

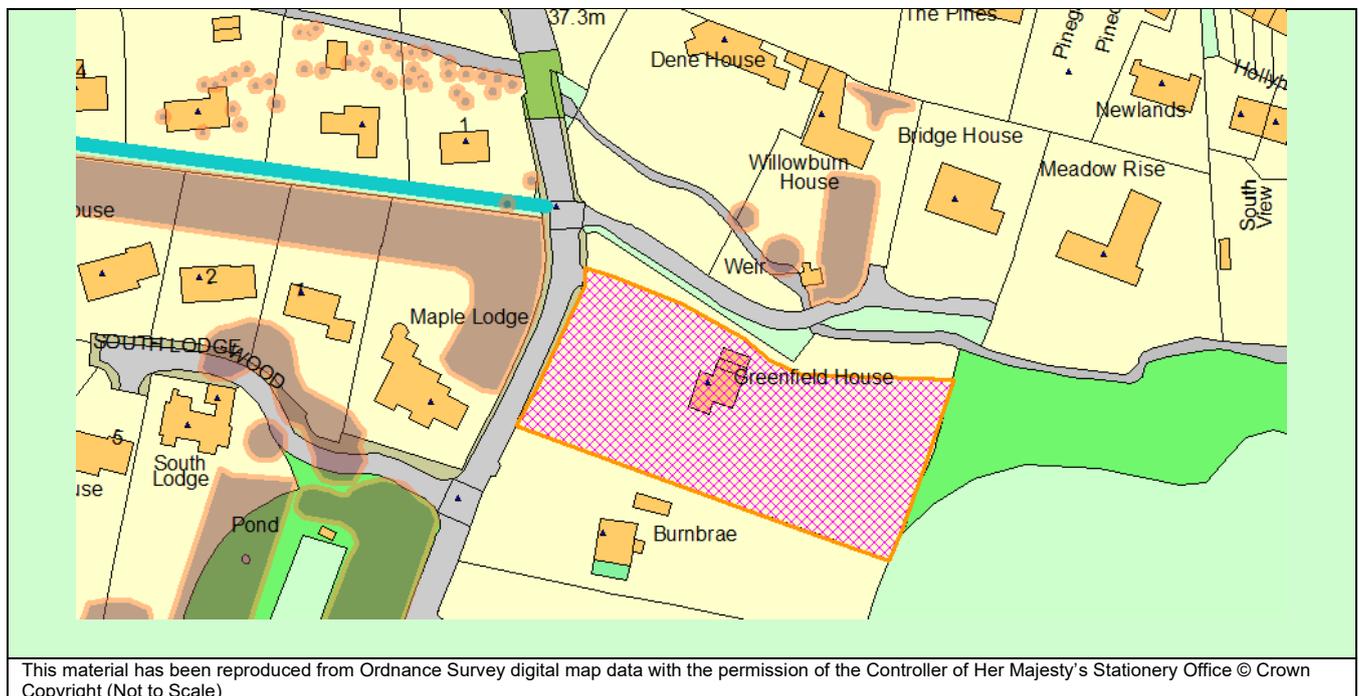


# Northumberland County Council

Castle Morpeth Local Area Council, 12<sup>th</sup> July 2021

<b>Application No:</b>	20/03423/REM		
<b>Proposal:</b>	Reserved Matters application for appearance, scale, layout and landscaping for 2no. dwellings on approved planning application 20/00385/OUT		
<b>Site Address</b>	Greenfield House, Hepscott, Morpeth, Northumberland, NE61 6LH		
<b>Applicant:</b>	Maddison and Warnes 4 - 6 Market Street, Alnwick, NE66 1TL,	<b>Agent:</b>	Miss Hannah Wafer 4-6 Market Street, Alnwick, NE66 1TL
<b>Ward</b>	Longhorsley	<b>Parish</b>	Hepscott
<b>Valid Date:</b>	16 November 2020	<b>Expiry Date:</b>	21 June 2021
<b>Case Officer Details:</b>	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission



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## 1. Introduction

- 1.1 This application was referred to the Director of planning and chairs of the relevant Local Area Council committee for a decision on how the application be determined due to an objection being received by Hepscott Parish Council.

It was confirmed that the application should be referred to members for a Local Area Council committee decision.

## 2. Description of the Proposals

- 2.1 Reserved matters approval is sought at the application site, recognised as Greenfield House, Hepscott, for appearance, landscaping, layout and scale of the development. Outline permission was granted under application reference no. 20/00385/OUT for the demolition of an existing property and construction of up to 3no dwellings.
- 2.2 The submitted details indicate the construction of 2no new dwellings within the site whilst the existing property is to be retained. Works undertaken to this existing residential dwelling are the subject of a separate planning application ref no. 21/01703/FUL.
- 2.3 The drawings package provided as part of the application submission indicates the construction of 1no 2.5 storey dwelling to the Eastern boundary of the site (plot 1) whilst a 2 storey dwelling would be located towards the Western boundary of the site (plot 3). The existing house located centrally within the site would be retained.
- 2.4 Parking provision would be provided by garages attached to the residential properties with hardstanding allowing for appropriate manoeuvring space within the site. Both properties would benefit from appropriate levels of outdoor amenity space.
- 2.5 Access to the site would be sought from the adjacent C132 public highway, approved under application reference no. 20/00385/OUT. As such, this does not form part of this application assessment.
- 2.6 Amended plans were provided by the applicant following comments raised by the Planning Officer. It is these amended plans that will be assessed within the below appraisal.

## 3. Planning History

**Reference Number:** 19/02197/OUT

**Description:** Demolition of 1No dwelling and replacement with 3No dwellings including access

**Status:** Withdrawn

**Reference Number:** 20/00385/OUT

**Description:** Outline permission for demolition of 1No dwelling and replacement with 3No dwellings including access.

**Status:** Permitted

**Reference Number:** 21/01703/FUL

**Description:** Retrospective works to dwelling including removal of car port and garage, alterations to roof, windows and door openings and construction of outbuilding

**Status:** Pending consideration

## 4. Consultee Responses

Hepscott Parish Council	Object on grounds of scale, mass, overlooking, overdevelopment, flooding, drainage, landscaping and ecological matters.
Highways	No objection. Appropriate conditions secured under 20/00385/OUT
Northumbrian Water Ltd	No comment.
County Ecologist	Possible breach of planning conditions in relation to the outline approval. Alterations to plot 2 reported to appropriate bodies.
Public Protection	No comment.
Lead Local Flood Authority (LLFA)	No objection subject to recommended condition.
Environment Agency	No objection subject to recommended condition.
Morpeth Town Council	No response received.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	8
Number of Objections	5
Number of Support	0
Number of General Comments	0

### Notices

General site notice, 27th November 2020

No Press Notice Required.

### Summary of Responses:

5no objections were received against the application from neighbouring residents. Concerns were raised regarding:

- Unauthorised works to existing property;
- Flooding and drainage;
- Highway safety;
- Biodiversity concerns;
- Scale, massing and appearance;
- Impacts on residential amenity

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=QI7332QSJG000>

## 6. Planning Policy

### 6.1 Development Plan Policy

Morpeth Neighbourhood Plan (2016) (MNP)

Policy Sus1 - Sustainable Development Principles  
Policy Des1 - Design Principles  
Policy Set1 - Settlement Boundaries  
Policy Set2 - Development in Hebron, Hepscoth, Mitford and Pegswood  
Policy Env1 - Landscape and wildlife corridors  
Policy Tra2 - Traffic congestion  
Policy Inf1 - Flooding and sustainable drainage

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

Policy RE5 - Surface water run off and flood defences  
Policy RE8 - Contaminated land  
Policy C1 - Settlement boundaries  
Policy C11 - Protected Species  
Policy C12 - Wildlife corridors  
Policy H11 - Tandem and Backland Development  
Policy H15 - New housing developments  
Policy HPC1 - Settlement boundary  
Policy HPC2 - Wildlife corridors

## 6.2 National Planning Policy

NPPF - National Planning Policy Framework (2019)  
NPPG - National Planning Practice Guidance (2020, as updated)

## 6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (including Proposed Minor Modifications) (Regulation 19) (submitted on 29th May 2019) (NLP)

Policy STP 1 Spatial strategy (Strategic Policy)  
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)  
Policy STP 3 Principles of sustainable development (Strategic Policy)  
Policy HOU 2 Provision of new residential development (Strategic Policy)  
Policy HOU 3 Housing requirements for neighbourhood plan areas (Strategic Policy)  
Policy HOU 9 Residential development management  
Policy QOP 1 Design principles (Strategic Policy)  
Policy QOP 2 Good design and amenity  
Policy QOP 4 Landscaping and trees  
Policy QOP 5 Sustainable design and construction  
Policy QOP 6 Delivering well-designed places  
Policy TRA 2 The effects of development on the transport network  
Policy TRA 4 Parking provision in new development  
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)  
Policy ENV 2 Biodiversity and geodiversity 1  
Policy WAT 1 Water quality  
Policy WAT 2 Water supply and sewerage  
Policy POL 1 Unstable and contaminated land  
Policy POL 2 Pollution and air, soil and water quality

## 7. Appraisal

- 7.1 The application seeks the approval of reserved matters (details of appearance, landscaping, layout and scale) for the residential development pursuant to planning application 20/00385/OUT.
- 7.2 The principle of development on the site has been established following the granting of outline planning permission. In addition consideration was also given at that stage to matters such as highway safety, ecological impacts, effects on the character of the area, drainage and land contamination which contributed to establishing the overall principle of development. Appropriate conditions were attached to the planning approval. As part of the assessment of this reserved matters application further consideration has been given to the following main issues:
- Design and visual character (appearance, landscaping, layout and scale);
  - Residential amenity;
  - Highway safety;
  - Drainage and flooding;
  - Ecological impacts.

In accordance with paragraph 48 of the NPPF, local planning authorities (LPA's) may also give weight to relevant policies within emerging plans depending on the stage of preparation, extent of unresolved objections and the degree of consistency with the NPPF. Policies contained within the Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications (May 2019) can therefore be given some weight in the assessment of this application.

### Design and visual character

- 7.3 Policy Des1 of the MNP seeks to achieve high quality design whilst respecting and enhancing the character of the site and its surroundings whilst policy H15 of the CMDLP states that *'proposals must be compatible with any distinctive vernacular character present in the locality in respect of layout, design and materials'*. At national planning policy level, paragraph 124 recognises good design *'as a key aspect of sustainable development'*.
- 7.4 Whilst only some weight can be given to policies within the emerging Local Plan, Policy QOP 1 mirrors existing made local policies stating that proposals will be supported where design *'makes a positive contribution to local character and distinctiveness and contributes to a positive relationship between built and natural features, including landform and topography'*.
- 7.5 The immediate surrounding area of Hepscott is characterised by large, detached dwellings primarily constructed in traditional materials such as stone and slate. There is an evident housing mix in regards to the design of these dwellings however, this contributes to the character of the area with certain pockets benefitting from differing designs. The majority of dwellings have appropriate levels of outdoor space, commensurate to the properties, with soft landscaping a key factor in screening the built form when travelling through the village.

- 7.6 The application site is positioned within a prominent location, clearly visible from the adjacent C132 public highway. The topography of the land ensures that the site is located in an elevated position when compared with properties to the North, this is evident when travelling Southwards through the village. Whilst trees have been removed from site prior to the submission of this application, planting does still exist upon the shared boundaries and acts as a partial screen.
- 7.7 The submitted details indicate the provision of 2no large, detached dwellings located towards the Eastern (rear) and Western (front) boundaries of the application site. Amended details have been provided by the applicant following discussions with the Planning Officer and it is these amended plans that are to be assessed as part of this appraisal.
- 7.8 Focusing on plot 3 firstly, this dwelling is the smaller of the 2no proposed and would be located towards the site frontage. The proposed dwelling would be two storey, constructed in coursed stone, slate roofing tiles and aluminium framed fenestration with case stone lintels. The material palette proposed is in keeping with existing properties in proximity to the site and would assist in recognising the distinguishable character of the area.
- 7.9 The scale and massing of the proposed dwelling is consistent with properties in the area and would allow for appropriate levels of outdoor amenity space to the front and rear. The property would be set in from the shared boundary to the West ensuring that the dwelling would not cause significant harm to the street scene or appear overbearing when travelling along the C132 public highway. An offshoot to the East would provide parking provision for 3no vehicles, however, this addition would be viewed as subordinate to the main dwelling due to the lowered roof height.
- 7.10 Plot 1 would be situated towards the rear of the site and is noted as being a 2.5 storey dwelling with a significant footprint. Nevertheless, and as referenced earlier in the appraisal, Hepscott is characterised by large, detached properties ensuring that the property would not be viewed as an incongruous addition to the site or wider area. Due to the siting of the building, the dwelling would be partially screened from the public highway by plot 3 and the existing dwelling on site.
- 7.11 The proposed materials are consistent with plot 3 and other properties in the area whilst the rear elevation would incorporate considerable levels of glazing, taking advantage of views afforded to the property to the East. As with the property to the site frontage, plot 1 would incorporate an offshoot albeit at a larger scale which would provide parking provision for 3no vehicles and a first floor which is indicated as being used as a gym area.
- 7.12 The proposed site plan indicates that the 2no proposed properties would benefit from landscaped areas to the front and rear. No further details have been provided regarding this however, it is noted that a condition attached to the previous outline permission (condition 13) requests that a detailed landscaping plan be submitted to the LPA prior to the commencement of development works on site. This condition ensures that the LPA retain a level of control regarding landscaping works on site.

- 7.13 The LPA have assessed the application proposals in line with relevant local and national planning policy, taking into consideration comments raised by neighbouring residents and noting what was identified by the Planning Officer during a site visit. The application accords with local and national planning policy in relation to good design and appropriately addresses the 4no reserved matters of this application.

### **Residential amenity**

- 7.14 Policy Des1, part H) of the MNP states that development proposals should *'ensure that the development does not cause an unacceptable adverse impact on the amenities of occupiers of existing or proposed nearby properties'*. These provisions are mirrored within the CMDLP which states that separation distances between primary elevations should not fall below 20 metres, particularly at first floor level, as a way of protecting residential amenity.
- 7.15 Paragraph 127, part f) of the NPPF states that development should *'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'*.
- 7.16 Policy QOP 2 of the emerging NLP states *'Development will be required to provide a high standard of amenity for existing and future users of the development itself and preserve the amenity of those living in, working in or visiting the local area'*.
- 7.17 As part of the application assessment, a site visit was undertaken by the Planning Officer consisting of a site walk around along with views of the site from surrounding areas out with the site boundary. The site is located within a prominent position within Hepscott but does benefit from good levels of boundary screening provided by soft landscaping and recently erected timber fencing.
- 7.18 Amendments were undertaken to the submitted details in line with comments made by the Planning Officer following a site visit. These amendments consisted of reduction in scale of the properties, relocation of dwellings and the re-siting of fenestration. The proposed changes undertaken by the applicant ensure that the 2no dwelling can be sited on this land without adversely impacting upon the amenity of neighbouring residents.
- 7.19 Plot 3 to the site frontage has potential to impact upon Burnbrae to the South, Maple Lodge to the West and also the existing property, Greenfield House, within the centre of the application site. The amendments to this dwelling ensure that appropriate separation distances exist between the application building and these properties. Fenestration located upon the rear elevation of this dwelling would look onto the rear garden area and shared boundary whilst views beyond would be screened by existing boundary planting, and additional boundary planting the LPA would expect upon the submission of a landscaping plan. Nevertheless, any views which are achieved would be onto a neighbouring site frontage and not private, outdoor amenity space.
- 7.20 The sufficient separation distances ensure that there would be no adverse impacts in terms of overshadowing or loss of light. First floor fenestration upon

the side elevations would be obscure glazed to prevent potential overlooking to Greenfield House or Maple Lodge.

- 7.21 Plot 1 to the rear of the application site would be partially elevated due to the topography of the site. Nevertheless, considerable separation distances of approximately 50 metres exist to the properties located to the North of the application site ensuring that potential overbearing impacts would not be overly significant from the development. Furthermore, partial screening exists along the Hepscoth Burn, lessening the impact of additional built form upon the application site.
- 7.22 Fenestration has been appropriately sited upon the proposed dwelling whilst amendments to the location of fenestration ensure that the rear garden area of the neighbouring Burnbrae would not be overlooked by the development. The incorporation of a balcony upon the rear elevation of the dwelling could contribute to privacy concerns to the rear garden area of Burnbrae therefore it would be appropriate for the LPA to attach a condition ensure that an obscure glazed screen be incorporated upon the South facing boundary of the balcony prior to use and thereby retained in this condition hereafter.
- 7.23 The LPA have assessed the application proposals, recognising the concerns raised by neighbours regarding residential amenity. The submission of amended details by the applicant addresses the concerns of the LPA and ensures the proposal is in accordance with both local and national planning policy in regards to residential amenity.

### **Highway safety**

- 7.24 Paragraph 109 of the NPPF states 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'*.
- 7.25 Consultation was undertaken with Highways Development Management (HDM) who raised no objection to the application proposals on highway safety grounds. An amended proposed site plan demonstrates that the site access measures 5 metres in width whilst confirming 2no vehicles can be passed without having to wait on the adjacent public highway. Conditions attached to the outline planning permission will secure highway safety through the development phase and the lifetime of the development.

### **Drainage and flooding**

- 7.26 Policy RE5 of the CMDLP states that proposals for new development shall not be permitted in flood risk areas or where development may increase the risk of flooding elsewhere unless it can be demonstrated that mitigation can be incorporated on site to minimise the risk of flooding which can be controlled by appropriate planning conditions.
- 7.27 Paragraph 155 of the NPPF states *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in*

*such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere’.*

- 7.28 Whilst the principle of development has already been established on site, as the reserved matters relates to the scale and layout of the dwellings, consultation was undertaken with the Environment Agency and Lead Local Flood Authority (LLFA) due to the Hepscott Burn running along the Northern boundary of the application site.
- 7.29 Following submission of an amended flood risk assessment (FRA), both consultees raised no objection subject to recommended conditions. Furthermore, conditions were attached to the outline permission which requires discharging prior to the commencement of development and prior to occupation of the properties to ensure the site has appropriately mitigated for flooding risk.

### **Ecological impacts**

- 7.30 Policy C11 of the CMDLP states that *‘the council will not permit development which would adversely affect protected species or their habitats unless it can be demonstrated that the reasons for the propose development outweigh any adverse affect on the species or their habitats’.*
- 7.31 The principle of development has previously been established through the outline permission where biodiversity impacts were appropriately assessed. The 4no reserved matters included as part of this application assessment do not explicitly impact upon biodiversity at the site with conditions attached to the outline ensuring the LPA retain a level of control over soft landscaping and biodiversity net gains on site. Whilst it is noted that objectors comments reference the loss of trees and removal of a bat maternity roost on site, these matters do not relate to the 4no reserved matters under consideration as part of this assessment.

### **Equality Duty**

- 7.32 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**

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

### **Human Rights Act Implications**

- 7.34 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.

7.35 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.

7.36 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 Following the submission of amended details, the proposals are considered in accordance with both local and national planning policy and address the 4no outstanding reserved matters. The application is therefore recommended for approval subject to conditions.

## **9. Recommendation**

That this application be GRANTED permission subject to the following:

### Conditions/Reason

01. The development hereby permitted shall be carried out in complete accordance with the approved plans. The approved plans and drawing numbers for this development are:-
- 1) Location plan drawing no. 01 Rev. B (received 14<sup>th</sup> October 2020)
  - 2) Tree protection plan drawing no. TPP.GH.No1 (received 14<sup>th</sup> October 2020)
  - 3) Arboricultural constraints plan drawing no. ACP.GH.No1 (received 14<sup>th</sup> October 2020)
  - 4) Bat survey Greenfield House October 2020 (received 16<sup>th</sup> November 2020)
  - 5) Plot 1 SF plan drawing no. (00)112 Rev. A2 (received 2<sup>nd</sup> February 2021)

- 6) Plot 1 GF plan drawing no. (00)110 Rev. A2 (received 2<sup>nd</sup> February 2021)
- 7) Plot 1 FF plan drawing no. (00)111 Rev. A2 (received 2<sup>nd</sup> February 2021)
- 8) Plot 1 elevations drawing no. (00)115 Rev. A2 (received 2<sup>nd</sup> February 2021)
- 9) Hepscott Drainage Strategy JCC19-169-C-02 Rev. 03 (received 19<sup>th</sup> May 2021)
- 10) Plot 3 sections drawing no. (00)316 Rev. A3 (received 2<sup>nd</sup> February 2021)
- 11) Plot 3 roof plan drawing no. (00)313 Rev. A3 (received 2<sup>nd</sup> February 2021)
- 12) Plot 3 GF plan drawing no. (00)310 Rev. A3 (received 2<sup>nd</sup> February 2021)
- 13) Plot 3 FF plan drawing no. (00)311 Rev. A3 (received 2<sup>nd</sup> February 2021)
- 14) Plot 3 elevations drawing no. (00)315 Rev. A3 (received 2<sup>nd</sup> February 2021)
- 15) Proposed site plan (SP)001 Rev. A5 (received 22<sup>nd</sup> March 2021)
- 16) Hepscott Flood Risk Assessment JCC19-169-C-01 Rev. 06 (received 19<sup>th</sup> May 2021)

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

02. Prior to occupation of the dwelling, first floor fenestration upon the side elevations of plot 3 (East and West facing), as indicated on drawing no. (00)315 Rev. A2, must be obscure glazed and hereby retained in this condition for the lifetime of the development.

Reason: To ensure no privacy or overlooking concerns arise from the proposed development in accordance with policy Des1 of the Morpeth Neighbourhood Plan, policy H15 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

03. Prior to first use of the balcony upon the rear elevation of plot 1, as indicated on drawing no. (00)115 Rev. A2, an obscure glazed screen of 1.8 metres must be incorporated upon South facing side elevation and hereby retained in this condition for the lifetime of the development.

Reason: To ensure no privacy or overlooking concerns arise from the proposed development in accordance with policy Des1 of the Morpeth Neighbourhood Plan, policy H15 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

04. The development shall be carried out in accordance with the submitted flood risk assessment (ref Hepscott Flood Risk Assessment, James Christopher Consulting, JCC19-169-C-01 revision 06, dated May 2021) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 49.7 metres above Ordnance Datum (AOD) as outlined in section 4.5 of the FRA; and

· Compensatory storage shall be provided on a level for level basis to compensate for floodplain storage lost as outlined in section 4.5 of the FRA. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with policy RE5 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

05. Prior to commencement of development a finalised drainage layout accompanied by supporting calculations detailing the location of the bioretention basin and permeable paving in accordance with drainage statement "JCC19-169-C-02 Revision 03" Dated 12/05 2021 shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure the effective disposal of surface water from the development.

### **Informatives**

- 1) The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
  - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
  - on or within 16 metres of a sea defence
  - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
  - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river)

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk). The Applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

- 2) We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

· Government guidance on flood resilient construction  
<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

• CIRIA Code of Practice for property flood resilience  
[https://www.ciria.org/Research/Projects\\_underway2/Code\\_of\\_Practice\\_and\\_guidance\\_for\\_property\\_flood\\_resilience.aspx](https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx)

• British Standard 85500 – Flood resistant and resilient construction  
<https://shop.bsigroup.com/ProductDetail/?pid=00000000030299686>

- 3) The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

**Date of Report:** 21<sup>st</sup> June 2021

**Background Papers:** Planning application file(s) 20/03423/REM