

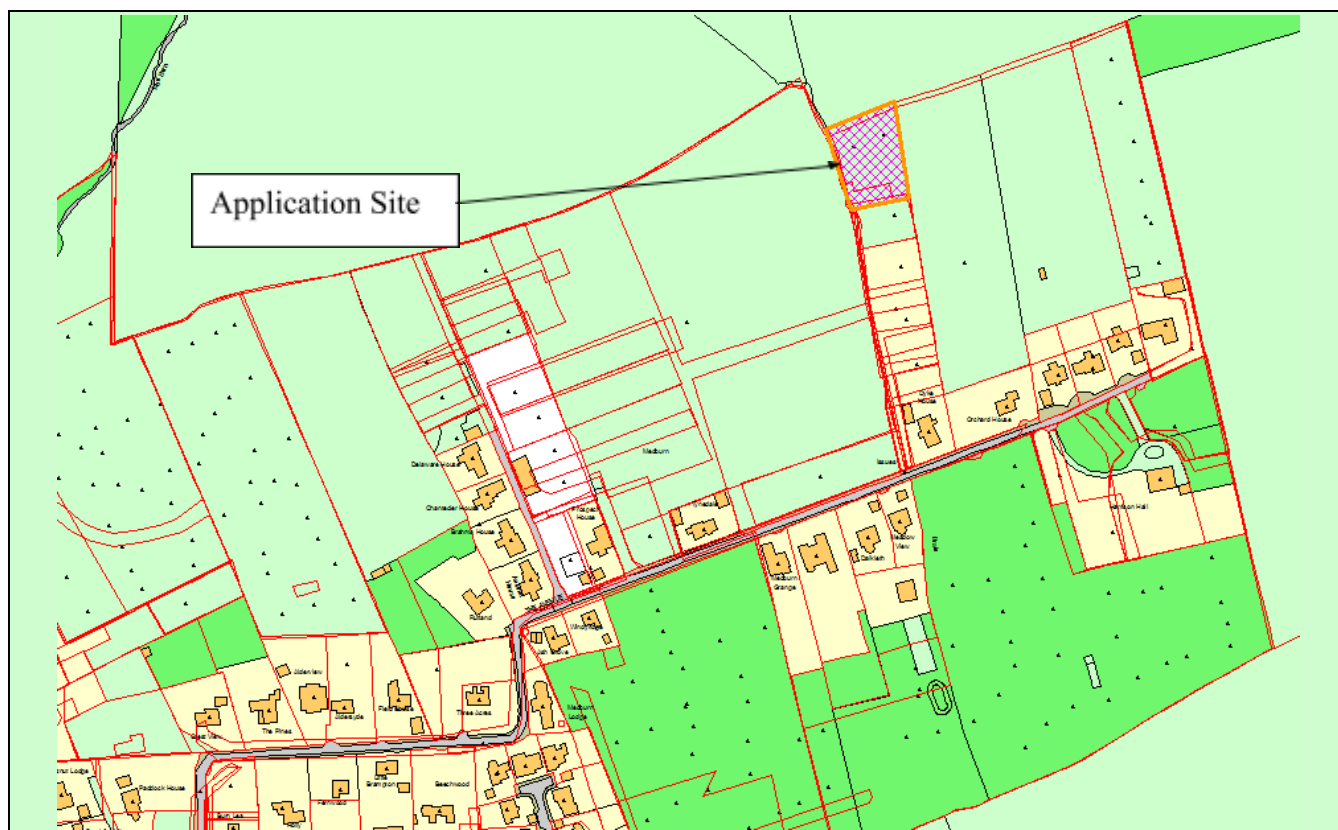
NORTHUMBERLAND

Northumberland County Council

Castle Morpeth Local Area Planning Committee

9th April 2018

Application No:	17/03367/OUT		
Proposal:	Outline application for 2 no. 2.5 storey dwelling houses with garages all matters reserved (re-submission of withdrawn outline planning application 17/00666/OUT)		
Site Address	Plots 5 And 6, Land North Of Dyke House, The Avenue, Medburn Northumberland		
Applicant:	Mr David Dixon Dyke House, The Avenue, Medburn, NE20 0JD	Agent:	Mr Nikki Harrison Heriot House, 12 Summerhill Terrace, NEWCASTLE UPON TYNE, NE4 6EB
Ward	Ponteland West	Parish	Ponteland
Valid Date:	19 September 2017	Expiry Date:	16 March 2018
Case Officer Details:	Name: Mr Richard Laughton Job Title: Planning Officer Tel No: 01670 622628 Email: richard.laughton@northumberland.gov.uk		



1. Introduction

1.2 Under the provisions of the Council's current Scheme of Delegation, in cases where applications are to be recommended for approval contrary to a valid objection from a Town or Parish Council and/or they receive a significant level of public objection, they are referred to the Head of Service and the Chairs of Planning Committees for consideration to be given as to whether the application should be referred to a Planning committee for determination. The matter was duly considered under these provisions and it was confirmed that the matter should be considered by Planning Committee.

2. Description of the Proposals

2.1 Outline planning permission is sought for the construction of two dwellings to the Land North Of Dyke House, The Avenue, Medburn, with all matters reserved for later approval including access, layout, scale, appearance and landscaping. Whilst details of access have been reserved for later approval an indicative plan has been submitted with the application that shows the application site would have its own drive that would continue from the private access leading from the avenue. The same plan shows an indicative layout of the property which would have detached garages and individual rear gardens. It forms an extension of a larger scheme for 4no. dwellings and would sit north of plots 1 & 2 (ref: 16/02988/FUL) and recently approved plot 4 (ref: 17/02601/FUL).

2.3 The site lies within the settlement boundary for Medburn (as defined by Local Plan Policy MBC1) and an area identified for infill development (as defined by Local Plan Policy MBH2).

3. Planning History

Reference Number: 17/00666/OUT

Description: Outline application for 2 no. 2.5 storey dwelling houses with garages (All matters reserved).

Status: Withdrawn

Reference Number: 17/01960/OUT

Description: Outline application for 2 no. 2.5 storey dwelling houses with garages and increased turning head size (All matters reserved) and full planning permission for pumping station to south of proposed dwellings (re-submission of planning application 17/00666/OUT).

Status: APPRET

Reference Number: CM/90/D/664

Description: Proposed Development

Status:

Reference Number: 17/00666/OUT

Description: Outline application for 2 no. 2.5 storey dwelling houses with garages (All matters reserved).

Status: Withdrawn

Reference Number: 17/01960/OUT

Description: Outline application for 2 no. 2.5 storey dwelling houses with garages and increased turning head size (All matters reserved) and full planning permission for pumping station to south of proposed dwellings (re-submission of planning application 17/00666/OUT).

Status: Application returned

Reference Number: CM/90/D/664

Description: Proposed Development

Status:

4. Consultee Responses

Ponteland Town Council	OBJECTION: The proposal is contrary to Policy MBH2 of the Castle Morpeth District Local Plan as the site is neither brownfield nor infill and is not within the curtilage of existing properties. The construction of 2 dwellings with the creation of a new access on agricultural land would constitute new housing development on greenfield land in a part of Medburn where only infill development on brownfield sites is permitted. The construction in this location will have a detrimental impact on the agricultural/rural and largely undeveloped character present in this part of the settlement, contrary to Policy H15 of the Castle Morpeth District Local Plan. Medburn is a small settlement without any services, only a limited bus service and poor paths for cyclists and pedestrians. The construction of 2 more dwellings in addition to the recently approved construction of at least 50 new dwellings will have an overwhelming and adverse impact on this small settlement and the C345, which is a narrow country lane and the only access road.
Highways	No objection subject to conditions
County Ecologist	No objection subject to conditions
Waste Management - South East	No response received.
Lead Local Flood Authority (LLFA)	No objection

Northumbrian Water Ltd	No objection
------------------------	--------------

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	7
Number of Objections	1
Number of Support	0
Number of General Comments	0

Notices

General site notice 18th October 2017

No Press Notice Required.

Summary of Responses:

One letter of objection has been received which in summary makes comments regarding:

- Detrimental impact upon residential amenities. This includes the impact on the character of the area, availability of infrastructure, density, over-development, layout, design and external appearance of buildings and landscaping
- Noise and smell
- highway safety is compromised: traffic generation, road capacity, means of access, visibility, and effects on pedestrians/cyclists both on the Avenue but also on the C345
- Where development is contrary to relevant council planning policy

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=OWHGPEQSJE800>

6. Planning Policy

6.1 Development Plan Policy

Ponteland Neighbourhood Plan (November 2017)

Policy PNP 1: Sustainable Development Principles

Policy PNP 2 : High Quality and Inclusive Design

Policy PNP 3: Infrastructure

Policy PNP 13: Biodiversity

Policy PNP 28: Sustainable Drainage Systems

Policy PNP 29: Transport and New Developments

Castle Morpeth District Local Plan, 1991-2006), Adopted February 2003

RE5 Surface water run-off and flood defences

RE6 Service infrastructure

C1 Settlement boundaries

C11 Protected Species

H11 Tandem and backland development

H15 New housing developments

MBH2 – Medburn Infill policy

MBC1 – Medburn Settlement Boundary

6.3 National Planning Policy

National Planning Policy Framework (2012)

National Planning Policy Guidance (2014, as updated)

7. Appraisal

7.1. The main planning considerations relating to this proposal are as follows:

- Housing Supply and Principle of Development
- Design, Layout and Impact on Amenity
- Disposal of Surface Water
- Access and Parking
- Ecology

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration. The Ponteland Neighbourhood Plan and saved Policies of the Castle Morpeth District Local Plan (adopted 2003) remain the development plan and the starting point for determining applications as set out at Paragraph 12 of the NPPF. However, the NPPF advises at Paragraph 215 that local planning authorities (LPAs) are only to afford existing Local Plans material weight insofar as they accord with the NPPF. The Ponteland Neighbourhood Plan was made in November 2017 and as such, can be afforded full weight.

Housing Supply

7.3 Paragraph 47 of the NPPF requires Local Planning Authorities to boost significantly the supply of housing with Paragraph 49 then advising that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

7.4 The latest five-year housing land supply position is a crucial matter for consideration. To meet the requirement of the NPPF, LPAs are required to identify and update annually, a five-year supply of deliverable housing land, with an additional buffer of 5% or 20% to ensure choice and competition in the market. The

higher buffer must be applied whereby circumstances of “persistent under-delivery” have been evident.

7.5 The ‘Northumberland Five-Year Supply of Deliverable Sites 2017 to 2022’ report was published in November 2017. This outlines that the Council has calculated an OAN in accordance with the methodology set out in the Planning Practice Guidance (PPG), using the most up-to-date official 2014-based household projections as the starting point. From this work, it is considered that the OAN falls within the range of 14,680 to 22,920 dwellings. As a result, Northumberland’s OAN for the purposes of calculating a five-year housing land supply is considered to fall at a midpoint within the above range. This equates to 18,880 dwellings over the period 2011 to 2031, an annual average of 944 dwellings per annum. The baseline five-year requirement for the period 2017 to 2022 is therefore 4,720 dwellings.

7.6 This latest assessment of the five-year housing land supply position covers the period 2017 to 2022 and identifies where new housing will be built in the next five years. The report confirms that the Council can identify a deliverable supply of housing land equivalent to 6.5 years. The ability to identify a five-year supply of deliverable housing land means that the requirement for new homes does not become the dominating factor in the decision-making process.

Principle of Development

7.7 Policy PNP1 of the Ponteland Neighbourhood Plan seeks to take a positive approach to new development with a presumption in favour of sustainable development in line with the NPPF. The site is located within the settlement boundary of Medburn as defined by Policies C1 and MBC1 of the Local Plan. Boundaries are drawn to identify the limits to settlements and are defined on the proposals map insets.

7.8 The site is located within an area defined by Local Plan Policy MBH2 which considers development as being appropriate, in principle, for infill development on previously developed land. The site is not previously developed and the construction of new dwellings on the site is not considered to constitute infill development. As such, whilst the site may lie within the wider settlement boundary for Medburn, the proposal would be contrary to the provisions of Local Plan Policy MBH2.

7.9 Notwithstanding this, the NPPF is a material consideration which needs to be taken into account. Firstly while giving emphasis to the reuse of previously developed land that is not of high environmental value, it does not specifically state that a sequential approach should be adopted in terms of developing brownfield land before greenfield land or specifically states land needs to be infill development. Paragraph 14 of the NPPF establishes a presumption in favour of sustainable development. For decision taking this means (unless material considerations indicate otherwise); approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

7.10 In addition, it is acknowledged that Medburn does not feature any services or facilities, nor does it have a regular public transport service. However, regard should be given to para 55 of the NPPF. In relation to this, it is worth noting a Planning Inspector's decision on a post-NPPF planning appeal for residential development, also in Medburn. (ref APP/P2935/A/2176272 - 11/01959/OUT). In that instance the Inspector acknowledged that Medburn had a lack of facilities but it was not a "remote rural location". The ability to access the services and facilities of Ponteland by cycle (albeit along un-lit country lanes with no footpaths) and limited public transport meant that the site offered potential for access by means other than a private car. In another appeal against the development of 14 dwellings on land to the east of the Nursery (12/00892/OUT) the Inspector agreed with this position. Based on this, it can be argued that the village of Medburn should not be regarded as completely isolated from essential services. From this point of view, it accords with NPPF Paragraph 55.

7.11 The close proximity of Medburn to Ponteland therefore means that additional housing there could be regarded as within reach of the wide range of services in Ponteland village centre, something which clearly has played a key part in the decisions made by the Inspectors in both appeal cases. Therefore, as the proposed scheme would provide new housing development in a location that is not remote from Ponteland and Darras Hall, which has reasonable access to services and facilities by means other than the private car, it is considered that new housing in Medburn would accord, in principle, with paragraph 55 of the NPPF and be generally consistent with the approach taken by the Inspectors in determining the recent Prospect Farm and Land East of The Nursery appeals.

7.12 In conclusion, although the proposal would not accord with the provisions of Local Plan Policy MBH2, as the NPPF does not require development to be on brownfield land or for it to be infill (unless in the Greenbelt). In addition, the development would be within the settlement boundary of Medburn where the Planning Inspectorate has agreed the development would accord with paragraph 55 of the NPPF in terms of being a form of sustainable development and as such accords with the Principles of Policy PNP 1 of the Ponteland Neighbourhood Plan. The principle of the development is therefore on balance considered to be acceptable.

7.13 The key considerations to assess further in this case are the proposed number of units on the site and the effects on the character and appearance of Medburn, the amenity of residents and other environmental aspects.

Design, Layout and Impact on Amenity

7.14 The Government attaches great importance to the design of the built environment and, through the NPPF, recognises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 57 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Paragraph 60 continues by stating that planning policies and decisions should not attempt to impose architectural styles or

particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is recognised however that it is proper to seek to promote and reinforce local distinctiveness.

7.15 At the local level, and in specific relation to new housing development, Local Plan Policy H15 despite significantly pre-dating the NPPF firmly aligns with the design objectives of the NPPF by setting out a number of criteria for new residential developments to satisfy in the interests of achieving high quality living environments., as does Policy PNP 2: High Quality and Inclusive Design of the Ponteland Neighbourhood Plan.

7.16 Details of appearance and landscaping have been reserved for determination at reserved matters stage. However it is considered that a development of appropriate scale and design could be achieved in accordance with the above policies. An indicative layout been submitted which demonstrates that an adequate amenity area and space with the neighbouring dwellings which would ensure neighbouring residents of the property would not be impacted upon in terms of loss of light, outlook and privacy in accordance with the NPPF and Local Plan Policy H15. In addition, the proposal would be consistent with the building lines of existing and extant permission for neighbouring properties. The plot position would allow two new dwellings to continue the linear formation northwards from the avenue.

7.17 In addition whilst the objection raises concerns over noise from construction traffic as this would only be for a limited period whilst construction is being carried out and subject to conditions restricting times of work and construction vehicle movement, it would be unreasonable to refuse the application on these grounds. Subject to conditions the proposal is therefore considered to be acceptable in terms of impact upon residential amenity in terms of impact from noise and is in accordance with and Policy PNP 2 of the Ponteland Neighbourhood Plan Local Plan and Policy H15 of the Castle Morpeth District Local Plan, in this respect.

Disposal of Surface Water

7.18 Northumbrian Water have been consulted state that they actively promote sustainable surface water management across the region and so the applicant should develop their surface water drainage solution by working through the following, listed in order of priority: Discharge into ground (infiltration); Discharge to a surface water body; Discharge to a surface water sewer, highway drain, or another drainage system and as a last resort, discharge to a combined sewer.

7.19 The application states that there will be a connection to the adjacent watercourse for the disposal of surface water. The Local Lead Flood Authority (LLFA) is content with this approach and adequate discharge rates have been demonstrated to allow for attenuation on site. There are however, concerns with the impact of surface water flooding to the development site. Surface water flood maps from the Environment Agency show the site is at medium/high risk of surface water flooding and that a flow route through the development is present. With reference to the outline nature of this application, an assessment of this risk to any development needs to be given, before the LLFA can remove their objection. The LLFA have

confirmed an appropriate level of information has been submitted at this stage of the process but an appropriately worded condition is required to secure details of the implementation, maintenance and management of a scheme for surface water drainage scheme is submitted to ensure an adequate attenuation rate. Permitted Development rights will also be removed for any permission granted in order for the Local Planning to manage surface water runoff. Overall, there are no objections from the LLFA and the application is in accordance with the NPPF.

Access and Car Parking

7.20 Details of access and parking have been deferred for reserved matters approval and the Highway Authority have suggested conditions which would ensure parking, refuse and cycle parking details are submitted. It is considered by the case officer that due to the nature and scale of the proposed plots that a cycle parking condition is not necessary. Subject to the recommended conditions it is considered that the proposal conforms with NCC parking standards and would be acceptable in terms of refuse and access onto the site. The proposed development sees an additional 2 plots added onto the 4 plots that have extant permission.

7.21 The Highways Authority have raised concerns regarding the access onto the C345 from The Avenue and state the access presents major visibility issues and with the increasing development down The Avenue it is anticipated this could lead to the increased chance of an accident at this junction. However, it is considered the limited increase in vehicular movement due to this one dwelling would not have a severe impact, in terms of the NPPF, over and above the movements already in place.

7.20 Whilst there is an objection from a local resident in relation to highways issues in terms of increased traffic and impact on the road safety along the Avenue, the Highway Authority have not raised any concerns regarding this. The Avenue is a privately maintained road and as such all developments/residents down The Avenue should consider providing a contribution to help address the issue at the junction. In addition any upgrading of the road would be a civil matter to be agreed with all residents along The Avenue, not Northumberland County Council.

7.21 As such subject to the conditions suggested by the Highway Authority the development is considered to be acceptable in terms of access and parking and in this regard accords with the NPPF.

Ecology

7.22 The County Ecologist has been consulted and has raised no objection to the proposal subject to conditions regarding bats and details on tree planting and landscaping to enhance the biodiversity value of the site. Subject to the imposition of these conditions, it is considered that the proposal would accord with Policy PNP 12 of the Ponteland Neighbourhood Plan and Local Plan Policy C11 and which is designed to safeguard protected species from harm and disturbance, and which aligns with the NPPF in Chapter 11 in terms of minimising impacts on biodiversity and providing net gains where possible.

Other Matters

Equality Duty

7.23 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

7.24 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

7.25 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.26 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

8. Conclusion

8.1 Consideration has been given to potential effects on character, highway safety, drainage and flood risk and ecology. There are not considered to be any significant harmful impacts, and any effects could be satisfactorily mitigated through appropriate conditions where necessary. It is therefore considered that sustainable development would be achieved in this case having regard to the relevant policies of the development plan and the NPPF. The identified development plan policies set out are considered to be consistent with the NPPF.

8.2 The application is considered to be in accordance with Policy PNP1, PNP2, PNP12 of the Ponteland Neighbourhood Morpeth Plan, Policy C11 and H15 of the Castle Morpeth District Local Plan and the NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. Approval of the details of the access, appearance, landscaping, layout and scale hereinafter called the reserved matters shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

02. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

03. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

04. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the, access, appearance, layout and scale shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To achieve a form of development that complies with the Development Plan and other material considerations.

05. Before construction above damp proof course level of any dwelling commences, details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in complete accordance with the approved details.

Reason: In the interests of visual amenity and securing the satisfactory appearance of the development from the outset of development, and in accordance with the provisions of Local Plan Policy H15.

06. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, dormer windows, or free standing buildings or structures shall be added to or constructed within the curtilage of the dwelling house hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: In order that the impact on neighbouring properties of any additions or curtilage buildings may be properly assessed in the interests of amenity and in accordance Local Plan Policy 15.

07. The development shall not be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework

08. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials; v. storage of plant and materials used in constructing the development
- vi. measures to control the emission of dust and dirt.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

09. The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details. Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework

10. Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise. In accordance with Local Plan Policy H15.

11. During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday -0800 to 1800, Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise. In accordance with Local Plan Policy H15.

12. Prior to the commencement of development, details of a buffer zone (including the location and type of protective fencing) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be provided before the commencement of development and thereafter retained.

Reason: To maintain the favourable conservation status of protected species from the outset of development; in accordance with the National Planning Policy Framework and Local Plan Policy C11.

13. Prior to the commencement of development, a detailed landscaping plan, including the planting of locally native trees and shrubs of local provenance and the retention and enhancement of the retained hedge on the western boundary, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall thereafter be implemented during the first full planting season (November - March inclusive) following the completion of the development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site from the outset of the development; in accordance with the National Planning Policy Framework and Local Plan Policies C15, H15 and MBH2.

14. The development hereby approved shall be undertaken in accordance with the measures detailed within the ecological report ("Preliminary Ecological Appraisal-Land at Medburn" E3 Ecology Ltd., March 2015) including, but not restricted to, a checking survey to be submitted to and approved by the Local Planning Authority prior to works commencing, with all recommendations to be implemented as approved; adherence to timing restrictions; adherence to precautionary working methods and Method Statement; any deep (in excess of 300mm) excavations left open overnight to be securely covered, fenced or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide a means of escape for any ground animal which may otherwise become entrapped; adherence to external lighting recommendations in accordance with guidance as set out in "Bats & Lighting in the UK" Bat Conservation Trust/Institution of Lighting Engineers, 2009; removal of rhododendron in accordance with the Method Statement; retention of the existing hedgerow along the western boundary and inclusion of a minimum of 2No. bat slates (as specified) in the southern aspects of the roofs of each of the proposed new dwellings.

Reason: To maintain the favourable conservation status of protected species; in accordance with the National Planning Policy Framework and Local Plan Policy C11.

15. The development hereby approved shall be carried out in accordance with the guidance set out in 'Pollution Prevention Guidance: Works or Maintenance in or Near Water PPG5', Environment Agency, 2007.'

Reason: To ensure that a watercourse is not polluted or contaminated during development works; in accordance with the National Planning Policy Framework.

16. Development shall not commence until details of the implementation, maintenance and management of a scheme for surface water using a sustainable drainage scheme has been submitted to and approved by the Local Planning Authority. The scheme shall be designed to dispose and attenuate surface water up to the 1 in 100 year plus climate change event from the development and shall limit discharge from the development to 1.2l/s, for all rainfall events. The scheme shall be implemented in accordance with the approved details, which shall include:

- i. A timetable for its implementation; and,
- ii. A management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or the other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure the effective drainage of surface water from the development, not increasing the risk of flooding elsewhere.

Informatives

01. No removal of hedges or felling of trees shall be undertaken between 1 March and 31 August unless an ecologist has first confirmed that no bird's nests are being built or are in use, eggs or dependent young will be damaged or destroyed.

02. Construction traffic must be extra cautious when proceeding along the Avenue.

03. Any areas of hardstanding areas (patio, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete.

Further information can be found here:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

04. The development should explore disconnecting any gutter down pipes into rain water harvesting units and water butts, with overflow into rainwater

garden/pond thus providing a resource as well as amenity value and improving water quality.

05. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

06. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Date of Report: 26.02.2018

Authorised by:

Date:

Background Papers: Planning application file(s) 17/03367/OUT