



Northamptonshire County Council
Lead Local Flood Authority

Local Planning Authority	South Northamptonshire Council
Application Reference	S/2019/0856/MAO rev 1
Proposal	Outline application for up to 330 dwellings, land for community uses, open space, drainage, footpath improvements and vehicular access with all matters reserved other than access.
Location	Land South of Grange Park Quinton Road Northampton
Consultation Date	4 th September 2019
Response Date	5 th September 2019

Dear Daniel

Thank you for consulting us on the above planning application.

Having reviewed the submitted surface water drainage information located within:

- 1) Flood Risk Assessment Addendum Proposed Residential Development, Land Adjacent to Grange Park Quinton Road Northampton Revision 0 ref 143-FRA-01-0 dated 22nd August 2019 prepared by MAC

We would advise that if the following planning conditions are included as set out below, the impacts of surface water drainage will have been adequately addressed at this stage. Without these conditions, the proposed development on this site may pose an unacceptable risk of surface water flooding.

Condition

Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment Addendum Proposed Residential Development, Land Adjacent to Grange Park Quinton Road Northampton Revision 0 ref 143-FRA-01-0 dated 22nd August 2019 prepared by MAC will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include,



- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures
- ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) Cross sections of control chambers and flow control manufactures hydraulic curves

Condition

All subsequent reserved matters applications for the development plots shall make reference to the original approved Flood Risk Assessment Addendum Proposed Residential Development, Land Adjacent to Grange Park Quinton Road Northampton Revision 0 ref 143-FRA-01-0 dated 22nd August 2019 prepared by MAC and shall be accompanied by a certificate of compliance with the original approved scheme. In addition, an accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application, indicating whether any further works are required. Development shall be implemented in accordance with the originally approved scheme or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.

Reason

In order to ensure that the drainage details are implemented in accordance with the approved Flood Risk Assessment, and 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

Condition

No occupation shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body 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.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

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.

Details of expected design life of all assets with a schedule of when replacement assets may be required

Reason

To ensure the future maintenance of drainage systems associated with the development.

Condition

No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment Addendum Proposed Residential Development, Land Adjacent to Grange Park Quinton Road Northampton Revision 0 ref 143-FRA-01-0 dated 22nd August 2019 prepared by has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority
The details 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) 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.

As you are aware, the discharge of planning conditions rests with the Local Planning Authority. It is, therefore, essential that you are satisfied that the proposed draft conditions above meet the requirements of paragraph 4 of the National Planning Practice Guidance (Use of Planning Conditions, section 2). Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.

Please note that our comments only cover the surface water drainage implications of the proposed development.

In view of the above, should you require any further information, or wish to discuss these matters further, please do not hesitate to contact us

Yours Faithfully,

Malcolm Ball

Drainage Engineer

For & Behalf of Northamptonshire County Council – Lead Local Flood Authority

Disclaimer:

This response is made by the County Council in its capacity as a Lead Local Flood Authority as a statutory consultee. As a Lead Local Flood Authority (LLFA) we respond to Planning Applications considering where development has the greatest ability to affect flood risk. For the avoidance of doubt we do not comment on water quality, contaminated land/landfill, waste water, risk of flooding from ground water, biodiversity and ecological impacts, fisheries, water framework directive, amenity, health & safety, or navigation.

These comments should be taken as general comments on surface water drainage only. A detailed review of any technical assessments, methodology and results has not been undertaken by the LLFA. Liability for such technical work therefore rests with organisation(s) who have undertaken this technical work and the Local Planning Authority responsible for the planning decision.