



# Northumberland

## County Council

### Castle Morpeth Local Area Planning Committee

14<sup>th</sup> May 2018

<b>Application No:</b>	18/00317/FUL		
<b>Proposal:</b>	Construction of a detached two-storey dwelling and detached double garage		
<b>Site Address</b>	Plot 4 Harrison Hall, The Avenue, Medburn, NE20 0JD		
<b>Applicant/ Agent</b>	Mr John Cotterill Racecourse Road, Swinton, S64 8DR, United Kingdom		
<b>Ward</b>	Ponteland West	<b>Parish</b>	Ponteland
<b>Valid Date</b>	5 February 2018	<b>Expiry Date</b>	18 May 2018
<b>Case Officer Details</b>	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		



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## 1. Introduction

- 1.1 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 the Castle Morpeth Local Area Planning Committee.

## 2. Description of the Proposals

- 2.1 Planning permission is sought for the construction of 1no dwelling and detached garage at Plot 4, Harrison Hall, Medburn.
- 2.2 The proposal would be located within the former grounds of Harrison Hall with previous permissions approved on this overall plot for 1no new dwelling. The application proposes the sub division of this plot with the proposed dwellinghouse and detached garage situated to the south of the previously approved property under ref no. 17/02321/FUL.
- 2.3 The submitted details indicate a four bedroom two storey property incorporating pitched roof designs that measure to a maximum height of 7.35 metres. The proposed internal floor space for the dwelling would measure 157m<sup>2</sup> at ground floor with a further 118m<sup>2</sup> at first floor. The total application site, once subdivided, would measure at 0.16 hectares. The proposed dwelling is predominantly rectangular shaped and would be constructed using red facing brick and ivory render, clay roof tiles, oak finished doors and aluminium faced fenestration. There are no trees or hedgerows to be removed as part of the proposal.
- 2.4 The site is located at the end of The Avenue, a private road, within the settlement boundary of Medburn. The Avenue has a mix of housing types and sizes ranging from bungalows to 2 storey dwellings including recent developments which are dispersed along The Avenue in an uneven pattern.

## 3. Planning History

**Reference Number:** CM/89/D/482

**Description:** Development of existing settlement incorporating residential development and provision of ancillary facilities on 34.7 ha

**Status:** Objection

**Reference Number:** 13/03199/FUL

**Description:** Proposed new build detached dwellings on both Plots 1 and 3

**Status:** Permitted

**Reference Number:** 17/01210/OUT

**Description:** Proposed construction of 2 No exclusive detached homes

**Status:** Application returned

**Reference Number:** 17/02321/FUL

**Description:** Proposed construction of a new detached dwelling and detached garage

**Status:** Permitted

## 4. Consultee Responses

Ponteland Town Council	Objects in terms of limited public transport, footpath links, highways quality, impacts on amenity/nuisance, impacts on infrastructure.
Highways	No objections providing inclusion of recommended conditions.
Lead Local Flood Authority (LLFA)	No comments.
Northumbrian Water Ltd	Informatives attached regarding surface water drainage.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	5
Number of Objections	6
Number of Support	0
Number of General Comments	0

### Notices

General site notice, 20th February 2018  
No Press Notice Required.

### Summary of Responses:

6no objections were received from neighbouring residents within Medburn, relating to:

- Highways and access issues;
- Amenity of neighbouring residents;
- Over development of the site;
- Tandem development;

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

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P35KX3QSLX500>

## 6. Planning Policy

### 6.1 Development Plan Policy

Ponteland Neighbourhood Plan (2017)

Policy PNP 1: Sustainable Development Principles

Policy PNP 2: High Quality and Inclusive Design

Policy PNP 3: Infrastructure

Policy PNP 11: Landscape

Policy PNP 13: Biodiversity  
Policy PNP 27: Flood Risk  
Policy PNP 28: Sustainable Drainage Systems  
Policy PNP 29: Transport and New Developments

Castle Morpeth District Local Plan (2003, saved policies 2007):

RE6 – Service Infrastructure  
C1 - Settlement Boundaries  
C11 – Protected Species  
C15 – Trees in the countryside and urban areas  
H1 - Housing Land Supply  
H11 - Tandem and Backland Development  
H15 - New Housing Developments  
MBC1 - Medburn Settlement Boundary  
MBH1 - Infill Development  
MBH2 - Infill Development  
T5 – Public Transport

## 6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2012)  
National Planning Practice Guidance (NPPG) (2014, as updated)

## **7. Appraisal**

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

- Town Council objection
- Principle of Development
- Housing Supply
- Visual amenity and design
- Residential amenity
- Highway matters
- Disposal of Surface Water

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.

### Town Council objection

- 7.3 An objection was submitted by Ponteland Town Council against the proposal raising concerns in regards to the sustainability of the development in relation to public transport and footpath links to the site. Concerns were also raised in terms of highways safety, impact on amenity of neighbouring residents and impacts on infrastructure. These points have duly been addressed within the below appraisal.

### Principle of Development

- 7.4 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.
- 7.5 The site is located within an area defined by Local Plan Policies 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.
- 7.6 Notwithstanding this, 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.
- 7.7 NPPF Paragraph 6 advises that the Policies set out in Paragraphs 18 to 219 of the document, taken as a whole, constitute the Government's view on what sustainable development in England means in practice for the planning system. Paragraph 7 provides the key starting point against which the sustainability of a development proposal should be assessed. This identifies three dimensions to sustainable development, an economic element, a social element and an environmental element. Paragraph 8 goes on to advise how the three elements of sustainable development are mutually dependant and should not be undertaken in isolation. It makes clear that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

7.8 Whether the presumption in favour of sustainable development is successful in this case is dependent on an assessment of whether the proposed development of the site would be sustainable in terms of its economic, social and environmental roles.

7.9 It is acknowledged that Medburn as a settlement is poorly served by services/facilities with no shops, school, pub, community centre or other such community facilities. However, previously planning decisions in Medburn have given weight to two appeal decisions within Medburn, one for five dwellings and one for 14 dwellings which both determined that although Medburn itself has no services of its own, it is not a remote or unsustainable location by virtue of its close proximity and connectivity to Ponteland and its range of services. In respect of the appeal against five dwellings at Prospect Farm (planning application ref: 11/01959/OUT and appeal decision dated 22nd October 2012) the Inspector determined that:

*"The Local Plan indicates that limited housing development is acceptable at Medburn with the clear implication that it is not considered to be an unsustainable location for limited new housing. Although the small settlement has no facilities of its own, it is not a remote rural location. Whilst it appears that residents generally have private cars and the site is outside convenient walking distance of the shopping, social, educational and employment facilities at Ponteland and Darras Hall, the site appears to be within cycling distance of such facilities and there is a limited regular bus service and school transport. Therefore, the site offers scope for accessing facilities and services by means other than private cars."*

7.10 In the appeal against the development of 14 dwellings on the application site (no. 12/00892/OUT) the Inspector agreed with this position and stated that:

*"The appeal site in this instance is close to Prospect Farm. It is within easy reach of a bus stop, a bridleway and a cycleway, and I am in agreement with that Inspector with regard to the accessibility of Medburn to the service facilities of nearby Ponteland. In addition, the bus service from Medburn to the nearest Metro Station, notwithstanding the Council's argument regarding frequency, would provide suitable links to the employment, shopping and leisure facilities to be found in the wider Tyne and Wear area."*

7.11 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. Whilst the NPPF provides a strong presumption in favour of sustainable development, it also recognises at Paragraph 55 that in cases where a number of settlements are closely grouped together, new housing in one village may support services in an adjacent settlement. The close proximity of Medburn to Ponteland is one such example where new housing development on the application site could potentially lend support to the wide range of services in Ponteland village centre, and clearly this 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 would support the existing services and facilities in an adjacent settlement, and which has reasonable access to such 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 Prospect Farm and the application site appeals.

- 7.12 A further inspectorate decision received in April 2018 (APP/P2935/W/16/3165719 - 16/01647/OUT) overturned a refusal from the local planning authority with the inspector report detailing that Medburn is not considered a remote, rural location owing to the ability to access Ponteland by cycle and public transport. From the point of view of these 2<sup>no</sup> appeal decisions, the proposed scheme accords with NPPF Paragraph 55.
- 7.13 The 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.
- 7.14 In conclusion, the principle of development on the site is considered acceptable in accordance with Local plan policy MBC1. As per previous appeal decisions from the planning inspectorate, detailed within part 7.9, 7.10 and 7.12 of this appraisal, where it has been agreed that the development would accord with paragraph 55 of the NPPF in terms of being a form of sustainable development, the development is also considered to comply with policy PNP 1 of the Ponteland Neighbourhood Plan.

#### Housing Supply

- 7.15 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.
- 7.16 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.

- 7.17 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.
- 7.18 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.

#### Visual amenity and design

- 7.19 Previous permissions for 1no dwelling on this plot have been granted consent with works in regards to the construction of the dwelling approved under planning ref no. 17/02321/FUL clearly underway as identified by the officer when visiting the site. This application seeks a subdivision of the plot to allow for the siting of a further two storey, detached dwelling with a detached garage also included on the site. It was noted by the officer when visiting the site and carrying out an assessment of the proposal, Medburn benefits from a varying design of house types in terms of scale, form and design with the proposal included within this application appearing to be well proportioned and designed to a similar scale of the immediately neighbouring property to the North as well as further properties along the Avenue.
- 7.20 The design criteria within Policy MBH2 and H15 seek to ensure that the curtilage of the proposed dwelling is commensurate with the size and quality of the proposed dwelling. Despite the plot being subdivided to allow for 2no dwellings, sufficient space would be retained for the amenities of both properties with privacy standards still adhered to between the 2no properties. Sufficient space would be retained within the dwelling for garden space and the storage of refuse and due to the property being partially screened from the street scene by the recently approved dwelling to the North, there is not considered to be any adverse impact caused. Whilst recognised that policy H11 of the Castle Morpeth District Local Plan of the Castle Morpeth District Local Plan details concerns raised in regards to subdivision of existing sites to create further dwellings, it is considered that this proposal would not contribute to a poor relationship in terms of the layout of surrounding dwellings with it recognised properties to the North of The Avenue are also situated in a similar layout, extending away from the public highway.



- 7.21 The overall design of the property is that of a high standard, clearly in accordance with provisions within policy H15 of the Castle Morpeth District Local Plan as well as the NPPF. The materials chosen in construction of the dwelling are considered appropriate, ensuring the dwelling appears sympathetic in relation to neighbouring properties and is not viewed as an incongruous addition to the area. The incorporation of large amount of glazing indicates a modern dwelling with the installation of oak doors retaining a traditional aspect upon the property. The proposed detached double garage would be located upon the Eastern boundary of the sub divided plot, measuring 6 metres by 6 metres incorporating a pitched roof that measures 6.1 metres to the highest point. The garage is of a simple design, incorporating matching brickwork and roof tiles to that of the proposed dwellinghouse.
- 7.22 Considering the above, it is therefore the opinion of the officer that the proposed works are in accordance with Policy PNP2 of the Ponteland Neighbourhood Plan, H15 and MBH2 of the Castle Morpeth District Local Plan and provisions of the NPPF in terms of high quality design.

#### Residential amenity

- 7.23 Despite the proposed subdivision of the plot, adequate separation distances would still be retained between the proposed dwelling and neighbouring properties to ensure there would be no adverse impact caused upon the amenities of neighbouring residents. As the site is bounded by open countryside to the rear (South), with a small woodland parcel to West (side), neighbouring properties only appear situated to the North and East of the proposed site. A separation distance of approximately 30 metres would be retained from the front elevation of the proposed dwelling to the rear elevation of the recently approved upon plot 1 with 26 metres retained from the side wall of the proposed dwellinghouse to the rear of the existing property recognised as Harrison Hall. It is therefore considered that privacy standards have been considered and are appropriate to ensure there is no adverse impact caused upon the privacy of neighbouring residents as well as owners of the application property. Whilst it is recognised that the detached garage would be situated close to the Eastern boundary of the site, an overall pitched roof height of 6 metres, sloping downwards to an eaves of 2.4 metres is considered suitable to not cause an overbearing impact to the neighbouring property with 20 metres retained from the garage to the West facing gable elevation of Harrison Hall. A condition has been attached to any approval restricting the use of this detached double garage to ensure it remains ancillary to the use of the dwellinghouse and does not form a separate dwelling at the site to retain the privacy of neighbouring properties. It is therefore the opinion of the officer that the proposals at the site are in accordance with Policy PNP1 of the Ponteland Neighbourhood Plan and H15 and MBH2 of the Castle Morpeth District Local Plan in terms of residential amenity.

### Highways matters

- 7.24 Consultation was undertaken with Northumberland County Council's Highways Authority with a response provided on 27<sup>th</sup> February 2018 in relation to the proposal. The proposal is in accordance with policy and the principle is acceptable, conforming with the principles of the NPPF. Satisfactory manoeuvring and parking arrangements have been included within the submitted details with a condition attached to any approval requesting a construction method statement be submitted to and approved by the local planning authority prior to the commencement of any works at the site so the impact upon 'The Avenue' can be assessed.
- 7.25 It is recognised by the Highways Authority that The Avenue is a privately maintained road with concerns raised regarding the access onto the nearby C345 public highway. However, it is considered that the limited increase in vehicular movement due to this one dwelling would not cause a severe impact, in terms of the NPPF, over and above the movements already in place. Whilst concerns have been raised by residents regarding the standard of the road along The Avenue, any upgrading of the road would be a civil matter to be agreed with all residents along The Avenue, not Northumberland County Council.
- 7.26 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.

### Disposal of surface water

- 7.27 Northumbrian Water have been consulted upon the application, stating in their response that they actively promote sustainable surface water management across the region and so the applicant should develop their surface water drainage solution in an appropriate manner. An informative has been attached to any approval advising the applicant of Northumbrian Water's preferred methods in regards to surface water disposal.

### Flood risk

- 7.28 The application site is situated outwith any floodzone areas as detailed by the Environment Agency. Considering this, the risk of flooding at the site is not considered to be increased or impacted upon by the creation of 2no dwellings at the site and this accords with policy PNP 27 of the Ponteland Neighbourhood Plan.

### **Equality Duty**

- 7.29 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**

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

### **Human Rights Act Implications**

- 7.31 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 well-being 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.
- 7.32 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.
- 7.33 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## **8. Conclusion**

- 8.1 Consideration has been given to potential effects on character, visual amenity, highway safety and drainage at the site and surrounding area. 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 and PNP2 of the Ponteland Neighbourhood Plan, Policy 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. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby approved shall be carried out in complete accordance with the approved plans. These plans are:

1. Proposed site plan drawing no. 01 (received 26<sup>th</sup> January 2018)
2. Proposed combination plan drawing no. 02 (received 6<sup>th</sup> February 2018)
3. Proposed garage drawing no. 03 (received 6<sup>th</sup> February 2018)

Reason: For the avoidance of doubt, and in the interests of proper planning.

03. The use of the garage shall at all times remain incidental to the enjoyment of the dwellinghouse in perpetuity and not be used as or sold a separate residential dwelling.

Reason: In the interests of residential amenity and in accordance with policy Sus 1 of the Ponteland Neighbourhood Plan.

04. The development shall not be occupied until the car parking area indicated on the approved plan titled 'Proposed Site Plan Drg No.01 Rev A received on the 26 January 2018, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

05. 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. vehicle cleaning facilities; ii. the parking of vehicles of site operatives and visitors; iii. the loading and unloading of plant and materials; iv. storage of plant and materials used in constructing the development

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

06. The dwelling hereby approved shall not be occupied until approved has been given to detailed plans showing the hard and soft landscaping of the site. This shall include, where appropriate, the planting of trees and shrubs, the provision of screen walls or fences, the mounding of earth, areas to be seeded with grass and other proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved plans before the end of the year in which the development starts, or within such other time as may be agreed with the Local Planning Authority in writing beforehand.

Reason: To ensure the satisfactory appearance of the development upon completion.

07. Deliveries to and collections from the site during 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.

08. 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.

## **Informatives**

1. Northumbrian Water actively promotes sustainable surface water management across the region. The Developer should develop their Surface Water Drainage solution by working through the following, listed in order of priority:
- Discharge into ground (infiltration); or where not reasonably practicable
  - Discharge to a surface water body; or where not reasonably practicable
  - Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable

- Discharge to a combined sewer

**Date of Report:** 23<sup>rd</sup> April 2018

**Background Papers:** Planning application file(s) 18/00317/FUL