

## North Northamptonshire Strategic Planning Committee 22<sup>nd</sup> August 2022

<b>Application Reference</b>	NK/2021/0191
<b>Case Officer</b>	Nicola Wheatcroft
<b>Location</b>	The Grange, Harborough Road, Desborough
<b>Development</b>	Full Planning Permission: Drainage attenuation basins, swale and landscaped bunds associated with The Grange
<b>Applicant</b>	Mrs G Doyle Pegasus Group
<b>Agent</b>	Mrs G Doyle Pegasus Group
<b>Ward</b>	Desborough Loatland
<b>Overall Expiry Date</b>	11/06/2021
<b>Agreed Extension of Time</b>	20/06/2022

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

### Scheme of Delegation

**A separate but related application (NK/2021/0356) is on this committee agenda. The Council is the landowner for the site being considered under application NK/2021/0191.**

#### 1. Recommendation

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APPROVE subject to the following Condition(s):-

#### 2. The Proposal

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Full Planning Permission is sought for the sustainable drainage system (SuDS) to serve phase II of the Grange residential development. The scheme includes the provision of drainage attenuation basins, swales and landscaped bunds to enable the surface water drainage associated with the Desborough North sustainable urban extension.

Two bunds and two drainage basins will be provided in the southern part of the site and a swale across the northern element. The basins will have an element of

permanent water. The area will be landscaped with grass and appropriate planting. The existing footpaths will be retained, and a new footpath is proposed along the north eastern site edge to link the greenspace to the Desborough North development - a connection will be provided in the northern site corner.

### **3. Site Description**

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The application site is an 8 hectare parcel of land located to the east of the Grange and the south east of phase II of the Grange development site. The site abuts the rear of properties in Wood Green Close and The Ride which currently overlook the open space.

The area is grassed and surrounded by hedges and woodland to the east. There are a series of interconnecting paths with surround and cross the open space. It is located within Desborough Greenspace which is a large open space of 22 hectares made up of informal woodland, a disused rail track, and open spaces.

### **4. Relevant Planning History**

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KE/99/0754 Proposed residential, leisure and country park.  
Allowed on Appeal October 2001.

KE/03/0127 Variations of conditions attached to planning permission KE/99/0754.  
Allowed on Appeal October 2007.

Adjacent Residential Development (Desborough North)  
KET/2011/0235 - Outline Application  
Residential development of up to 700 dwellings including provision of a local centre, primary school, green infrastructure and creation of accesses.  
Approved on 25 April 2014. Subject to a Section 106 agreement and planning conditions.

KET/2017/0169  
Variation of conditions 19 & 20 (Energy Strategy), condition 21 (Code for Sustainable Homes), condition 22 (Lifetime Homes), condition 24 (Sustainability Report) and condition 25 (Interim Design Stage Assessment Certificate) of KET/2011/0235.  
Approved on 19 July 2017 subject to planning conditions.

NK/2021/0356  
Reserved Matters for Residential Development of 700 dwellings.  
Pending.

## 5. Consultation Responses

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A full copy of all comments received can be found on the Council's website at: <https://www.kettering.gov.uk/planningApplication/search>

### 5.1 Parish / Town Council

No observations received.

### 5.2 Lead Local Flood Authority

Advise that if the planning conditions are included as set out below, the impacts of surface water drainage will have been adequately addressed at this stage.

### 5.3 Landscape Consultant on behalf of NNC

Initially commented:

- The ground contouring, planting and inlet and outlet design should be carefully considered to maximise the amenity value using soft-engineered approaches should be explored where possible. To improve biodiversity a range of vegetation types such as wildflowers and other nectar rich plants, grasses of various heights, drought tolerant species as well as marginal aquatics and wet grassland should be used. Shallower slopes on the SUDS features are preferred.
- Spoil is currently being proposed to create mounding features in the centre of the open space. Though we understand this is a preferred option from a sustainability standpoint. This open space is on the development edge and therefore the scheme needs to be sympathetic to the character of the surrounding countryside.
- The green open space is to be multifunctional. We would therefore advise that furniture such as benches and bins (of a rustic character) are proposed in strategic locations.
- Links to the surrounding development (existing and proposed) should be carefully considered. Currently it is unclear whether pedestrian links to the proposed development parcel to the west have been explored.

Revised and additional information was submitted, and the following comments were made:

- We welcome the additional planting that has been proposed within the basins, and on the perimeter edges. It is accepted that the SUDS features are to be adopted by Anglian Water and the inlets/outlets are designed to comply with their standards which are the precast concrete headwalls and handrailing.
- The landscape plans now show additional tree and shrub planting on the proposed mounds. This is a welcomed addition.
- Clarification as to whether this site will fall under the management and maintenance of the wider development site is needed.

### 5.3 NNC Environmental Protection

Recommend the imposition of a condition relating to unexpected ground contamination being encountered during the development.

#### 5.4 NNC Ecologist

Initially recommended changes to make the planting more ecologically appropriate to the area (*Officer comment: The scheme has been amended*). Also conditions requiring a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) are recommended.

#### 5.5 Wildlife Trust

Commented that a small part of the site falls within the Plens Local wildlife site (LWS) and asked that the ecological report to be amended to reflect this. (*Officer comment: The ecological report was updated as a result*). The Wildlife trust also recommended that a construction management plan condition is included and the use of a wildflower planting mix.

#### 5.6 Neighbours / Responses to Publicity

Five letters have been received. The issues raised are summarised below:

- The drawings were not really designed/intended for general members of the public;
- There is no information regarding the landscaping of this large area;
- Will the ponds hold sufficient water at any time that might pose a risk to children?
- Will the ponds hold standing water and if so will this attract mosquitoes?
- Will there be a pathway built from the site of the proposed 700 house development that will join with the existing pathway, or will this be another project for another time?
- Currently the council's maintenance of this area amounts to maintaining a grass pathway around the perimeter. Has any thought been given to the council being able to maintain what I would hope would be a landscaped area in the future?
- Will the park be closed to members of the public whilst this development is under construction, and if so then for how long?
- It would be reassuring to be able to see some 'artist impressions' of the area after the work has been completed;
- The ecological survey does not mention the ground-nesting skylarks, the woodpeckers, jays, mistle thrushes, buzzards or the Red Kites;
- The bunds are too high and will reduce the sight of dogs;
- Application not well advertised;
- After rainfall there is contaminated water on the field;
- Will there be any pedestrian foot bridges across the proposed swale to allow people to access the existing country park from the new housing development proposed for The Grange Phase II?

## **6. Relevant Planning Policies and Considerations**

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### Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### National Policy

National Planning Policy Framework (NPPF) (2019)  
National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 Presumption in Favour of Sustainable Development

Policy 3 Landscape Character

Policy 4 Biodiversity and Geodiversity

Policy 5 Water Resources, Environment and Flood Risk Management

Policy 7 Community Services and Facilities

Policy 8 North Northants Place Shaping Principles

Policy 10 Provision of Infrastructure

Site Specific Part 2 Local Plan (SSP2LP) (2020)

LOC1 Settlement Boundaries

NEH4 Open Spaces

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact
- Flood Risk and Drainage
- Ecology and Landscaping

### **7.1 Principle of Development**

7.1.1 Policy 1 of the JCS states that the Council will take a positive a positive approach towards sustainable development. Policy 5 states that development should contribute towards reducing the risk of flooding and development should be designed from the outset to incorporate Sustainable Drainage Systems wherever practicable, to reduce flood risk, improve water quality and promote environmental benefits.

7.1.2 Section 14 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 169 states that major developments should incorporate sustainable drainage systems.

7.1.3 The principle of development of Phase II of the Grange was established through the grant of outline planning permission which remains extant (planning references KET/2011/0235 and KET/2017/0169) for 700 dwellings, a primary school, local centre and formal and informal open space including allotment space, natural and semi-natural green space, play areas to serve the development. The scheme included a sustainable drainage system (SUDS) to deal with surface water drainage and mitigate against flood risk.

7.1.4 The SUDS was incorporated into the scheme as part of the 2011 outline and forms a fundamental part of the recently submitted reserved matters application with swales (one connecting from the off-site SUDS into the site) and a further basin within the Desborough North development adjacent to Stoke Road. This current application deals with the off-site drainage proposals within an open landscaped

area. This area of land was not originally included within the outline application site and whilst it relates to the Grange II development it is a separate full planning application.

- 7.1.5 The principle of SUDS is acceptable in principle in line with the guidance in the NPPF and the requirements of Policy 5 of the JCS, subject to the development according with specific planning policy and other material considerations as discussed in the following sections of this report.

## 7.2 Visual Impact

- 7.2.1 Section 12 of the NPPF requires good design while Section 15 seeks to conserve and enhance the natural environment. Policy 3 of the JCS seeks development to conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management. Policy NEH4 of the Site Specific Part 2 Local Plan (SSP2LP) seeks to protect and enhance the open space network.
- 7.2.2 The site is part of the greenspace which surrounds the eastern flank of Desborough and it is an area much used by local residents for leisure and recreation purposes. The land is owned by the Council. The proposed SUDS will result in the land being re-profiled to introduce 2 basins and 2 bunds to assist in the dispersal of surface water run-off. The bunds will raise the existing ground levels by 4m, and the basins will have a depth of 2m, there will be an area with permanent water which adds to the visual amenity of the area. The open space will be retained with the change in contouring of the site resulting in an attractive area of open space.
- 7.2.3 Spoil from the drainage basins is proposed to create mounding features in the centre of the open space which is a preferred option from a sustainability standpoint. However, the proposal would result in a noticeable change in the appearance of the area, away from a flat open field to an artificial landscaped area with mounding and water features which are not typical of the area. The site would have a more 'park like' appearance typical of open space in urban areas rather than a rural character typical of the countryside, sited within Desborough Greenspace which acts as a soft green buffer to the built area of Desborough adjacent to the open countryside.
- 7.2.4 The Northamptonshire Landscape Character Assessment defines the site as forming part of the Wooded Clay Plateau Landscape Character Type. Some of the key characteristics include large woodlands on elevated ground that create an intimate human scale landscape together with arable fields with low hedges and intermittent hedgerow trees which add to the wooded character of the landscape. Following comments from NNC's instructed landscape consultant, the scheme has been amended to introduce further tree groups and shrub blocks are proposed at the slope base and slopes to enhance the wooded character of the area and help to reduce the mounds visual prominence. As a result it is considered that the scheme would be sympathetic to the character of the surrounding countryside and wider area.

- 7.2.5 With regard to the SUDS features, a shallow gradient and larger footprint of the basins would be preferred to provide a more natural water element. However, the SUDS features are to be adopted by Anglian Water and the inlets/outlets are designed to comply with their standards which are the precast concrete headwalls and handrailing. This is accepted but planting around the headwalls would help to soften the appearance of these structures. A condition is proposed to cover this matter.
- 7.2.6 The existing footpaths will be retained, and public use of the area will continue to be encouraged. There will be no change to the area's public accessibility. Policy NEH4i) states that existing connections from open spaces into the local community with the open space should be preserved and improved to create routes that promote freedom of movement. There are established pedestrian links from the existing housing to the open space from The Ride and Wood Green Close. Reserved matters for 700 dwellings at the adjacent site (Desborough North) is under consideration by the Council (application no: NK/2021/0356). It is likely that the future residents of this development will utilise the open space formed by the SUDS and it is important that pedestrian links to the open space are provided that are usable and safe access. A footpath on site is proposed linking into the existing footpaths within this open space and the Desborough North reserved matters application NK/2021/0356 – a connection is to be provided in the northern site corner.
- 7.2.7 The introduction of street furniture in key locations around the open space will be an enhancement of the existing facilities. Appropriately designed and sited furniture such as benches and bins are practical and useful and will enhance residents and visitors use of the area. A condition is proposed requiring the submission of the details of the street furniture, location and implementation.
- 7.2.8 Overall, the proposed SUDS will result in changes to the appearance of the existing open space. The changes will be relatively significant with mounding and basins and drainage channels introduced. To mitigate the visual impact additional planting in terms of shrub blocks and tree groups are proposed at the base of the slopes. As a result it is considered that the proposal will reflect the broad landscape character type of the area. The proposal will have a positive visual impact on the area in line the requirements of Policy NEH4 of the SSP2LP, Policy 3 of the JCS and Sections 12 and 15 of the NPPF.

### 7.3 **Flood Risk and Drainage**

- 7.3.1 Policy 5 of the JCS seeks ensure that development contributes to reducing the risk of flooding and Paragraph 169 of the NPPF states that major developments should incorporate sustainable drainage systems.
- 7.3.2 The introduction of SUDS as discussed above has benefits in improving the appearance of an area and also increasing biodiversity. However, the primary purpose of it is to deal with surface water arising from the adjacent sustainable urban extension and avoiding the need for mechanical storage. SUDS will intercept and capture rain thereby slowing down the rate and volume of water reducing the surface water flooding. In addition, the infiltration of the water can

result in water quality improvements by reducing or breaking down sediment or pollutants.

- 7.3.3 The Lead Local Flood Authority is satisfied that the scheme will provide surface water mitigation for the second phase of Grange development granted outline consent under application KET/2011/0235.
- 7.3.4 Overall it is considered that the proposed SUDS will provide an adequate drainage system to serve the residential development, thereby reducing the risk of flooding in line with Policy 5 of the JCS and the NPPF.

#### **7.4. Ecology and Landscaping**

- 7.4.1 Section 15 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment. Paragraph 180d states opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate. Policy 4 of the JCS seeks to achieve a net gain in biodiversity within new development.
- 7.4.2 The site is currently grassland with limited ecological value, however a small part is located within the Plens Local Wildlife Site (LWS). The introduction of attenuation basins will have areas of permanent water with marginal planting plus areas of native scrub planting and wet meadows, which will provide additional habitat for wildlife. The scheme will enhance for biodiversity in the area in line with Section 15 of the NPPF and Policy 4 of the JCS.

### **8. Other Matters**

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- 8.1 Comments have been raised from neighbours about whether the basin with water will pose a safety risk for children however it is generally accepted that sensitively designed schemes with shallow gradient to the basin do not normally cause a significant safety risk. With regard to the query regarding mosquitoes any still water has the potential to attract mosquitoes, however, in practice this is not a common problem associated with SUDS. With regard to the third party comment on the height of the bunds and this obscuring the sight of dogs, the height, size and location of the bunds has been carefully considered as part of the proposal to ensure that the cut and fill balances and the scheme operates to mitigate the surface water runoff.

### **9. Conclusion / Planning Balance**

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- 9.1 The proposed SUDS will provide a drainage system which will deal with the surface water from the Desborough North sustainable urban extension. The provision of SUDS will also allow for filtration of water and associated pollutants thereby improving water quality and reducing pollution. It will enhance the existing open space providing a landscaped and contoured area for recreation and residential use. Finally it will also result in ecological and biodiversity improvements in the open space. The proposal is therefore in line with the NPPF and Policies 3, 4 and 5 of the JCS.



## **10. Recommendation**

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10.1 APPROVE subject to the following Condition(s):-

## **11. Conditions**

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1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.  
REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.
3. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not be limited to, the following.
  - a) Risk assessment of potentially damaging construction activities.
  - b) Identification of biodiversity protection zones.
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.
  - i) Hours of construction work and deliveries.
  - j) Access details and construction and delivery traffic routing.
  - k) Measures to control dust, noise, mud on the highway and all potential environmental impacts arising from construction.
  - l) Details of any compound and storage of equipment and/or materials.
  - m) Details of public impact and protection to include any affected roads, footway, cycleway and Public Right of Ways. Details of Traffic Regulations Orders and road / footway / cycleway / Public Right of Way closures and re-routeings as well as signage, barriers and remediation.
  - n) Public liaison contact - position, name, contact details.The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interest of visual amenity and in accordance with Policies 4 and 8 of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the approved plans, prior to commencement of development additional planting details for the SUDS features (including around the headwalls) shall be submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

6. No development shall commence until details of any seating or other street furniture to be installed (including appearance and location) have been submitted to and approved in writing by the Local Planning Authority. The furniture shall be installed in accordance with the approved details prior to the open space and Sustainable Drainage system being brought into use. The ongoing maintenance and management of any street furniture installed shall be set out within the maintenance and management plan required pursuant to condition 9 of this planning permission.

REASON: In the interests of the visual amenity of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. No development shall commence until and unless full details of the drainage attenuation basins, swale and landscaped bunds have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted 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 WinDES modelling or similar, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year plus climate change storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings.
- iii) Cross sections of control chambers and manufacturers hydraulic curves for the flow control. The development shall be carried out in accordance with the approved details.

REASON: To reduce the 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 5 of the North Northamptonshire Joint Core Strategy.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the Sustainable Drainage System, unless these works are carried out earlier; and any trees or plants which, within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of the amenities and character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. No development shall commence until and unless a landscape and ecological management plan (LEMP) is submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development will be carried out in accordance with the approved LEMP.

REASON: To protect the ecology and landscape of the site in line with Policy 4 of the North Northamptonshire Joint Core Strategy.

10. No development shall commence until a detailed landscape management and maintenance plan for the Sustainable Drainage System is submitted to and approved by the Local Planning Authority. This should include a written specification detailing:

- a. All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
- b. All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and cleaning of painted or finished surfaces.
- c. All operations and procedures regarding the new footpath and any new street furniture including but not limited to ongoing maintenance, repairs and future replacement.

- d. All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.
- e. a maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.
- f. Details of the organisation responsible for the management of the landscaping of the open space and Sustainable Drainage System.

The development shall be carried out in complete accordance with the approved details.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. No above ground work shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system 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 the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted. A maintenance schedule shall be accompanied by a site plan to include 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 arising's generated from the site.

REASON: To ensure the future maintenance of drainage systems associated with the development in perpetuity in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

12. Within 2 months of completion of the development or installation of the SUDS hereby approved a Verification Report for the installed drainage attenuation basins, swale and landscaped bunds shall be submitted in writing by a suitably qualified independent 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) As-Built Drawings and accompanying photos to demonstrate compliance with the approved drawings
- c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
- d) Where required, CCTV confirmation that the system is free from defects, damage and foreign objects
- e) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

REASON: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development and in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

13. Prior to commencement of development full details (including scale and appearance) of the proposed footpath within the site and its connection into the

Desborough North development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The ongoing maintenance and management of the footpath shall be set out within the maintenance and management plan required pursuant to condition 9 of this planning permission.

REASON: In the interests of the visual amenity of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 12. Informatives

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Positive/Proactive - pre-application advice

Planting - rabbit fencing spec

Shelter guards - biodegradable

Discharge of surface water

List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	NK Ref.	Agent's Ref	Received Date
Site plan		22362-SK01A	12.03.21
Ecology survey		9718	01.03.21
Ecological Addendum (Designated Sites and Protected Species Plan)			
Proposed swale & basin layout		22362-102I	08.10.21
Proposed swale & basin layout / section		22362-103B	12.03.21
Arboricultural Survey	NK/2021/0191/3		01.03.21
Off-Site Drainage Works Detailed Landscape Proposals 1 of 2		P19-1929-100G	08.08.22
Off-Site Drainage Works Detailed Landscape Proposals 2 of 2		P19-1929-101G	08.08.22
MicroDrainage calculations File Offsite SW Calcs - DO.MDX SW_1in10yr SW_1in100yr_40CC_FEH SW_1in100yr_40CC_10UC_FEH SW_1in100yr_40CC_FSR dated 5/5/2021 ICP SUDS Mean Annual Flood dated 4/5/2021 Graphs for Pipe 1.008 US/MH 158 (Storm) Graphs for Pipe 1.005 US/MH 155 (Storm)			16.06.21
Pond and Basin Easement Plan		22362-106C	01.06.21
Drainage Layout		P19-1929-105A	08.10.21
Proposed bund sections		22362-108	08.10.21



**General Notes**

This drawing is to be used in conjunction with all relevant drawings, specifications and details.  
All dimensions are in millimetres unless noted otherwise.



**Drawing Key**

— Extent of application boundary

- Northampton  
Planning and Resources  
Northampton NN4 8UG  
T: 01603 751111
- Maidstone  
100 High Street, Maidstone, Kent ME14 2JG  
T: 01622 822277
- Milton Keynes  
Suite 25 Central Square, Buckingham Gate,  
Central Square, Milton Keynes MK14 6LJ  
T: 01235 838821

E: mail@jppuk.net  
W: jppuk.net

- Infrastructure Design
- Geotechnical & Environmental
- Structural Engineering
- Surveying
- Planning Services
- Professional Advice

Rev:	A	Do not scale, note removed
Drawn By:	JH	
Check By:	DD	
Scale @ A1:	1:1250	
Date:	February 2021	
Status:	FOR COMMENT	
Project No.:	22362	

Client:	Bellway Homes
Project:	Housing Development Stoke Road, Desborough
Title:	Redline Applications Boundary (Offsite Works)
By:	DD
Checked:	LC
Date:	11.03.2021
Drawing No.:	SK01
Rev:	A

