



Northamptonshire County Council
Lead Local Flood Authority

Local Planning Authority	South Northamptonshire Council
Application Reference	S/2020/1403/MAF
Proposal	Demolition of existing buildings and redevelopment to form 44 Retirement Living apartments for older people including communal facilities, guest apartment, access, car parking and landscaping
Location	Bungalow Sunnyside Water Lane Towcester NN12 6RQ
Consultation Date	24 th August 2020
Response Date	1 st August 2020

Dear Clare,

Thank you for consulting us on the above planning application. Having reviewed the applicant's submitted information located within:

- 1) Drainage Impact Assessment ref 30481/4079 dated August 2019 prepared by PBA

We would advise that if the following planning conditions are included as set out below, the impacts of surface water drainage will have been adequately addressed at this stage. Without these conditions, the proposed development on this site may pose an unacceptable risk of surface water flooding.

Condition

Before any above ground works commence full details of the surface water drainage scheme for the site, based on the Drainage Impact Assessment ref 30481/4079 dated August 2019 prepared by PBA 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

- a) 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 basins.
- b) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings.

- c) Full details of Permeable paving
- d) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

Reason

To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire 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 ownership and maintenance for 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.

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

In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the 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 Drainage Impact Assessment ref 30481/4079 dated August 2019 prepared by PBA

has been submitted in writing by a suitably qualified independent 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.

As you are aware, the discharge of planning conditions rests with the Local Planning Authority. It is, therefore, essential that you are satisfied that the proposed draft conditions above meet the requirements of paragraph 4 of the National Planning Practice Guidance (Use of Planning Conditions, section 2). Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.

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

In view of 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

Senior Drainage Engineer

For & 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.