



**Northamptonshire County Council  
Lead Local Flood Authority**

<b>Local Planning Authority</b>	South Northamptonshire Council
<b>Application Reference</b>	S/2020/0385/MAR
<b>Proposal</b>	Application for consent of 127 units (parcels H16 and H18) and the surrounding strategic landscaping (part phase 1,2 and 3).(Approval of reserved matters pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement
<b>Location</b>	Towcester Vale Phase 1 London Road Towcester
<b>Consultation Date</b>	24 <sup>th</sup> March 2020
<b>Response Date</b>	24 <sup>th</sup> March 2020

Dear Daniel

Thank you for consulting us on the above planning application.

Having reviewed the applicant's submitted documents, we would like to advise that in the absence of a Drainage Strategy incorporating a detailed drainage design cross referenced to supporting calculations, we are unable to comment on Surface Water Drainage matter. Hence the impacts of surface water drainage have not been adequately addressed at this stage for this Reserved Matters application.

We request that we are to be consulted again when there is a submission of Detailed Surface Water Drainage Information. In the meantime, no development shall take place until full details of the surface water drainage scheme for the site is 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.



Please also 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 and on 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.**