



Area Planning Committee Thrapston

Monday 17 January 2022

Committee Update Report

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Committee Update Report
Area Planning Committee (Thrapston) – 17th January 2022
Index of Applications for Consideration

All plans and documents can be viewed using the link [here](#) using the Case Ref. No.

| Case Ref. No. and Page No. | Location | Officers Rec. |
|----------------------------|---|---------------|
| NE/21/01497/FUL Page 13 | 48 High Street, Irthlingborough <u>Updates</u> Paragraph 7.10.2, line 5, should read undermined rather than undetermined. | GRANT |
| NE/21/01490/VAR Page 41 | Kemps Close, Church Street, Hargrave <u>Updates</u> Paragraph 7.9.1, line 5, should read curtilage rather than cultural. | GRANT |
| 20/00954/FUL Page 49 | Land known as The Poplars, Brick Kiln Road, Raunds <u>Updates</u> <u>Access Road Distance</u> The distance between the proposed access road and Kelmarsh Avenue is circa 80 metres. | GRANT |

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Agenda Item 8

Clarification of Highways Comments

I can confirm whilst the LHA cannot support any application we do not offer any objection to this proposal.

Drainage Letter

The Agent has provided a drainage letter from their consultant which they wish for Members to see. The letter has been attached to this update sheet.

Our Ref: 21105 / KER / KER / 001

Your Ref: 20/00954/FUL

Date: 13th January 2022

JPP Consulting Ltd
4 Ironstone Way | Brixworth
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North Northamptonshire Planning Committee (Thrapston Area)

To whom it may concern,

Re: 20/00954/FUL. Full application for the erection of 14no. dwellings and associated works at land known as The Poplars, Brick Kiln Lane, Raunds, Northamptonshire.

Proposed Drainage Strategy.

With reference to the above planning application, JPP Consulting Ltd are the authors of the Flood Risk Assessment report and accompanying Drainage Strategy which accompanied the above planning application. For context, JPP Consulting Ltd are a well-regarded Northampton based engineering consultancy which has extensive experience in preparing robust drainage strategies.

We note receipt of the Planning Committee Report (for 17th January 2022), which confirms that no consultation response from the Lead Local Flood Authority (LLFA) has been provided, and also confirm receipt of the formal consultation response from Anglian Water.

As such, this letter focusses on matters relating to flood risk and drainage, and provides a comprehensive understanding of the background, preparation and conclusions of the Flood Risk Assessment report and accompanying Drainage Strategy as submitted to the local planning authority as a supporting document to the above application.

In the first instance, we wish to confirm and summarise the timeline of the work undertaken to date:

- **May 2020.** Scoping exercise submitted by email to Northamptonshire County Council as the LLFA. The primary objective of the scoping exercise is to seek feedback on the surface water drainage proposals, including: attenuation provided in buried geo-cellular storage to accommodate storms up to and including the 1 in 100 year plus 40% climate change event, and an outfall to the nearby Anglian Water surface water sewer limited to a rate of 5 l/s, and tanked permeable paving provided for water quality purposes.
- **May 2020.** Email response from LLFA confirming use of geo-cellular storage to be acceptable, and querying the use of 5 l/s rather than utilising greenfield run-off rates.
- **June 2020.** Pre-development enquiry undertaken with Anglian Water. Response confirmed that they have capacity to accept a surface water flow rate of 5 l/s, and that the method of surface water disposal is acceptable, subject to evidence of the surface water hierarchy.
- **July 2020.** Flood Risk Assessment & Drainage Strategy report concluded and issued as part of the technical documentation to support the current planning application.

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In terms of the actual drainage strategy (set-out and confirmed within the Flood Risk Assessment report) the strategy adopts the following parameters:

- Infiltration not viable for the management of surface water, based on the results of the Ground Investigation undertaken for the site.
- There are no watercourses located within or adjacent to the development site.
- Surface water outfall to Anglian Water surface water sewer in Orwell Close.
- Surface water run-off restricted to a rate of 5 l/s, in line with the approved outline planning application and with reference to the June 2020 pre-development response from Anglian Water.
- Attenuation provided in buried geo-cellular storage, as agreed with the LLFA as part of the scoping enquiry.
- Surface water drainage designed to accommodate all storms up to and including the 1 in 100 year plus 40% climate change event.
- Tanked permeable paving provided for water quality purposes.
- An allowance of 10% for urban creep applied to the impermeable area, in line with LLFA requirements.

We would note that the proposals for a surface water connection to the Anglian Water sewer network are based on their pre-development response received in June 2020. The drainage strategy is therefore based on the principle that Anglian Water consider the strategy to be acceptable, including point of connection and flow rate. Having reviewed the recent formal consultation response from Anglian Water, we note that this contradicts the original pre-development response and therefore the principles adopted for the drainage strategy.

Based on the above, and whilst there has been no formal consultation response from the LLFA, which is disappointing given the amount of time which has passed since the planning application was validated, the recommendation to approve the application (subject to receiving no objection from the LLFA) is supported.

This correspondence has confirmed that the Flood Risk Assessment and accompanying Drainage Strategy has been informed by a comprehensive technical exercise, which has ultimately informed the overarching drainage strategy, which in itself is grounded in best-practice and application of appropriate technical judgement.

As such, we believe there's no legitimate reason to defer or delay a decision on the current planning application.

Yours sincerely,

A solid black rectangular box redacting the signature of Katherine Rose.

Katherine Rose BSc (Hons) AMIEnvSc MCIHT
Associate for JPP