

Area Planning Committee Wellingborough

17 August 2022

Committee Update Report

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UPDATE REPORT

**North Northamptonshire Area Planning Committee
(Wellingborough)**

17 August 2022

Report of the Executive Director Place and Economy

NW/21/00174/FUL 46-48 Cannon Street, Wellingborough

Anglian Water

A delayed consultation response has been received from Anglian Water as below:

Wastewater Treatment

The foul drainage from this development is in the catchment of Broadholme Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the planning authority grant planning permission.

Used Water Network

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to Anglian Water sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991.

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy submitted with the planning application relevant to Anglian Water is unacceptable. Anglian Water would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA). Anglian Water recommends a condition requiring a drainage strategy covering the issue(s) to be agreed.

Planning Condition

As a consequence of the inadequate surface water strategy submitted, the recommended condition below is to be included:

Notwithstanding the approved plans, prior to the construction above damp-proof course, a scheme for on-site surface water drainage works, including connection point and discharge rate to the public network, shall be submitted to and approved in writing by the local planning authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.

Reason: To reduce the risk of flooding both on and off site in accordance advice contained within the National Planning Policy Framework and policy 5 of the North Northamptonshire Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

Conclusion/Planning Balance

The proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF. As the risk of flooding will not be increased on or off site and an adequate drainage system and method of surface water disposal is to be secured through condition, the proposal complies with JCS policy 5 that comprises policies aimed at preventing or reducing flood risk.

Recommendation

That planning permission be GRANTED subject to the conditions set out in section 11 of the committee report and an additional condition is imposed in relation to a scheme for on-site surface water drainage works, including connection point and discharge rate to the public network.