

PLANNING COMMITTEE: 22 March 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0205

LOCATION: Overstone Leys, Overstone Lane, Overstone.

DESCRIPTION: Surface water attenuation scheme in relation to Phase 1A & B of Overstone leys development, including re-profiling of existing ditch and balancing pond

WARD: N/A

APPLICANT: David Wilson Homes (Northampton) and Barratt Developments PLC

AGENT: Pegasus Planning Group

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Fringe application associated with Sustainable Urban Extension

DEPARTURE: No

CONSULTATION BY DAVENTRY DISTRICT COUNCIL:

1. RECOMMENDATION

- 1.1 That Northampton Borough Council **RAISES NO OBJECTIONS** subject to the following issues being addressed by Daventry District Council:
- No objections being received from the Lead Local Flood Authority or the Environment Agency;
 - No objections being received from any other statutory consultee;
 - Consideration being given to surface water being discharged from the attenuation pond to the Billing Brook water course at a rate suitable to resolve issues of lack of flow within Billing Brook.

2. THE PROPOSAL

- 2.1 The application seeks planning permission for a surface water attenuation scheme in relation to the first phases of the Northampton North Sustainable Urban Extension (SUE). This involves re-profiling an existing ditch and creating an attenuation pond. The pond would then discharge to Billing Brook at a rate equivalent to green field run-off.

3. SITE DESCRIPTION

3.1 At present the application site is an undeveloped green field immediately to the north of the Borough boundary. To the south of the site is the Round Spinney Industrial Estate, with land to the north forming the SUE site.

4. PLANNING HISTORY

4.1 August 2015- Outline planning permission granted by Daventry DC for up to 2000 dwellings and related works, including drainage features. This Council's Planning Committee resolved to raise no objections to this application in July 2014.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Daventry Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

Chapter 10: Meeting the challenge of climate change, flooding and coastal change.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

BN7 Flood Risk requires development proposals to comply with the national requirements and to demonstrate no increased risk of flooding as well as setting out detailed requirements for sustainable drainage systems.

5.4 Daventry Local Plan 1997 (Saved Policies)

It is considered that there are no policies in the Local Plan of direct relevance to this proposal.

6. APPRAISAL

6.1 The surface water attenuation scheme forms part of the infrastructure for the Northampton North SUE and as such the principle of this development is considered to be acceptable and indeed necessary. The outline application approved by Daventry DC in 2015 indicated attenuation works in a similar location. The technical consideration of the effectiveness of the proposed scheme is a matter for the relevant statutory consultees.

6.2 The attenuation pond would discharge to the Billing Brook at a rate equivalent to green field run off, in effect to ensure a discharge rate post development no worse than the current situation.

Further along the Billing Brook watercourse are a series of lakes which it is believed have suffered environmental issues arising from a reduced level of water flow. It is recommended that consideration should be given to the discharge rate from the attenuation pond being at a level to attempt to address these issues.

7. CONCLUSION

7.1 It is considered that due to the nature and purpose of the proposed development the application should be supported subject to the following issues being addressed:

- No objections being received from the Lead Local Flood Authority or the Environment Agency;
- No objections being received from any other statutory consultee;
- Consideration being given to surface water being discharged from the attenuation pond to the Billing Brook water course at a rate suitable to resolve issues of lack of flow within Billing Brook.

8. BACKGROUND PAPERS

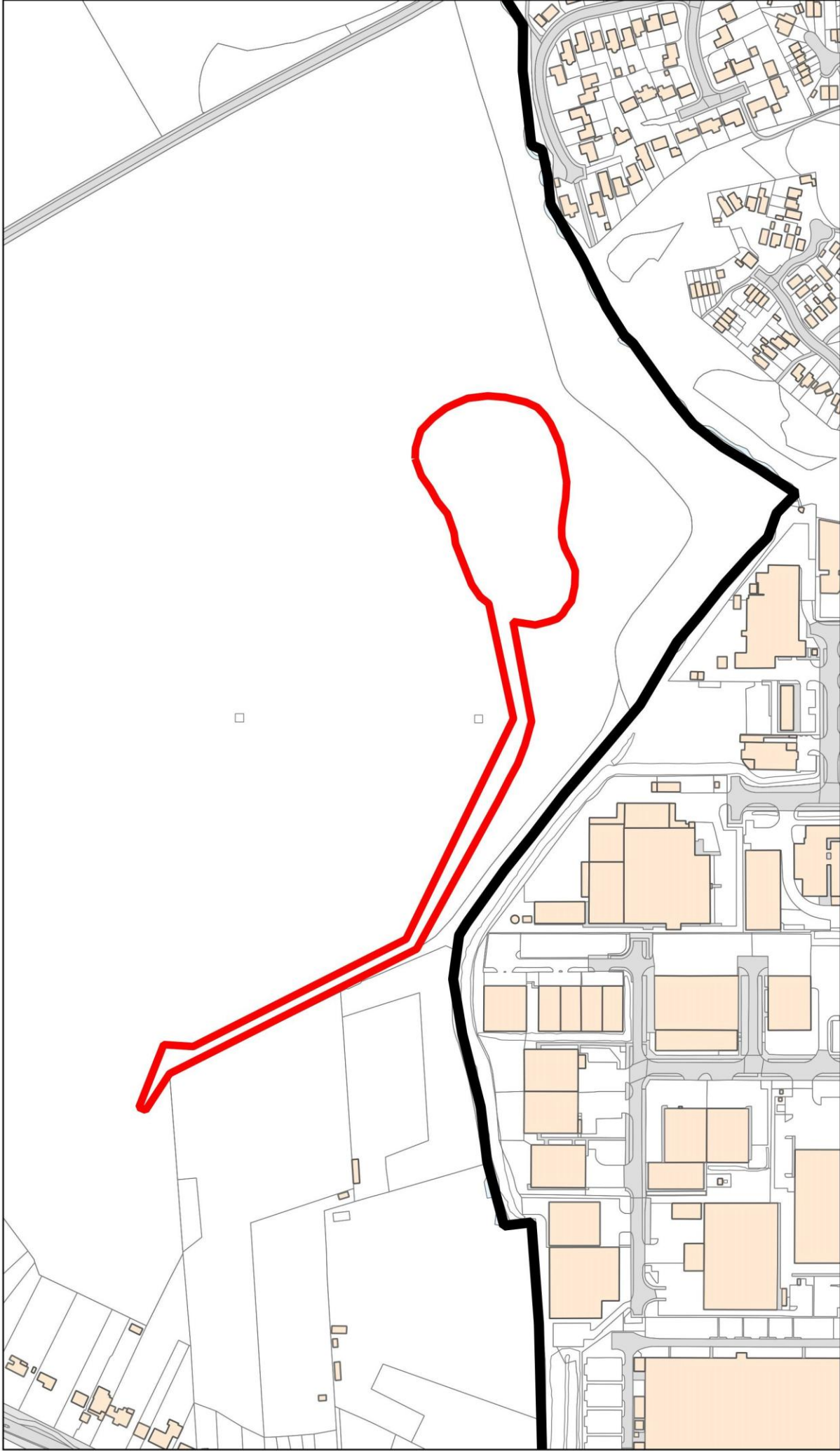
8.1 N/2016/0205

9. LEGAL IMPLICATIONS

9.1 None

10. SUMMARY AND LINKS TO CORPORATE PLAN

10.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Date: 14-03-2016

Scale: 1:3,500

Drawn by: PLANNING

Title: **Overstone Leys**

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