



Town and Country Planning Act 1990

NON MATERIAL AMENDMENT TO PLANNING PERMISSION

Name and address of applicant

Andrew Baughan,
Baughans,
Old Prisoner of War Camp,
Boddington Road, Byfield,
NN11 6SU.

Name and address of agent

Thomas Cox
GP Planning Ltd
iCon Inovation Centre
Eastern Way
Daventry
NN11 0QB

Part I - Particulars of application

Date of Application

18 March 2018

Application No.:

NCC Ref: 19/00016/WASNMA

DDC Ref: DA/2019/0278

Particulars and location of development

Non-Material amendment to planning permission 15/00036/WASFUL in relation to condition 8 (highway safety), condition 32 (surface water drainage) and condition 33 (surface water drainage maintenance scheme). Baughans, Old Prisoner of War Camp, Boddington Road, Byfield, NN11 6SU.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted to this non material amendment** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Note: This is a Non Material Amendment to conditions 8, 32 and 33 of planning permission 15/00036/WASFUL. The changes to the original conditions are shown in italics and bold text. All the other planning conditions are unchanged and shown on this notice for completeness. The amended conditions now form part of the extant consent 15/00036/WASFUL.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Commencement

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission. Written notification of the date of commencement shall be sent to the Waste Planning Authority within seven days of such commencement.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents:

- Application Forms dated 27 April 2015;
- Planning Statement Version 3, dated 23 November 2015;
- Drawing No. 10.56.10A Location Plan – Layout Plan;
- Drawing No. 10.56.10 Section with Tower;
- Drawing No. 10.56.11 Proposed Building Elevations;
- Drawing No. 10.56.12 Proposed Building Elevation and Floor Plan;
- Drawing No. GPP/B/BRB/15/04 Rev 2 Traffic Routing Plan;
- Drawing 2037_03_002.1 Site Access Junction Layout;
- Drawing 2037_03_002.2 Site Access Right/Left Turn Out Layout;
- Drawing 2037_03_002.3 Site Access Left Turn Out/Right Turn In Layout;
- Drawing 2037_03_002.4 Site Access Left Turn In/Left Turn Out Layout;
- Drawing 2037_03_002.5 Site Access Right Turn Out/Right Turn Out Layout;
- Drawing 2037_03_002 Revision D Site Access Layout;
- Transport Statement Ref. 20237/04-15/3956 Rev C, received 26 April 2016 and
- Surface Water Drainage Strategy First Issue dated 30 April 2016.

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Operation Limits

3. The annual throughput of imported waste shall not exceed 20,000 tonnes per annum.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

4. The development hereby permitted shall be restricted to the sorting and transfer of non-hazardous builders and skip waste and no hazardous wastes shall be stored or processed at the site.
5. All material processing shall take place within the new building and outside storage shall be confined to inert materials and located within the materials storage area identified on Drawing no. 10.56.10A.

Reason for conditions 3 to 5: To specify the scope of the permission, in the interests of clarity, to ensure compliance with Policy 11 of the Northamptonshire Minerals and Waste Local Plan (2014) and to control the amenity impacts of the development having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Stockpile Heights

6. All stockpiles of either imported inert waste or processed inert waste shall, at no times, exceed three metres in height in relation to the immediate ground levels.

Reason: In the interests of the visual and rural amenities of the area having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Hours of Working

7. Except as may otherwise be agreed in writing by the Waste Planning Authority, no vehicles shall enter or leave the site and no working shall take place except between the hours of 7.00am and 6.00pm Mondays to Fridays and 8.00am to 13.00pm on Saturdays, with no working on Sundays or Public and Bank Holidays. No HGVs shall enter or leave the site after 4.00pm Mondays to Fridays.

Reason: In the interests of amenity protection having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Highway Safety

8. The sole vehicular access for the development hereby permitted shall be via the existing access off Boddington Road and prior to the commencement of the development ***use hereby permitted becoming operational*** the access shall be improved in accordance with the specifications as indicated on Drawing 2037_03_002.1 Site Access Junction Layout, including;

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

- The access road shall be a minimum of 7.5 metres in width and shall be hard surfaced and maintained to the satisfaction of the Waste Planning Authority in consultation with the Highway Authority.
 - Vision splays of 215 metres measured from a point 2.4 metres back from the edge of the highway carriageway shall be maintained in both directions. For visibility purposes any obstructions within these vision splays shall be reduced to and maintained at a height not exceeding one metre above the level of the carriageway of the highway.
 - Gates erected at the site entrance shall open inwards toward the development site and be set back a minimum of 15 metres from the edge of the highway carriageway.
 - Provision shall be made to ensure that surface water from the access road does not flow onto the highway carriageway.
9. The development hereby permitted shall be controlled to ensure that all Heavy Goods Vehicles (HGV) arriving at and leaving the site shall be no larger than 4 axel rigid HGV's up to 12m in length and 2.5 metres wide. No articulated HGV's shall be utilised.
10. The total number of HGV movements associated with the operational phase of the development hereby permitted shall not exceed 48 movements (24 in and 24 out) per day. No HGV movements shall take place outside the hours of operation authorised in condition 7 of this permission.
11. All HGVs shall be routed in accordance with the submitted Traffic Routing Plan Drawing Number GPP/B/BRB/15/04 Rev 2 and no such vehicles shall travel along The Twistle, Byfield.
12. Prior to the commencement of operations the applicant shall provide and erect adequate warning signs to alert users of the Public Highway about the site access and HGV vehicles turning. The details of the signs and their location shall be submitted to the Waste Planning Authority for approval in writing prior to their installation.
13. Operational vehicles leaving the site shall be free of mud and other debris to ensure that none is deposited on the public highway.
14. All loaded operational vehicles arriving at and leaving the site shall be appropriately sheeted to prevent material spillage or wind blow.

Reason for conditions 8 to 14: In the interests of highway safety and local amenity, having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Traffic Management Scheme

15. No operation shall commence on site until the applicant has submitted to the Waste Planning Authority and received written approval of a Traffic Management Scheme for the routing of HGVs to and from the site to exclude travelling through Upper Boddington to the west and The Twistle to the east (in accordance with the submitted Traffic Routing Plan Drawing Number GPP/B/BRB/15/04 Rev 2). The Scheme shall identify the arrangements for:

- i. Management measures to be incorporated in contractual arrangements with waste suppliers and hauliers;
- ii. Monitoring of the approved arrangements;
- iii. Ensuring that all drivers of vehicles involved with the waste recycling and transfer operations are made aware and provided with written instructions of the approved traffic routing arrangements;
- iv. The disciplinary and/or management control steps that will be exercised in the event of default;
- v. Details of signage to be erected on site to instruct drivers in relation to the routing of HGVs to and from the site.

The approved Scheme should be implemented throughout the life of the permission.

Reason: To ensure that all heavy goods vehicles visiting and leaving the site are routed the appropriate direction on the road network in the interest of highway safety and having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Construction Management Plan

16. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the Waste Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Overall strategy for managing environmental impacts which raise during construction;
- ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

- iii. Measures to control the emission of dust and dirt during the construction period;
- iv. Construction Plant Directional signage (on and off site);
- v. Provision for emergency vehicles;
- vi. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- vii. Details of delivery times;
- viii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- ix. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- x. Storage of plant and materials used in constructing the development;
- xi. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved Construction Management Plan shall be adhered to throughout the construction period and approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the Waste Planning Authority.

Reason: In the interests of amenity protection and highway safety having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Weighbridge

17. Prior to the importation of waste materials a weighbridge shall be installed on site at a location to be submitted to and approved in writing by the Waste Planning Authority.

Reason: To enable the Waste Planning Authority to monitor progress towards achieving the principles of Policy 11 of the Northamptonshire Minerals and Waste Local Plan and to ensure that waste materials are dealt with close to their source having regard to Policy 23 of the Northamptonshire Minerals and Waste Local Plan (2014).

Amenity Impacts

18. The rating level of the noise emitted from any plant or equipment associated with the development shall not exceed 31dB LAeq (15 min) when measured 1 metre from the facade of any residential property. Measurements and assessment of noise levels shall be made in accordance with current guidance and shall be carried out by a competent person.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

19. Suitable measures, including the use of water spray facilities in periods of dry weather, shall be adopted to ensure that dust is kept to a minimum on the site.
20. No vehicles or mobile plant used exclusively on site shall be operated unless they have been fitted with white noise alarms or other non-tonal alarm as may be submitted to and approved in writing by the Waste Planning Authority to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential amenity.
21. All plant and machinery shall be noise attenuated in accordance with manufacturers' specifications.

Reason for conditions 18 to 21: To protect the interests of local amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

External Lighting

22. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the Waste Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angle and luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability in accordance with Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Complaints

23. In the event that complaints regarding odour, dust, noise or lighting are received by the Waste Planning Authority from any sensitive receptor, and thereafter notified to the operator, an immediate assessment of the complaint shall be undertaken. A report on the findings, with proposals for rectifying and a programme for the implementation of remedial measures to be undertaken shall be submitted to the Waste Planning Authority no later than 5 working days from the receipt of the complaint. Where noise complaints are not resolved a noise monitoring scheme shall be submitted to and agreed with the Waste Planning Authority and thereafter implemented.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Reason: To protect the interests of local amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

New Building

24. Prior to the commencement of the development hereby permitted details of the materials to be used for the external appearance of the new building shall be submitted to and approved in writing by the Waste Planning Authority. The details shall include the materials, colours and finishes to be used on the new building, taking into account South Northamptonshire Council's request that the roof of the new building should be a dark green colour. The development shall be implemented in accordance with the approved details.
25. The new building shall be fitted with acoustic insulation in accordance with the recommendations of the Noise Assessment at Appendix 6 of the Planning Statement. Prior to the bringing into use of the new building details of the acoustic insulation specifications and noise attenuation shall be submitted to the Waste Planning Authority for agreement in writing. The agreed details shall thereafter be implemented in full and maintained.
26. Other than those included in the planning application, no additional fixed buildings, structures, plant or machinery shall be erected until details of the proposed location and external materials, colour and finishes have been submitted to and approved in writing by the Waste Planning Authority. Development shall be implemented in accordance with the approved details.

Reason for conditions 24 - 26: To protect the interests of local amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Noise Monitoring Scheme

27. Once the site is operational a scheme, for monitoring noise levels arising from the site, shall be submitted to and approved in writing by the Waste Planning Authority. The scheme shall provide for:
 - (a) Attended measurements by a competent person of Laeq 5 minute noise levels over 1 hour at a monitoring location to be agreed at the site boundary. Measurements to be taken within two months of the development commencing and at six monthly intervals or such other frequency as may be agreed in writing with the Waste Planning Authority for the first two years of operation;
 - (b) Details of equipment proposed to be used for monitoring;

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

- (c) Monitoring during typical working hours with the main items of plant and machinery in operation;
- (d) The logging of all weather conditions, approximate wind speed and direction and both on site and off site events occurring during measurements including 'phased out' extraneous noise events;
- (e) Monitoring results to be forwarded to the Waste Planning Authority within 14 days of measurement.

In accordance with the submitted Noise Assessment, in the event that the noise limit of 54dB(A) at the site boundary and 60dB(A) at 1m from the edge of the proposed building is exceeded, then details of an acoustic barrier/fence shall be submitted by the Waste Planning Authority for approval in writing. The agreed details shall thereafter be implemented in full and maintained.

Reason: To protect the interests of local amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Landscaping Scheme

28. Within 3 months of the date of this permission, a Landscaping Scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include types, number and size of species proposed with a focus on native species. The landscaping scheme as agreed in writing by the County Planning Authority shall be implemented within the first available planting season following the completion of the development hereby permitted.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Landscape Maintenance

29. Trees, shrubs and hedges planted and retained in accordance with the approved landscaping scheme (condition 24) shall be maintained and retained for the life of the facility and any plants which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the Waste Planning Authority.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Tree Protection

30. All trees on or adjacent to the site shall be retained and no development shall take place including site clearance, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until a Tree Protection Plan including the location of protection measures proposed around any root protection area, construction exclusion zone and/or ground protection zones, and any tree pruning proposals, has been submitted to and approved in writing by the Waste Planning Authority. The approved Tree Protection Plan shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity, biodiversity and landscape character having regard to Policies 22, 24 and 25 of the Northamptonshire Minerals and Waste Local Plan (2014).

Catchment Area Plan

31. All waste materials to be processed on the site shall originate from locations within the area shown on the indicative Catchment Area Plan at Appendix 5 of the Planning Statement.

Reason: To ensure that waste materials are dealt with as close to their source as possible in the interests of self sufficiency and sustainability having regard to Policies 13 and 23 of the Northamptonshire Minerals and Waste Local Plan (2014).

Surface Water Drainage

32. ~~No development shall take place until~~ ***Prior to the use hereby permitted becoming operational*** full details of the surface water drainage scheme for the site, based on the approved drainage strategy (Surface Water Drainage Strategy for Proposed Waste Transfer Station & Materials Recycling Facility at Boddington Road, Byfield, Northamptonshire, prepared by Abingdon Consulting Engineers, 30 April 2016) have been submitted to and approved in writing by the Waste Planning Authority. The applicant's attention is drawn to the requirements outlined in Informative 6 below when preparing the detailed drainage design. The scheme shall subsequently be implemented in accordance with the approved details. The details of 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

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation devices.

- (b) If applicable, cross sections of all control chambers (including site specific levels mAOD) and manufacturer's hydraulic curves for all hydro brakes and any other flow control devices.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

33. ~~No development shall take place until~~ ***Prior to the use hereby permitted becoming operational*** a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Waste Planning Authority and the maintenance plan shall be carried out in full thereafter. The scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

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 in accordance with Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Parking Layout

34. Prior to the commencement of any part of the development hereby permitted, a final parking layout showing on-site provision for members of staff, shall be submitted to the Waste Planning Authority for approval in writing. The approved parking layout shall be implemented in accordance with the approved details for the lifetime of the development.

Reason: In the interests of highway safety and local amenity having regard to Policy 22 of the Northamptonshire Minerals and Waste Local Plan (2014).

Fire Risk Management

35. Prior to the importation of waste at the site, a fire risk management plan identifying the measures to mitigate and manage the risk of fire at the site shall be submitted to and approved in writing by the Waste Planning Authority. The plan shall be based on the guidance by the Environment Agency 'Fire Prevention Plans Version 1, March 2015' and the Waste Industry Safety and Health Forum (WISH) 'Reducing the Fire Risk at Waste Management Sites'. The plan as agreed in writing shall be implemented and maintained thereafter.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

Reason: In the interests of safety and amenity protection having regard to Policy 22 and 27 of the Northamptonshire Minerals and Waste Local Plan (2014).

Consignment Note Records

36. Consignment note records and waste transfer note records relating to materials imported to, stored on or taken away from the site shall be made available to the Waste Planning Authority upon request.

Reason: To enable the Waste Planning Authority to monitor progress towards achieving the principles of Policy 11 of the Northamptonshire Minerals and Waste Local Plan and to ensure that waste materials are dealt with close to their source having regard to Policy 23 of the Northamptonshire Minerals and Waste Local Plan (2014).

Monitoring

37. The operating company shall submit an annual report in writing to the Waste Planning Authority within one month of the first anniversary of operations commencing and at 12 monthly intervals thereafter. The report shall include detailed information on the types, quantities by weight and sources of all waste materials brought on to the site and taken off the site. The information required by the condition shall also be supplied at any other time on written request by the Waste Planning Authority. The operating company should retain the records for a minimum of two years.

Reason: To enable the Waste Planning Authority to monitor progress towards achieving the principles of Policy 11 of the Northamptonshire Minerals and Waste Local Plan (2014) and to ensure that waste materials are dealt with close to their source in accordance with Policies 22 and 23 of the Northamptonshire Minerals and Waste Local Plan (2014).

INFORMATIVES

1. The proposed development will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency, unless a waste exemption applies. The applicant is advised to contact 03708 506506 to discuss the issues likely to be raised.
2. If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted facility. Further guidance is available at www.environment-agency.gov.uk/subjects/waste.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

3. The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of waste. The developer as waste producer has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations.
4. If any waste is to be used onsite, the applicant will be required to obtain the appropriate waste exemption or permit from the Environment Agency.
5. The developer must apply the waste hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government Guidance on the waste hierarchy in England is at www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf.
6. Agreed discharge rate

We note that the applicant has aggregated the discharge rates for the two existing site discharge points in order to calculate the maximum permissible site discharge rate (i.e. 45.3l/s less 20% = 36.3l/s). Given that the drainage strategy proposes only to discharge to the western field ditch, we suggest that the maximum permissible site discharge rate should be (27.6l/s x 0.8) 22l/s. Should the applicant wish to use the 36.3 l/s maximum permissible discharge rate, we would expect to receive supporting calculations demonstrating that any additional discharge into the western field ditch is manageable.

FEH/FSR rainfall data

Section 4.3.2. of the SUDS Manual (CIRIA C697) refers to Development Runoff. Within this Section, it is acknowledged that additional datasets have been added to Flood Estimation Handbook (FEH) and rainfall depths obtained using FEH show significant differences from those obtained from Flood Studies Report (FSR) in some parts of the country. Within Northamptonshire, rainfall depths are often greater using more up to date FEH datasets than those using FSR, therefore for various storm events, greater run-off is produced and additional attenuation is likely to be required. FEH rainfall data is more up to date than FSR (England and Wales) therefore calculations should use this FEH data to determine the volume of surface water attenuation required on site. We recognise there are uncertainties associated with the use of any datasets. In particular, FSR rainfall data should be used where the critical storm duration is less than 60 minutes, as FEH data is less robust for short duration storms. FEH rainfall data can be used to determine the volume of storage required if the critical storm duration is greater than 30 minutes. If FEH rainfall data is not used as described above, then sensitivity testing to assess the implications of FEH rainfall must be provided. This should demonstrate that the development proposals remain safe and do not increase flood risk to third parties.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application the Waste Planning Authority has worked with the applicant in a positive and proactive manner by assessing the proposals against relevant Development Plan policies, all material considerations and consultation responses. This approach has been in accordance with the requirement set out in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Date 08/05/2019

Signed 

For Assistant Director of Environment,
Planning and Transport

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.