



Northamptonshire County Council
Lead Local Flood Authority

Local Planning Authority	South Northamptonshire Council
Application Reference	S/2019/1728/FUL
Proposal	Conversion of existing buildings to residential development of 15no. dwellings including associated parking
Location	Towcester Conservative Club 152/154 Watling Street East Towcester NN12 6DB
Consultation Date	20 th December 2019
Response Date	06 th January 2020

Dear Maria,

Thank you for consulting us on the above planning application.

Having reviewed the submitted surface water drainage information located within:

- 1) Flood Risk Assessment and Drainage Strategy ref 19/37003 dated 25th November 2019, prepared by DSA.
- 2) Planning Applications – Suggested Informative Statements and Conditions Report ref 151798/1/0068499 dated 7th October 2019 prepared by Anglian Water.

We would advise that there **is insufficient information available** to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Our information requirements in support of full planning application are outlined in our document Local Standards and Guidance for Surface Water Drainage in Northamptonshire document:

<https://www.floodtoolkit.com/wp-content/uploads/2017/09/Local-Standards-for-publication-v1.3-September-2017.pdf> .

With reference to this document, we note that the submitted surface water drainage information fails on the following grounds:

- 1) Permission is required from Anglian Water for the site to discharge into the AW asset. The above document does not equate to such permission. We would advise the applicant to undertake an AW Pre Planning Application for permission and an approved rate of discharge of surface water.



Overcoming our concerns:

Our concerns can be overcome by submitting surface water drainage information which covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible, actively reduces flood risk overall.

We ask to be re-consulted on this requested surface water drainage information. We will provide you with bespoke comments within 21 days of receiving a formal re-consultation. We cannot support the application until adequate surface water drainage information has been submitted.

Upon submission of revised surface water drainage information we may deem that the impacts of surface water drainage have been adequately addressed, pending the imposition of any relevant planning conditions. Or we may consider that the nature of the proposal, drainage solution or information submitted remains insufficient to overcome our concerns.

Please note that our comments only cover the surface water drainage implications of the proposed development.

If you are minded to approve the application contrary to any outstanding concerns, I would be grateful if you could notify us, to give us the opportunity to make further representations.

In the event that the applicant appeals a refusal of their planning application or non-determination, we would be prepared to fully support Local Planning Authority and provide evidence at any public inquiry or informal hearing in relation to surface water drainage matters.

In view of the above, should you require any further information, or wish to discuss these matters further, please do not hesitate to contact us.

Yours Faithfully,

Malcolm Ball

Drainage Engineer

For and on behalf of Northamptonshire County Council – Lead Local Flood Authority

Disclaimer:

This response is made by the County Council in its capacity as a Lead Local Flood Authority as a statutory consultee. As a Lead Local Flood Authority (LLFA) we respond to Planning Applications considering where development has the greatest ability to affect flood risk. For the avoidance of doubt we do not comment on water quality, contaminated land/landfill, waste water, risk of flooding from ground water, biodiversity and ecological impacts, fisheries, water framework directive, amenity, health & safety, or navigation.

These comments should be taken as general comments on surface water drainage only. A detailed review of any technical assessments, methodology and results has not been undertaken by the LLFA. Liability for such technical work therefore rests with organisation(s) who have undertaken this technical work and the Local Planning Authority responsible for the planning decision.