

Application Number: WNN/2022/0370

Location: Land south of Rowtree Road and west of Windingbrook Lane, Northampton, Northamptonshire

Development: Reserved Matters Application pursuant to Outline Planning Permission N/2013/1035 for the approval of Phase 2A of the development comprising the delivery of the central primary street, together with the associated drainage and ecology

Applicant: Vistry Homes

Agent: Optimus Consulting

Case Officer: Adam Walker

Ward: East Hunsbury and Shelfleys Unitary Ward

Reason for Referral: Major application

Committee Date: 14 November 2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary.

Proposal

Reserved matters application for highways and drainage infrastructure associated with Phases 2 and 3 of the Northampton South Sustainable Urban Extension (SUE).

Consultations

The following consultees have raised **no objection** on the application:

- Anglian Water
- Collingtree Parish Council
- Ecology Advisor
- Environment Agency
- Lead Local Flood Authority
- Local Highway Authority

The following consultee has made comments on the application:

- National Highways

There have been 2 third party representations making comments on the application.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 5 of the report.

The key issues arising from the application details are:

- Highway matters
- Flood risk and drainage
- Ecology

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable, subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1 The application relates to the Northampton South Sustainable Urban Extension, allocated under Policy N5 of the Joint Core Strategy, which is to provide up to 1000 dwellings, a mixed use local centre, a site for a primary school and open space. Phase 1 of the development is currently under construction and comprises of 349 dwellings.
- 1.2 The application site comprises of land within the second phase of the development, which lies to the west of Phase 1.

2. CONSTRAINTS

- 2.1 The Wootton Brook lies to the northern boundary of the site and falls within Flood Zones 2 and 3.
- 2.2 The Wootton Brook forms part of the Collingtree Golf Course Local Wildlife Site.
- 2.3 There is a high pressure gas pipeline, slurry pipeline and methane pipeline to the south of the Wootton Brook.
- 2.4 There is a public right of way to the east of the site that runs between Phases 1 and 2 of the development.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 Reserved Matters Application pursuant to Outline Planning Permission N/2013/1035 for the approval of Phase 2A of the development comprising the delivery of the central primary street, together with the associated drainage and ecology.

- 3.2 The application is seeking approval for a substantial section of the primary access road that would serve Phases 2 and 3 of the development. The proposed road would form a continuation of the approved primary access road within Phase 1 which provides access from Windingbrook Lane.
- 3.3 The application is also seeking approval of the proposed drainage scheme associated with Phases 2 and 3. The surface water drainage strategy comprises of a series of three attenuation basins in the northern part of the SUE site which would discharge to the Wootton Brook.
- 3.4 The application is accompanied by an Ecological Appraisal for Phase 2A. It includes updated species surveys and information relevant to specific conditions on the outline permission.

4. RELEVANT PLANNING HISTORY

- 4.1 The following planning history relates to the application site and is of relevance to the proposal:

Application Reference	Proposal	Decision
N/2013/1035	Outline Application for the Northampton South Sustainable Urban Extension to comprise up to 1000 dwellings, a mixed use local centre, a site for a primary school, green infrastructure including formal and informal open space, reconfiguration and extension of Collingtree Park Golf Course, demolition of all existing buildings and structures within the site, new vehicular accesses off Windingbrook Lane and Rowtree Road, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) all matters reserved accept access.	Allowed on appeal
N/2013/1063	378 dwellings served by a new access from Windingbrook Lane, and the re-configuration of part of the Collingtree Park Golf Course including a new temporary hole 17 and the demolition of all existing buildings and structures within the site, green infrastructure including formal and informal open space, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements)	Dismissed on appeal

N/2017/1556	Reserved Matters application pursuant to planning permission N/2013/1035 (Sustainable Urban Extension to comprise up to 1,000 dwellings) for the approval of Phase 1 development comprising 349 dwellings served by a new access from Windingbrook Lane, re-configuration of part of the Golf Course including new temporary hole 17, children's play area, drainage attenuation and demolition of all existing buildings and structures within the site	Approved
N/2020/0362	Variation of Conditions 1 and 15 of Planning Permission N/2017/1566 (Reserved Matters application pursuant to planning permission N/2013/1035 (Sustainable Urban Extension to comprise up to 1,000 dwellings) for the approval of Phase 1 development comprising 349 dwellings served by a new access from Windingbrook Lane, re-configuration of part of the Golf Course including new temporary hole 17, children's play area, drainage attenuation and demolition of all existing buildings and structures within the site) to revise house types and make minor layout changes	Approved
N/2021/0052	Variation of Conditions 1 of Planning Permission N/2020/0362 (Variation of Conditions 1 and 15 of Planning Permission N/2017/1566 (Reserved Matters application pursuant to planning permission N/2013/1035 (Sustainable Urban Extension to comprise up to 1,000 dwellings) for the approval of Phase 1 development comprising 349 dwellings served by a new access from Windingbrook Lane, re-configuration of part of the Golf Course including new temporary hole 17, children's play area, drainage attenuation and demolition of all existing buildings and structures within	Approved

	the site) to revise house types and make minor layout changes) to vary the house types	
WNN/2022/0806	Reserved Matters Application pursuant to Outline Planning Permission N/2013/1035 for the development of Phase 2A (Residential) for a development comprising 425no dwellings together with associated landscaping and infrastructure	Currently under consideration.

5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 5.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 1 – saved policies) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 5.3 The relevant policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:
- Policy SA – Presumption in Favour of Sustainable Development
 - Policy S10 – Sustainable Development Principles
 - Policy BN2 – Biodiversity
 - Policy BN7A – Water Supply, Quality and Wastewater Infrastructure
 - Policy BN7 – Flood Risk
 - Policy BN9 – Planning for Pollution Control
 - Policy N5 – Northampton South Sustainable Urban Extension

Material Considerations

- 5.4 Below is a list of the relevant Material Planning Considerations

National Planning Policy Framework (NPPF)

- 5.5 The 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 sections are of particular relevance to this application:

- Paragraphs 7-12 – Presumption in favour of sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Northampton Local Plan Part 2 (2011-2029) (Emerging)

- 5.6 Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 5.7 In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:
- Policy 1 – Presumption for sustainable development (Significant weight)
 - Policy 2 – Placemaking and design (Moderate weight)
 - Policy 5 – Carbon reduction, community energy networks, sustainable design and construction, and water use (Moderate weight)
 - Policy 7 – Flood risk and water management (Significant weight)
 - Policy 29A – Supporting and enhancing Biodiversity (Moderate weight)
 - Policy 29B – Nature Conservation (Moderate weight)
 - Policy 33 – Highway network and safety (Significant weight)

6. RESPONSE TO CONSULTATION

- 6.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Anglian Water	No objection	Anglian Water are obligated to accept the foul flows from the development and will ensure that there is sufficient treatment capacity at the Great Billing Water Recycling Centre. The impacts of the proposed foul drainage strategy are acceptable at this stage. Anglian Water request to be consulted on the detailed foul water drainage details submitted pursuant to the outline permission. The proposed method of surface water discharge does not relate to an Anglian Water owned asset and as such it is outside of Anglian Water's jurisdiction to provide comments on the suitability of the surface water discharge.
Collingtree Parish Council	No objection	The Parish Council has no objections or comments to make on this application.

Ecology Advisor	No objection	<p>The updated ecology surveys are accepted. Conditions 10 (CEMP) and 28 (ECMS) can be partially discharged pending post-development written confirmation that the additional measures were implemented.</p> <p>Condition 27 cannot be discharged until the recommended otter mitigation strategy has been submitted for this parcel.</p> <p>It is not recommended that condition 29 (LEMP) is discharged until the soft landscaping has been approved and the specific management needs are known.</p>
Environment Agency	Support	<p>The application includes the work that the Environment Agency has been discussing with the developer to alleviate existing flood risk issues to Collingtree Park. The developer is going beyond their requirements by providing a positive drainage solution to the M1 drainage. We fully support this work.</p>
Lead Local Flood Authority	No objection	<p>No objection subject to conditions requiring detailed design for the surface water drainage system, arrangements for the future maintenance and management of the surface water drainage infrastructure and a verification report for the installation of the approved drainage system.</p>
Local Highway Authority	No objection	<p>The general layout of the road submitted is acceptable, subject to more detailed review as part of the reserved matters application for the detailed design of Phase 2 as a whole.</p>
National Highways	Comment	<p>Additional information requested in relation to the 'Proposed National Highways Drain' as indicated on the proposed drainage layout so that the potential impact on the Strategic Road Network can be assessed</p>
Ward Councillor Andrew Gonzalez De Savage	Observation	<p>Very close inspection of the drainage and ecology information is necessary, including technical, professional guidance provided to the Council. Given the history of flooding in this area the drainage scheme needs to be sufficiently robust to not create further flooding problems for the existing and future homes and businesses in Collingtree Park and East Hunsbury. Flooding incidents have been distressing to local residents and there is a fear of repeated events. Appropriate mitigation measures are necessary which go over and above the minimum requirement.</p> <p>Quality new homes that provide affordable and accessible housing are welcomed but the impact on the existing environment and ecology needs to be carefully assessed.</p>

Ward Councillor Suresh Patel	Observation	Agree with the comments made by Councillor Andrew Gonzalez De Savage (above).
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7. RESPONSE TO PUBLICITY

7.1 There have been two representations received in response to the publicity of the application. A summary of the comments raised is provided below:

- Concerned about the volume of traffic and Lichfield Drive being used as a 'rat run' between Rowtree Road and Hilldrop Road by residents of the new development. How does the Council and the developer intend to stop through traffic?
- Impact of the development on the road network and road safety. A lot has changed in the past 10 years, including with regards traffic volumes and road traffic accidents. The impact on road infrastructure should be revisited to ensure an appropriate contribution is made to fund improvements, encourage active travel and reduce road danger.
- This application does not provide another exit from the development as this will come at a later stage. This means construction traffic and new residents will continue to use Windingbrook Lane.

8. APPRAISAL

Background

- 8.1 Phase 1 of the Northampton South Sustainable Urban Extension, comprising of 349 dwellings, is currently under construction and is partially occupied. Phases 2 and 3 of the development are to provide up to 651 dwellings, a primary school, local centre and open space.
- 8.2 A reserved matters application for 425 dwellings has been submitted for Phase 2 and is currently under consideration by officers (WNN/2022/0806). That application will be brought forward to the Strategic Planning Committee at a future date.
- 8.3 The current application is seeking approval for infrastructure associated with the delivery of Phases 2 and 3. It has been submitted to facilitate works commencing on the second phase outside of the detailed applications for the new residential and non-residential development.

Principle

- 8.4 The general principle of development has already been established through the allocation of the land for a Sustainable Urban Extension (SUE) and through the outline planning permission. The main issues for consideration are the acceptability of the proposed section of the primary road, the suitability of the proposed drainage scheme and the ecological impacts associated with the proposed infrastructure works.

Proposed primary road

- 8.5 The Design Code and Masterplan for the Northampton South SUE establish the parameters for the provision of a primary route through the SUE site, which connects Windingbrook Lane to the south east to Rowtree Road to the north.
- 8.6 The proposal involves the formation of a substantial section of the primary road within the SUE. The proposed road would connect to the approved primary road within Phase 1, but it does not include a connection to Rowtree Road to the north and this will come forward through a separate application.
- 8.7 The position of the proposed road is in general conformity with the Design Code and Masterplan and provides the grass verges, footway and shared cycle/footway as required under the Design Code. The proposed width of the carriageway generally accords with the Design Code however it does not include some localised widening adjacent to the school and local centre site, as referenced in the Design Code. Whilst the Design Code does not provide a specific rationale for the widening, this issue needs to be considered in the context of the detailed residential layout submitted under application WNN/2022/0806, which takes in the proposed primary road and has a direct interrelationship with the school and local centre site. To provide flexibility an amended plan is awaited identifying the relevant section of roadway where such widening could be accommodated if it is deemed necessary as part of application WNN/2022/0806.
- 8.8 The application is not seeking approval of details of 'landscaping' at this stage, which would cover the hard surfacing and soft landscaping of the proposed road, including tree planting within the grass verges. In any event, such details would be considered as part of application WNN/2022/0806 because that application includes landscaping details for this part of the development.
- 8.9 The Local Highway Authority has been consulted on the application and no concerns have been raised with the proposed road.
- 8.10 In summary, the proposed section of the primary road is considered acceptable.

Flood risk and drainage

- 8.11 The proposed drainage strategy is based upon the principles of sustainable drainage systems (SuDS). It involves the formation of three attenuation basins set within an area of open space in the northern part of the site. Surface water would be piped via gravity connection to the basins where it would then discharge to a watercourse within the SUE site (Wootton Brook) at a restricted rate, with the rate of discharge replicating the existing greenfield run-off rate.
- 8.12 The proposed drainage strategy also includes the diversion of an existing drain from the M1 that has been found to have an outfall to the SUE site. It is proposed to pick up this outfall and provide a direct discharge to the Wootton Brook. This is intended to relieve an existing local flooding issue that this drain may be causing/contributing to. The proposed drain is of a larger size than the existing to provide some additional capacity and reassurance that the diversion provides betterment and does not have a potential impact on the strategic road network.
- 8.13 The proposed drainage strategy is consistent with the flood risk assessment approved at outline stage as well as the overarching principles of the Design Code. The Lead Local Flood Authority has assessed the application and considers that the proposed drainage strategy is acceptable, subject to further detailed design information being secured by condition. Conditions are proposed to secure

arrangements for the future maintenance and management of the surface water drainage infrastructure and a condition requiring a verification report for the installation of the approved drainage system. In addition, a condition is recommended to ensure that future reserved matters applications on Phases 2 and 3 accord with the proposed drainage strategy.

- 8.14 The Environment Agency has not raised any concerns with the proposals and is in full support of the proposed diversion of the M1 drainage. National Highways has requested further information in respect of these works so that they can more fully consider any potential impact on the strategic road network. Additional information has been provided by the applicant and a response on this is awaited from National Highways. An update will be provided to the Strategic Planning Committee on this matter prior to the committee meeting.
- 8.15 The proposed foul drainage strategy is to connect to the existing Anglian Water sewer network at Collingtree Golf Course. Anglian Water have not raised any objections to the application. The detailed design of the foul drainage is to be agreed under condition 23 of the outline permission.
- 8.16 In conclusion, the overall drainage strategy is considered acceptable subject to conditions. The landscaping of the open space where the drainage basins are located would be considered under application WNN/2022/0806, which includes this area of open space.

Ecology

- 8.17 The application is supported by an updated Ecological Appraisal that covers Phase 2A of the development. It includes updated species surveys and provides an assessment of the ecological impacts of the proposed infrastructure works and recommendations for mitigation. The document also seeks to satisfy ecology related conditions on the outline permission.
- 8.18 The Ecological Appraisal concludes that the impacts of the proposals would be very limited and adequate compensation would be delivered through the open space and landscaping proposals for the wider SUE site. The Council's Ecology Advisor raises no objection to the application, and in general terms it is considered that there are no specific constraints to the proposed infrastructure works from an ecological perspective.
- 8.19 Condition 10 of the outline permission requires a Construction Environment Management Plan for each phase of development. The submission makes certain recommendations with regards to the ecological elements of condition 10, which are acceptable in principle, but these will need to be expanded upon and included as part of a full Construction Environment Management Plan, as detailed within the condition. Condition 10 cannot therefore be discharged through the current reserved matters application.
- 8.20 The proposed drainage works affect the Wootton Brook and the applicant's Ecological Appraisal recommends that a detailed otter mitigation strategy is prepared for this phase of the development, although this has not been provided at this stage. Condition 27 of the outline permission relates to the protection of otters and relevant information will need to be submitted by the developer to satisfy this condition.
- 8.21 The Ecological Appraisal includes information to address condition 28 of the outline permission, which requires an Ecological Construction Method Statement (ECMS)

relevant to each reserved matters submission. The Council's Ecology Advisor has indicated that the proposed measures are acceptable, pending post-development written confirmation that these measures were implemented. It is therefore considered that acceptable information has been provided in relation to condition 28 with respect to the development proposed within this reserved matters application. A condition is recommended requiring the proposed infrastructure development to be carried out in accordance with the submitted ECMS information and for the requested written confirmation to be provided.

- 8.22 The Ecological Appraisal also makes some high-level recommendations with regards to habitat creation connected with the proposed drainage basins and the wider site. This has been provided in the context of condition 29 of the outline permission (Landscaping and Ecological Management Plan). The level of information is not sufficient to satisfy the condition and detailed landscape proposals for Phases 2 and 3 will first need to be agreed under separate reserved matters applications.

Representations

- 8.23 Two representations have been received in response to the publicity of the application. Both raise issues with the highway/traffic impacts associated with the SUE development. The impact of the SUE on the highway network was considered at outline stage and as part of the Planning Inquiry and relevant highway mitigation measures were secured. It is beyond the scope of this application to revisit such issues and it is only the acceptability of the proposed infrastructure that falls to be considered. With regards, to the comment made in relation to the routing of construction traffic, this will be considered as part of the Construction Environmental Management Plan required for Phase 2 – but will be influenced by the delivery of the approved junction to Rowtree Road.

Other matters

- 8.24 The proposed development is not considered to give rise to any other planning issues that are not already covered by conditions on the outline permission.

9. FINANCIAL CONSIDERATIONS

- 9.1 Financial considerations are not relevant to this reserved matters application.

10. PLANNING BALANCE AND CONCLUSION

- 10.1 The proposed highway and drainage infrastructure is in line with the Masterplan and Design Code for the Northampton South SUE and the proposals are considered to be acceptable, subject to the conditions recommended within this appraisal and subject to the assessment of application WNN/2022/0806 for 425 dwellings within Phase 2.

11. RECOMMENDATION

- 11.1 **GRANT PERMISSION SUBJECT TO CONDITIONS** as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary.

Approved plans

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

- 332210562_200.300_100 Rev A (General Arrangement)
- 332210562_200.300_101 Rev A (Visibility)
- 332210562_200.300_103 Rev A (Swept Paths Analysis – Sheet 1 of 2)
- 332210562_200.300_104 Rev A (Swept Paths Analysis – Sheet 2 of 2)
- 332210562_200.300_700 Rev A (Contours)
- 332210562_200.300_702 (Longitudinal Section)
- 332210562/200.300/500 Rev E (Drainage Strategy Sheet 1 of 2)
- 332210562/200.300/501 Rev E (Drainage Strategy Sheet 2 of 2)
- 332210562-200-330.502 (Drainage Construction Details)
- 332210562/200.300/503 (Drainage Strategy Catchment Plan)

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

Surface water drainage design

2. Notwithstanding the submitted details, a detailed design for the proposed surface water drainage system, which is based on the submitted Foul Water and Surface Water Drainage Strategy prepared by Stantec (Ref: 332210562 Rev: C, Dated October 2022), shall be submitted to and approved in writing by the Local Planning Authority before development on Phase 2A commences. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
 - i) Details (designs, diameters, invert and cover levels, gradients, dimensions etc) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets, and attenuation structures.
 - ii) Details of the drainage system shall be accompanied by full and appropriately cross-referenced supporting calculations which will include a 10% allowance for urban creep.
 - iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydro brakes and other flow control devices.
 - iv) Detailed scheme for the ownership and scheduled maintenance for every element of the surface water drainage system.
 - v) Confirmation of site-specific soil conditions.

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, and to accord with Policies BN7A, BN7 and N5 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Maintenance of surface water drainage

3. A detailed scheme for the ownership and maintenance for every element of the surface water drainage system as approved pursuant to condition 3 shall be submitted to and approved in writing by the Local Planning Authority before any development within Phase 2 or 3 is first occupied/brought into use. The maintenance plan shall be carried out in full thereafter. The scheme shall include:

- i) Details of the organisation or body who will be the main maintaining body where the area is multifunctional (e.g., open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.
- ii) A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- iii) A site plan including access points, maintenance access easements and outfalls.
- iv) Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- v) Details of expected design life of all assets with a schedule of when replacement assets may be required.

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. This is to accord with Policies BN7A, BN7 and N5 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Verification report for surface water drainage

4. No development within Phase 2 or 3 shall be occupied/brought into use until a Verification Report for the installed surface water drainage system as approved pursuant to condition 3 has been submitted in writing by a suitably qualified drainage engineer and approved in writing by the Local Planning Authority. The report shall include:
- a) Any departure from the agreed design is 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) CCTV Confirmation that the surface water drainage system is free from defects, damage and foreign objects
 - f) Confirmation of adoption or maintenance agreement for all SUDS elements as detailed within the drainage strategy is in place.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports and details for the development site. This is to accord with Policies BN7A, BN7 and N5 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

Drainage for future reserved matters submissions

5. All subsequent reserved matters applications for development within Phases 2 and 3 of the Northampton South Sustainable Urban Extension shall be designed in accordance with the Foul Water and Surface Water Drainage Strategy prepared by Stantec (Ref: 332210562 Rev: C, Dated October 2022) and the detailed drainage design approved pursuant to condition 3 of this permission. An accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application on Phases 2 and 3, indicating whether any further works are required. Development shall be implemented in accordance with the approved drainage scheme, or any updated scheme as approved in writing by the Local Planning Authority pursuant to that application.

Reason: To ensure that future development within Phases 2 and 3 is consistent with the approved drainage strategy in the interests of preventing the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, and to accord with Policies BN7A, BN7 and N5 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Ecological Construction Method Statement

6. The development hereby permitted shall be carried out in accordance with the recommendations within chapter 7 (Ecological Construction Method Statement) of the Phase 2a Update Ecological Appraisal and Condition Discharge Report prepared by BSG Ecology (Ref P21-135, March 28th 2022). Following completion of the development hereby approved, written confirmation from a qualified ecologist that the measures detailed within chapter 7 were implemented in accordance with the requirements of this condition shall be submitted to the Local Planning Authority.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29A of the Northampton Local Plan Part and guidance in the National Planning Policy Framework.
