

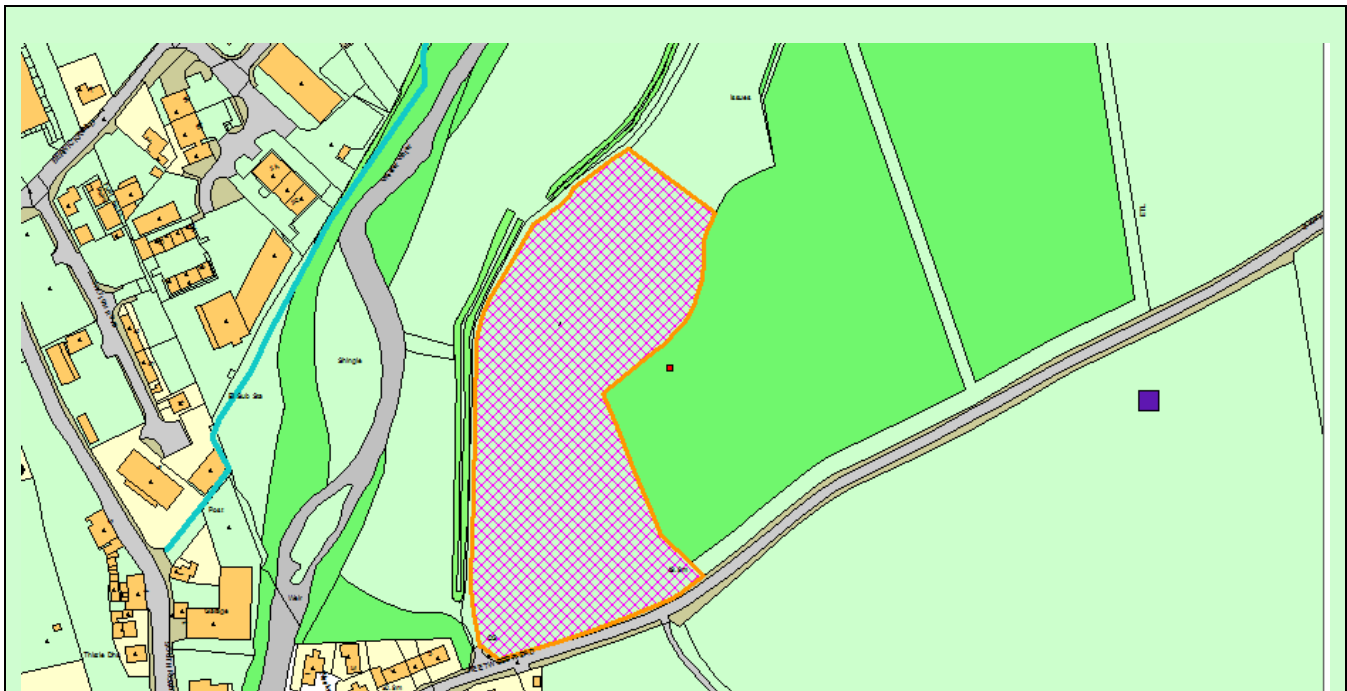


Northumberland County Council

North Northumberland Local Area Council 20 June 2019

Application No:	18/03177/REM		
Proposal:	Reserved Matters application relating to outline approval 13/01665/OUT: Submission of detailed information in respect of site layout, landscaping, boundary treatments, access, drainage strategy and house types detail, scale, massing and finishing materials.		
Site Address	Land North East Of 3 , Weetwood Road, Wooler, NE71 6AE		
Applicant:	Mr N Turnbull Ascent Homes, , Wansbeck Workspace, Rotary Parkway, Ashington NE63 8QZ	Agent:	Ms Linda Telfer 97 South Woodside Rd, Glasgow, G20 6NT, UK
Ward	Wooler	Parish	Wooler
Valid Date:	6 September 2018	Expiry Date:	31 March 2019
Case Details:	Officer	Name: Mr Tony Lowe Job Title: Senior Planning Officer Tel No: 01670 622708 Email: tony.lowe@northumberland.gov.uk	

Recommendation: That this application be GRANTED permission



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

1. Introduction

1.1 The applicant is Ascent Homes, an arm of Advance Northumberland, itself a regeneration company wholly owned by Northumberland County Council; as such, under the provisions of the Council's current Scheme of Delegation the item is referred to committee for consideration.

1.2 The Outline application, planning reference 13/01665/OUT, was considered by planning committee 27 November 2013 and secured a resolution to grant planning permission subject to a S.106 Agreement to deliver 30% affordable home. The draft S.106 was not signed due to unavoidable circumstances which left the applicant without professional advice at that time. The application was then referred back to committee on 26th January 2016, due to changes to the S.106 agreement, when the applicant sought a 15% affordable housing contribution, in line with policy at the time. The committee then resolved to grant planning permission on these terms.

2. Description of the Proposals

2.1 At the time of the Outline approval all matters were reserved and consent is now sought for these Reserved Matters – Access, Layout, Appearance and Landscaping.

2.2 The triangular shaped site is located on Weetwood Road, 600m east of Wooler Village Centre. The site is bounded to the south by Weetwood Road, to the west by Wooler Sewage Treatment Works and to the north and east by agricultural land. The site is currently open land.

2.3 The applicant proposes 72 dwellings, with an external finish of Brick faced masonry, with Upvc fascia and rainwater goods, Upvc double glazed windows, with concrete interlocking concrete tiles over and utilising 9no. house types:

7no. AH 2 bed, 4 person, bungalow (Newsham);
4no. AH, 2 bed, 4 person, terrace (Type 02);
6no. 2 bed, 4 person, terrace (Type 02);
20no. 2 bed, 3 person, semi-detached bungalow (Type BU2);
2no. 3 bed, 6 person, detached bungalow (Type SB07);
8no. 3 bed, 6 person, detached bungalow (Type SB08);
18no. 3 bed, 5 person, semi-detached dwellings (Type 07);
1no. 3 bed, 5 person, detached dwelling (Type 07);
6no. 4 bed, 6 person, detached dwellings (Type 11);

3. Planning History

Reference Number: 13/01665/OUT

Description: Outline permission for residential development and 12 no. self-catering lodges (all matters to be reserved)

Status: PER

Reference Number: 16/01238/ELEGDO

Description: Relocation and installation of terminal poles and realignment of overhead line

Status: NOOBJ

Reference Number: 17/02233/OUT

Description: Resubmission of application 13/01665/OUT. Outline permission for residential development and 12 no. self holiday chalets (all matters to be reserved).

Status: APPRET

4. Consultee Responses

Highways	No objection, subject to conditions set out in the report
County Ecologist	No objection
Lead Local Flood Authority (LLFA)	No objection, subject to conditions: Previously we raised an objection to the proposed development on flood risk and drainage grounds. Following this objection additional information has been submitted with the application. On review of this information we are in a position to remove our objection to the application.
Wooler Parish Council	The Council agreed to request a Section 106, and request the existing 30 mph sign was suitably placed at the entrance to the street i.e. sign moved, ensure there will be adequate lighting, and ensure there will be a footpath along the side of the B6348. The Council also felt some financial investment would be needed for the community, and requested advice on what investment there would be for Scotts Park in light of this application.
County Archaeologist	No objection : Based on the available information, I have concluded that the proposed development is unlikely to adversely affect significant archaeological remains in this particular instance. I therefore have no objections to the application and no further archaeological work will be required.
Public Protection	No comment
Northumbrian Water Ltd	No objection, subject to conditions set out in the report
Environment Agency	Following the submission of further information, the initial objection has been withdrawn.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	24
Number of Objections	0
Number of Support	1
Number of General Comments	0

Notices

General site notice, 12th September 2018

Berwick Advertiser 20th September 2018

Summary of Responses:

5.1 One letter of support has been received. The reasons for support include:

The mix of house types;
Landscaping and tree planting;

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=PEKM5WQSIVM00>

6. Planning Policy

6.1 Development Plan Policy

F9 Wildlife - Berwick upon Tweed Local Plan

F3 Tweed Valley, Kylee Hills, Glendale Areas of High Landscape Value - Berwick upon Tweed Local Plan

F10 Protected Species - Berwick upon Tweed Local Plan

F31 Social and Economic Welfare

S2 Five Year Housing Land Supply - Berwick upon Tweed Local Plan

S6 Affordable Housing - Berwick upon Tweed Local Plan

M22 Bypass, Wooler - Berwick upon Tweed Local Plan

6.2 National Planning Policy

National Planning Policy Framework (2019)

Planning Practice Guidance (2019, as updated)

6.3 Emerging Planning Policy

Wooler Neighbourhood Plan (WNP):

Relevant policies would include:

Policies 1, 3, 5, 6, 8, and 19

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019 (NLP); relevant policies would include:

Policies STP 1, STP 2, STP 3, STP 4, STP 5, HOU 2, HOU 3, HOU 4, HOU 5, HOU 6, QOP 1, QOP 2, QOP 3, QOP 4, QOP 5, QOP 6, TRA 1, TRA 2, TRA 4, ENV 1, ENV 2, ENV 3, ENV 7, WAT 2, WAT 3, WAT 4

6.4 Other Documents/Strategies

Northumberland Five-year Supply of Deliverable Sites: 2017 to 2022 (2017)
Northumberland Strategic Housing Market Assessment (SHMA - October 2018)

7. Appraisal

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. This forms the basis of the NPPF's presumption in favour of sustainable development. Applications for new development should be considered in the context of this presumption in favour of sustainable development unless policies indicate otherwise or, the adverse impacts significantly and demonstrably outweigh the benefits. However, identified in paragraph 177 where a proposal requires an Appropriate Assessment to be undertaken this presumption does not apply. The adopted Development Plan for the area is The Berwick-upon-Tweed Borough Local Plan 1999 (BLP); a number of the policies within the Local Plan were "saved" in 2007 following the introduction of the Planning and Compulsory Purchase Act 2004 which means that they were identified as continuing to be of relevance and were not, at that time, replicated by national or regional planning guidance. These policies remain extant and where applicable are considered within the recommendation.

7.2 An application by Wooler Parish Council to designate the civil parish of Wooler as a 'neighbourhood area' was approved by Northumberland County Council on 23 November 2015 following a period of publicity between 9 October 2015 and 20 November 2015. The plan has recently finished Regulation 14 consultation but, at this time its policies are afforded limited weight.

7.3 The Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications (NLP), was submitted on 29 May 2019. In accordance with Paragraph 48 of the NPPF, the policies contained within the document at this stage will carry some weight, with strategic policies carrying a greater weight. The background studies/ documents, which form the evidence base for the NLP, constitute a material consideration

7.4 The proposal has been examined against national and local planning policy and the main issues in the consideration of this application are;

Principle of development
Access

Design/ external appearance
Landscaping
Layout/ scale
Water Management

Principle of development

7.5 The general principle for development of the site was established under planning reference 13/01665/OUT. This consent is subject to a s.106 agreement for the provisions of 15% affordable homes (AH), and requires a tenure split of 67% AR and 33% intermediate AH and will provide 7no. 2 bedroom bungalows, together with 4no. 2 bedroom houses. Correspondence with the Council's Housing Officer indicates this is a good mix which reflects the needs of the ageing population in the area, together with homes for newly forming small households who are vital for the sustainability of rural settlements.

Access (Highways)

7.6 Paragraph 109 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or, the residual cumulative impacts on the road network would be severe. BLP policy M14 sets out the minimum parking standards required in developments.

7.7 NLP policy TRA1(a) requires all developments to have a safe and effective access and egress, with policy TRA4 requiring an appropriate level of off street parking to be provided.

7.8 The proposal has been examined by Highways Development Management Team (HDM) which, following the submission of revised details has no objection, subject to the conditions set out in the report. With regard to access, including internal estate roads and parking, the arrangements are considered acceptable when considered in terms of both highway safety and convenience. Subject to the requested conditions the proposal is considered acceptable and will accord with BLP policy M14 the provisions of the NPPF.

External appearance (design)

7.9 Design considers the appearance of the development independently and as part of the immediate streetscene. The appraisal of Landscape considers the physical mass and character impact of a development proposal. The criteria of BLP policy F3 includes the requirement for all development to accord with their surroundings in terms of scale, density, height, massing layout, materials and landscaping.

7.10 WNP policies 3 (design) and 19 (landscaping) seek to ensure high quality design in development and the protection and enhancement of the landscape respectively. However, these policies are afforded only limited weight at this time.

7.11 NLP policies HOU9 and QOP1 reflect BLP requirements, with QOP2 requiring a high standard of amenity for current and future users of a development. QOP5 seeks to ensure sustainable design and construction, include passive design

measures to respond existing and anticipated climatic conditions and improve the efficiency of heating and cooling etc. QOP6 seeks to ensure well designed places.

7.12 Paragraph 124 of the NPPF states 'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' Para 127 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or, change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.13 The proposal utilises a small pallet of external materials, creating a homogenous design theme providing access to and from Weetwood Road and within the estate road design. Viewed in the context of its surroundings the proposed development would be of a contemporary design but would remain in accord with the visual amenity of the area and nearby dwellings and would not be detrimental to the 'street scene'/ local landscape. It would provide a design that makes maximum use of the site and its constraints, respecting the context of its setting.

7.14 Overall the design of the development is considered appropriate for the site and will provide the type of housing provision, that will benefit the local area. The proposal will accord with BLP policy F3 and F31 and the provisions and intentions of the NPPF.

Landscaping

7.15 The application site carries no statutory or non-statutory designations, however, it is located close to the River Till SSSI (Tweed catchment). BLP policies F9 and F10 seek to ensure that wildlife is conserved, throughout the plan area and where development would significantly affect any protected species or their habitats development will not be permitted. The NPPF identifies that moving from a net loss of bio-diversity to achieving net gains for nature is part of pursuing sustainable development, and requires LPAs to encourage opportunities to incorporate biodiversity in and around developments. Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance the local environment by;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

7.16 WNP policy 19 seeks to ensure that new development incorporates tree planting and landscaping, to ensure that the impact of development on the wider landscape is kept to a minimum.

7.17 NLP policy ENV3 seeks to ensure that proposals will not have an adverse impact on the character of the landscape. NLP policy ENV3 seeks to ensure that proposals will not have an adverse impact on the character of the landscape. Policy QOP4(c) requires any hard and soft landscaping to be appropriate, functional and well integrated into the design of the development.

7.18 Currently a 'greenfield' site, the development will create the new boundary between the built form of Wooler and the adjoining countryside. The proposal has been examined by the county ecologist and, following the submission of revised information providing for a scheme of planting for species rich, native boundary treatments etc. and which will provide ecology benefit for the local area, no objection is raised. The proposal is considered to provide a net gain for ecology and will accord with BLP policies F1, F9 and F10 and the provisions and intentions of the NPPF.

Layout/ scale

7.19 Policy F3 of the BLP permits development that accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access. Paragraph 127 of the NPPF includes that planning decisions should ensure that developments have a satisfactory layout are sympathetic to local character including built form and landscape setting.

7.20 WNP policy 5 (Housing Development), requires that the type and size of both and AH housing should reflect the identified local need for smaller homes of 1, 2 and 3 bedrooms including bungalows.

7.21 NLP policies HOU9 and QOP1 reflect the requirement of BLP policy F3, with QOP2 requiring a high standard of amenity for current and future users of a development.

7.22 Following the submission of revised drawings the proposal provides for a layout that will site well within the context of the site, ensuring safe access and egress from the site and within it, as well as a suitable level of amenity space for future users of the dwellings. Both the scale and layout are in general accord with the original Outline consent.

7.23 The proposed layout and scale, including the proposed height of the dwelling are considered to sit well within the context of the site. The proposal will accord with BLP policy F3 and the provisions and intentions of the NPPF

Water Management

7.24 Paragraph 94 of the NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply demand considerations. NLP policies WAT 2, WAT 3 and WAT 4 seek to ensure appropriate water supply and sewerage; demonstrate how they will minimise flood risk; and provide water sensitive design including SuDs, respectively.

7.25 The site is located within Flood Zone 2 and has been subject to a full and robust assessment by the LLFA, the EA and NWL, over an extended period of time, using both publicly accessible data and the most recent, but as yet unpublished data for the site. A Drainage Strategy has been submitted with the application, which includes a Suds scheme. Whilst there will be on site impacts of the development and potential off-site impacts in terms of water displacement, following the submission of further information, there are no objections, subject to conditions. Therefore, subject conditions, the proposal is considered to accord with the provisions and intentions of the NPPF.

Other matters

7.25 Wooler Parish Council provided comments on the application regarding s.106 requirements. Negotiations for the legal obligation took place during consideration for the Outline application and included the provision of 15% AH. The current application considers the Reserved Matters only.

Equality Duty

7.26 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

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

Human Rights Act Implications

7.28 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.

7.29 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.

7.30 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 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Development Plan and Emerging Plan policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case. The proposal is considered sustainable development in the context of the NPPF and will accord with the relevant development Plan policy.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions

01. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved documents. The approved plans for this development are:-

1. Food Risk Assessment, Rev 3 issue 5 April 2019;
2. Drawing number D211, Rev 1, Flood Routing Plan;
3. Drawing number SK001, Rev 1, Bund Cross Section;
4. Drawing number D001, Rev 1, Overall Engineering Layout;
5. Drawing number L002 C, Proposed Site Plan;
6. Drawing number L003 D, Landscape and Boundary Treatment Plan;
7. Drawing number L000, Location Plan;
8. Drawing number 02-002, Rev D, House Type 02, Elevations;
9. Drawing number 11-002, Rev B, House Type 11, Elevations;
10. Drawing number 07-02, Rev E, House Type 07, Elevations;
11. Drawing number BU2-001, Bungalow BU2 –Plans and Elevations;

12. Drawing number SB09, Bungalow- NEWSHAM-Plans and Elevations, Semi-Bungalow SB09;

13. Drawing number SB07, Bungalow-BU3-Plans and Elevations, Bungalow SB07;

14. Drawing number SB08, Bungalow BU3 - Plans and Elevations, Bungalow SB08;

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

02. The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of local plan policy F3.

03. No development shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

04. The development shall not be occupied until 11.6 metre refuse servicing vehicle swept paths have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

05. The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

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

06. The dwellings shall be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, 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.

07. No works above foundation level of the buildings shall commence until details of the required highway works (construction of the new site access, the provision of the footway connection from the site access leading to the existing footway network on the B6348, Weetwood Road, with dropped kerbs at crossing points, and the extension of the 30mph speed limit zone eastward of the site access, together with the provision of street lighting and any modifications to the existing drainage, street furniture and signage along this route), have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

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

08. No development shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

09. No works above foundation level of the buildings shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

10. Prior to occupation, details of surface water drainage to manage run off from private land onto the adoptable estate road area, have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

11. 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 construction 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.

12. No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

13. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- * Construction details (component drawings, materials, vegetation);
- * Health and Safety file;
- * Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non technical standards.

14. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

15. Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime.

16. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Strategy" dated "August 2018". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 6501 and ensure that surface water discharges to the existing watercourse.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Date of Report: 05/06/19

Background Papers: Planning application file(s) 18/03177/REM