



# Planning Committee Report

**Application Number:** WND/2023/0235

**Location:** Land off Barby Road Braunston Northamptonshire

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

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**Applicant:** Manor Oak Homes

**Agent:** Geoff Armstrong

**Case Officer:** Chuong Phillips

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**Ward:** Braunston & Crick Ward

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**Reason for Referral:** Major Application requiring a Section 106 Agreement

**Committee Date:** 6<sup>th</sup> December 2023

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary.

And SUBJECT TO THE COMPLETION OF A S106 LEGAL AGREEMENT to secure the following planning obligations:

- Affordable housing provision
- Travel Plan Monitoring Fee
- Education financial contributions
- Council's Monitoring Fee

### **Proposal**

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

### **Consultations**

The following consultees have raised **objections** to the application:

- Parish Council

The following consultees have raised **no objections** to the application:

- WNC Planning Policy, Lead Local Flood Authority, WNC Local Highway Authority, WNC Environmental Health

The following consultees are **in support** of the application:

- Strategic Housing

54 letters of objection have been received and 2 letters of support have been received.

## **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail within this report.

The key issues arising from the application details are:

- Principle of Development
- Highway Safety

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions and a legal agreement to secure the policy required affordable housing provision and /or commuted sums for alternative provision.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1 APPLICATION SITE AND LOCALITY**

- 1.1 The application site is located on the northern edge of Braunston village. The north boundary of the site abuts the recreation field which is identified a local green space within the Development Plan. A modern housing development of Greenway with bungalows and their gardens adjoin the southern boundary of the application site with agricultural land to the west and the Barby Road highway to the east. The site is beyond the Braunston Conservation Area and there are no important views that would be affected by the proposal. Equally there are no other heritage assets either listed or unlisted within the immediate vicinity or the settings of such assets that would be affected by the proposal.

### **2 CONSTRAINTS**

Open Countryside

### **3 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 The application seeks outline planning consent for the construction of 29 dwellings. All matters are reserved with the exception of the proposed access and the development would meet the identified need as set out within the housing needs survey. The affordable housing need will be accommodated with the provision of 9 on site units and a commuted sum equivalent to 4 units ensuring that the full affordable housing policy requirement will be met through the development.

## **4 RELEVANT PLANNING HISTORY**

4.1 There is no planning history directly relevant to the proposal.

## **5 RELEVANT PLANNING POLICY AND GUIDANCE**

### **Statutory Duty**

5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### **Development Plan**

5.2 The Development Plan comprises: the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029; and the adopted Settlements and Countryside Local Plan (Part 2) (2020). The relevant planning policies of the statutory Development Plan are set out below.

#### West Northamptonshire Joint Core Strategy Local Plan (2014) (Part 1) (JCS)

- Policy S1 – The distribution of development
- Policy S3 – Scale and distribution of housing development
- Policy C2 New development
- Policy H1 – Housing density and mix and type of dwelling
- Policy H2 – Affordable Housing
- Policy H3 – Rural Exception Sites

#### Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LPP2)

- Policy RA2 - Secondary service villages
- Policy RA6 – Open countryside
- Policy HO7 Rural Exception Site Selection
- Policy HO8 – Housing mix and type
- Policy ENV10 - Design
- Policy PA1 – Local green space

#### Braunston Neighbourhood Development Plan

- Policy B – Affordable Housing
- Policy C – Traffic management
- Policy F – Local Green Space

### **Material Considerations**

National Planning Policy Framework (NPPF) (2023)

## 6 RESPONSE TO CONSULTATION

6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Position	Comment
WNC Strategic Housing	Support	<p>This is an outline application for construction of 29 dwellings. A housing need survey was undertaken in 2021. This showed the need for 50 homes in Braunston. The proposed development would deliver 29 new homes to meet the specific need identified in the Braunston Housing Needs Survey Report (HNS, 2021) and together with separate proposals being brought forward by the Northants Rural Housing Association (NRHA) at Maple Close it would ensure that the entire 50 dwelling need identified in the HNS is met. All the proposed dwellings, including market, affordable and a self-build plot, would be secured for people with a local connection.</p> <p>The application falls within the Council's Core Strategy Policy H2 'Affordable Housing', which states in Section 9 that on all housing development of five or more dwellings 40% should be provided as affordable housing in the rural areas of Daventry District. The proposal would deliver 9 out of 29 dwellings (or 31%) as affordable housing. The rest of the required affordable will be provided in the form of a commuted sum in lieu of the on site provision. The sum would be the equivalent of providing 4 more affordable on site. I have agreed the mix, numbers and quantum of onsite affordable with the applicant. We will need to sort the commuted sum out soon to determine how much they owe the Council. The applicants normally approach a consultant to undertake the calculation for them. I can advise on the process. I am happy that the mix proposed meets the requirements of the housing need survey. I am happy with the quantum of affordable</p>

		with the commuted sum payment. There are two small, distinct clusters that meet policy requirements
WNC Environment Heath	No objection	Suggests imposition of conditions
Lead Local Flood Authority	No objection	Suggest the imposition of conditions
WNC Local Highway Authority	No objection	Suggests imposition of conditions
WNC Strategic Planning & Policy	No objection	<p>The application site is located at Braunston just outside the defined confines. Braunston is designated as a secondary service village (SSV) in the Daventry Local Plan Part 2 (LPP2), therefore policies RA2 and RA6 are particularly relevant. The Braunston Neighbourhood Plan (made 2017) is part of the development plan and is also relevant.</p> <p>Although the site is outside the confines, development would be supported if it is one of the prescribed exceptions in policy RA2 B). Circumstance ii), clearly meeting an identified local need is relevant to this proposal. The Braunston Housing Needs Survey dates from 2021 and is still classed as up-to-date. The advice of the Affordable Housing Officer for the Daventry area should be sought to understand whether the proposed mix of market and affordable housing aligns with the HNS. The agreed mix should be secured by an appropriate condition. All new housing will be required to meet the housing standards set on in LPP2 policy HO8 C) in respect of accessibility, space and water efficiency. Standards should be secured by an appropriate condition.</p> <p>Development at SSVs is also required to satisfy relevant criteria in part C. If the proposal satisfies policy RA2 Bii) and C, it will also satisfy policy RA6 xi.</p> <p>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.</p>

		<p>Although the application site is outside the Braunston Conservation Area the conservation area appraisal and management plan (CAAMP, 2018) identifies the field immediately to the north as an important open space. The neighbourhood plan identifies and protects the field as a community facility under policy E and as a Local Green Space under policy F. The views of the conservation officer should be sought to ascertain if the proposal would impact the significance of any heritage asset and its setting. The neighbourhood plan also identifies important view 2 looking south from Barby Road to Braunston under policy H, which could be affected by the proposal.</p> <p>The principle of the proposal would be acceptable in policy terms subject to the above considerations being satisfactorily addressed.</p>
Braunston Parish Council	Object	<p>The Parish Council is opposed to the application on the following grounds:</p> <p>The application does not meet the Neighbourhood Development Plan as follows:</p> <p>Policy A of the Braunston Neighbourhood Development Plan details our approach to residential development. Sub-section a states that residential development will be supported provided it is within the village's confines. The site referred to in the application is entirely outside the confines.</p> <p>Sub-section b of policy A states that development will be supported if it is small scale. This application is for 29 homes in an area the same size as is occupied by the 50 homes in Cross Lane and Archer Avenue This is not a small-scale proposal.</p> <p>Sub-section c states that development will be supported if it is in accordance with Policy R1 of the West Northants Joint Core Strategy. Policy R1 states that residential development in rural</p>

		<p>areas will be required to be within the existing confines of the village.</p> <p>Sub-section d of policy A states that development will be supported if it includes homes that potentially address the needs of elderly and/or first-time buyers. Manor Oak's own statement states that less than a third of homes would be classed as affordable or discountable and this is on the current unrealistic definition of affordable based on 80% of market rates which does not meet the needs of most first-time buyers. Manor Oak also states that only half the new homes will be built to standards known as accessible and adaptable buildings.</p> <p>Our council has a record of supporting developments on rural exception sites that meet the needs of the village. The planned composition for housing on this site does not meet those standards.</p> <p>Sub-section e of policy A requires development to be in keeping with its Character Area. As the planning application is for a rural area it is not within in any of the Character Areas as mapped in the NDP. If built it would be adjacent to Character Area 6 which mainly consists of Greenway and its eight closes. This development would not conform to the description of this area as it would be a close off Barby Road at a point after the junction with Greenway where Barby Road has become a country lane.</p> <p>Sub-section e also states that innovative or outstanding design will be supported. There is no mention of such a design in the planning application. Manor Oak describes the homes as 'net-zero ready', admitting that they will not be net zero and that the costs and inconvenience of converting from 'net zero ready' to actual net zero would be left for the householders to bear. The application does not meet the aspirations of Policy M of the Braunston NDP.</p>
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		<p>The application appears to meet the requirements of sub-section f.</p> <p>Braunston NDP was written with the active help of 30 members of the community. The community engagement was judged to be exemplary by the independent external examiner. It is a clear document with strong community support.</p> <p>Expanding further on the affordable housing, the current proposal is that the homes are for sale at a discount, this will result in a one-off gain towards the housing needs, but this is lost once resales come into effect as the 6-month criteria may not be met and then the stock being released for sale on the general market.</p> <p>The National Design Guidelines state that the 'entry-level exception sites' policy is a tool to deliver housing schemes on non-allocated land on the edge of cities, towns, and villages which is aimed at first-time buyers or first-time renters. This would not be achieved by the development described in the planning application for the reasons below:</p> <p>Regarding section d mentioned above the council also has concerns over the affordability of the purchase of the houses, research shows that the average price in Braunston is £298,500 over the basket of properties so based on this the 80% value would be £238,800 (Rightmove). The researched average salary for Northamptonshire is £34,898 (Adzuna) therefore making these affordable houses unaffordable to the average person within the community.</p> <p>The Parish Council has a history of supporting affordable housing developments both in the village confines and on exception sites, but these have always been rental properties to ensure that the housing stock remains affordable housing for people with Braunston connections.</p>
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		<p>The Parish Council has previously supported schemes on exceptions site with two successful projects in Maple Close and they have already supported a proposed third project to extend Maple Close further.</p> <p>Therefore, the council does not feel that Barby Road makes the case to be an exception site.</p> <p>Further concerns are over the potential highways issues both during any construction if the application is supported and after completion as the proposed entrance is very close to an existing junction and will result in more traffic on an already busy road, especially at school times. The existing highway and footpath are very narrow in places and the council would like to see improvements made here before any permission is granted.</p> <p>There have also been many reasons for the objection raised but these are not always strictly planning criteria, so we have chosen to exclude them from our response of the 50-odd members of the public who attended the meetings 3 were broadly in favour and the rest were broadly against.</p>
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## 7 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

7.1 There have been 54 objections raising the following comments:

- The proposal exceeds the housing needs survey requirement
- Highway safety and traffic
- Impact on linear character of development and outside confines
- Impact on residential amenity.

7.2 2 letters of support have also been received raising the following comment(s):

- The scheme will allow the provision of affordable housing needed in the village

## 8 APPRAISAL

### Principle of Development

8.1 The application site lies on the northern edge of Braunston which is identified as a Secondary Service village within the Development policy RA2. This policy advises that

development will be located within the confines of the village but also sets out the circumstances under which development will be permitted outside the confines of the village. Of particular relevance the policy refers to “Where the development provided would clearly meet an identified local need, for housing this would be need to identified through an up to date Housing Needs Survey or Housing Needs Assessment where it is demonstrated that this could not be otherwise met within the defined confines”.

- 8.2 Development Plan Policy H3 advises that the provision of affordable housing to meet identified local needs in rural areas on exception sites will be supported. The policy set out that  
“Schemes must either be purely affordable housing or mixed tenure schemes including an element of market housing where this is essential to the delivery of the affordable housing. It will be a requirement that the market housing:
- 1) Is the minimum necessary to make the scheme viable and 2)  
In all cases, the following criteria is met:
    - a) The site is within or immediately adjoins the main built up area of a rural settlement
    - b) The form and scale of development should be clearly justified by evidence of need through a local housing needs survey and;
    - c) Arrangement for the management and occupation of the affordable housing must ensure that it will be available and affordable in perpetuity for people in local housing need.
- 8.3 A viability assessment was submitted in support of the application. This document has been subject of the consultation with Strategic Housing and officers are satisfied that the first of the part of the above policy requirement has been met. The application site immediately adjoins the northern edge of the village confines as set out within the Development Plan Inset Maps. The comments of Strategic Housing have confirmed that the proposal would be justified by an up to date housing needs survey and it is considered that the management and occupation could be secured by legal agreement
- 8.4 There has been queries as to the consideration of alternative sites within the confines of the village to accommodate the proposal. It is clear from the Development Plan Inset Map of the Braunston village confines that no such alternative site is available. Notwithstanding this, any alternative sites would need willing from the land owner which is not always agreeable.
- 8.5 Having regard to the above, it is considered that principle of the development accords with the Development Plan policies.

#### Impact on Highways & Traffic

- 8.6 A large number of the representations received refer to the safety of the proposed access and the impact of additional traffic on the road network. A transport assessment has been submitted in support of the application and subject of consultation with WNC Highways Authority.
- 8.7 Development Plan policy ENV10 seeks to ensure that developments area accessible and will not have an unacceptable adverse impact on the highway network. This objective is supported by the NPPF which requires that safe and suitable access to the site be achieved for all users. The NPPF also advises that development should only be prevented or refused on highway grounds if there would unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. The comments received from WNC Highways Authority do not indicate that the

development would result in either of these cases and as such the impacts on highways and traffic is considered to have been satisfactorily addressed.

#### Other matters

- 8.8 It has been noted that some representations received have raised concerns as to the impact of the development on the residential amenities of their properties. These concerns would be considered and addressed when the reserved matters application relating to outstanding details is submitted.

### **9 FINANCIAL CONSIDERATIONS**

- 9.1 Paragraphs 55 and 57 of the Framework set out the need to consider whether financial contributions and planning obligations could be sought to mitigate against the impacts of a development and make otherwise unacceptable development acceptable.
- 9.2 Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) makes it clear that these obligations should only be sought where they are:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.

If a requested planning obligation does not comply with all of these tests, then it is not possible for the Council to require this.

- 9.3 As the proposal meets the requirements for S106 contributions it is within this context that the Council has made and received a number of requests for planning obligations as detailed below. It is considered that some of these requests meet the necessary tests and are therefore CIL compliant.

#### **9.4 Education**

It is anticipated that the mixed tenure development will generate require a need for Primary School contribution (in accordance with the SPD – Developer contributions).

#### **Affordable Housing**

The proposal provides 31% affordable housing on site as part of the proposal. However, the amount required by Policy H2 equates to 40% (Affordable Housing in rural areas), therefore a Commuted Sum will be required for the additional 9% as an off-site provision.

#### **Highways**

A request has been made for a Travel Plan monitoring fee for a 5 year period from first Occupation.

The developer is also required to provide a 28 day travel card bus voucher. This would be offered to the first occupant of each dwelling with the number of travel cards or total value capped and secured.

These are considered to be necessary for sustainability.

## **Library**

A request has been made for Library Contributions however it is based on a tariff and does not meet the relevant tests.

## **Health**

There were no financial contributions requested from the Health Authority.

9.5 If the committee resolves to approve the proposal, this will be subject to the completion of an agreement by way of Section 106 of the Town & Country Planning Act 1990 covering the following heads of terms as part of the proposal:-

- Affordable Housing Provision on-site (31% of the required 40%)
- Commuted sum to secure the remaining 9% requirement to ensure Policy compliance, equivalent to 4 units
- Travel Plan Monitoring Fee
- Primary Education Contribution

9.6 This development is liable to pay the Community Infrastructure Levy (CIL).

## **10 RECOMMENDATION / CONCLUSION AND REASONS:**

10.1 It has been demonstrated that the proposed development would meet the criteria of an exception site and deliver need as identified within an up to date housing needs survey with the full affordable policy requirement. The development would also have an acceptable impact on highways and traffic. Accordingly, the application is recommended for approval subject to the conditions and securing a Section 106 for the obligations as set out below:

- Affordable Housing Provision on-site (31% of the required 40%)
- Commuted sum to secure the remaining 9% requirement to ensure Policy compliance, equivalent to 4 units
- Travel Plan Monitoring Fee
- Primary Education Contribution

### Time Limit

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

Reason: To comply with Section 92 of the Town & Country Planning Act 1990

2. Plans and particulars of the reserved matters referred to above relating to the layout, scale, external appearance of any building(s) to be erected, and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To comply with Section 92 of the Town & Country Planning Act 1990

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town & Country Planning Act 1990.

#### Approved Plans

4. The development shall be carried out strictly in accordance with drawing 100-916-P001A, 352-TA10, 100-916/SK01G registered valid 14<sup>th</sup> March 2023.

Reason: To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved plans.

#### Noise

5. Prior to use a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

#### Contamination

5. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

##### A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments.

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)'

#### B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

#### D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

Reason: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely

without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

#### Construction Management Plan

7. Prior to the commencement a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

#### EV Charging Point

8. Prior to occupation of the development hereby permitted, a scheme for the installation of electric vehicle charging points within the site shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In accordance with the Councils adopted Parking SPD and Low Emission Strategy the development should meet the required type 1 mitigation for residential developments.

#### Highways

9. In the event of any of the streets associated with the residential element of this proposed development are not being proposed for adoption as public highway, the following conditions apply:
  - Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate for the life of the development, will be submitted to the planning authority and agreed in writing prior to the commencement of development.
  - The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling.
  - That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private for the life of the development.
  - That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).

Reason: In the interests of highway safety

#### Surface Water

10. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment report reference 352-FRA-01-0 prepared by MAC in February 2023 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.

11. No development shall take place until a detailed scheme for the maintenance and upkeep 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.

12. 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, document reference: 352-FRA-01-0 prepared by MAC in February 2023 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.

#### Finished Floor Levels

13. 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.

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