provision and a 9% off-site contribution to support the delivery of affordable housing at Maple Close, Braunston by Northants Rural Housing Association; or for 40% provision on-site should the Maple Close site not come forwards. This is important as the justification for providing lower than 40% on-site is linked to the way the proposed housing mix has been designed so that the two sites meet the full housing need identified in the Braunston Housing Needs survey. If the Maple Close scheme doesn't come forward then the S106 should have a fall-back position to require 40% provision on site. The requirement for

40% affordable on site would only be triggered if an application for Maple Close hadn't been submitted at reserved matters stage. It is understood that the Maple Close application is expected early in the new year so this eventuality is unlikely but needs to be covered in any event.

Highways

Further comments received from the Highway team to secure the following:

Travel Plan

We will need a condition for the travel plan – submission and approval prior to first occupation. There will then be 5 years of annual monitoring which is secured via the s106 - £1k per annum but payment in a single £5k with the first monitoring report. This request is already stated in the planning officer's report.

Request for 28 day bus passes (1 per dwelling on first occupation) is already listed in the s106 obligations in the report.

Footway Widening Between the Site Access and Greenway

Condition required for the footway widening to the Greenway junction - submission of engineering details for approval and constructed prior to first occupation. Looking through the submitted info, it appears there is a submitted proposal for the footway upgrade included in the site access drawing (attached) so the drawing can be referred to in the condition. Drawing No. 352-TA10 Rev. C. The condition could refer to the site access and footway widening to be clear.

An informative highlighting the need for a Section 278 Highway Agreement and Road Safety Audit for the off-site highway works is always helpful.

Subject to these conditions, we are content highways matters have been addressed.