



## SUPPLEMENTARY INFORMATION

**Strategic Planning Committee**

**Tuesday 20 February 2024**

| Page          | Title                              |
|---------------|------------------------------------|
| (Pages 3 - 8) | Committee Updates<br>Speakers List |

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## West Northamptonshire Council

Addendum to Agenda Items  
Strategic Planning Committee  
20<sup>th</sup> February 2024

### APPLICATIONS FOR DETERMINATION

**Agenda Item: 5**

**Application Reference:** 2023/7794/MAF

**Case Officer:** Nicky Scaife

**Address:** Location: Plot 4, Northampton Gateway Strategic Rail Freight Interchange, Northampton, NN4 0XW

#### AMENDED RECOMMENDATION

**GRANT PERMISSION SUBJECT TO THE FOLLOWING:**

- 1. THE CONDITIONS AS SET OUT IN THIS REPORT WITH DELEGATED POWERS TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT FOR ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY**
- 2. THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE FOLLOWING (AND ANY AMENDMENTS AS DEEMED NECESSARY):**
  - a) To ensure the proposed development is made subject to the planning obligations set out in the Northampton Gateway Development Consent Section 106 without which the Planning Permission would not be issued.**

#### Lead Local Flood Authority comments (LLFA)

The LLFA have reviewed the submitted drainage details for Plot 4 and requested further information and clarification. The additional information has been provided by the applicant and is currently under consideration by the LLFA.

In the absence of further comments from the LLFA, a condition is proposed as follows to ensure the approval of drainage details in respect of Plot 4 to ensure

appropriate mitigation is in place in addition to the wider Strategic Rail Freight site drainage details that have been approved under the DCO.

#### Condition 25

##### Surface water drainage

Notwithstanding the submitted details, before any above ground works commence a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of the building hereby approved.

Reason: To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

#### Condition 26

##### Drainage verification

No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved drainage strategy in condition 25 has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority. The details shall include:

- a) Any departure from the agreed design is in 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) 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 in accordance with the aims of Policy SS2 of the South Northamptonshire Local Plan, Policy BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

#### Amendment to Condition 7

Amended to compliance condition:

**Landscape Management**

The development shall be carried out in accordance with the Soft Landscape Maintenance and Management Proposals as set out in Appendix G of the Plot 4, SLPNG, Northamptonshire – Written Landscape Scheme, Document Number: NGW-BCA-ELS-XX-RP-L-2346-23-RP01, October 2023 by Barry Chinn Associates Ltd.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

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**West Northamptonshire Council**

**Strategic Planning Committee**

**20 February 2024**

**List of Public Speakers**

| <b>Page No.</b> | <b>Application</b>   | <b>Name</b>         | <b>For/Against</b> |
|-----------------|--|---------------------|--------------------|
| 9 - 34          | <b>Agenda Item 5</b><br>2023/7794/MAF<br><br>Plot 4, Northampton Gateway (Strategic Rail Freight Interchange), Northampton, NN4 0XW<br><br>Bugbrooke | Steve Harley, Agent | In Support of      |

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