



Northumberland County Council

Environmental Protection Planning Consultation Response

To: DC.consultation@nnpa.org.uk - Northumberland National Park Authority

From: Thomas Angus, Environmental Protection Team

Planning Reference: 23NP0010

Subject: Proposed extension and renovation of the existing outbuilding to form self-contained living accommodation

Location: West Highridge, Wark, Northumberland, NE48 3BW

SRU Reference: SRU163527

Date: 14/03/2023

I refer to your consultation and attachments of 12/02/2023.

Opinion

The Environmental Protection Team object to the proposed development on a technical matter which may be resolved by the submission of additional information.

Commentary

The Environmental Protection (EP) Team have undertaken a technical review of the submitted information and have assessed the environmental impacts which are relevant to the development and would comment as follows:

	Not Applicable	Objection	Conditions Recommended
Contaminated Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ground Gas / Radon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Noise / Vibration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Odour	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality / Dust	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Water Supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Contaminated Land

Land Contamination – YALPAG Screening Assessment

Under paragraph 183 of the National Planning Policy Framework 2021 a site must be suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by such issues, responsibility for securing a safe development rests with the developer and/or landowner.

Note 19 of the Planning Validation Checklist requires the submission of a Phase 1 Contaminated Land Risk Assessment (Preliminary Risk Assessment), with all applications for development with a sensitive end use. For a small development (e.g. one house in a garden) a [Contaminated Land Screening Assessment Form](https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/YALPAG-Contamination-Assessment-Screening-Assessment-Form-Version-11-2.pdf) can be submitted as a basic contamination assessment.

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/YALPAG-Contamination-Assessment-Screening-Assessment-Form-Version-11-2.pdf>

2. Ground Gas

Please note that if the required evidence is submitted, then ground gas conditions to CS2 standard would be recommended due to the situation of the development within the Coal Authority reporting area

3. Private Water Supplies

For information on this, please refer to informative 1 below.

Informatives

1. The Private Water Supplies (England) Regulations 2016 require all new and existing private water supplies to be risk assessed and monitored (with the exception of supplies serving a single domestic owner-occupied dwelling). New supplies should not be brought into use until the local authority has completed a Regulation 6 risk assessment (inspection) and determined monitoring requirements (sampling) in accordance with Regulation 8, 9 or 10 as appropriate.

The sampling frequency is determined by the classification of the supply. Supplies with a commercial activity require sampling at a minimum frequency of once per year. Domestic supplies are subject to a risk assessment and water sampling once every five years.

The applicant must ensure that appropriate legally binding agreements have been signed by all relevant persons (as defined in section 80 of the Water Industry Act 1991). These documents should lay out the responsibilities of each

relevant person in respect of maintenance and management of the supply, access rights, apportionment of costs and charges (including those for sampling and risk assessment), emergency plans including alternative supplies etc

The applicant is advised to contact the Environmental Protection Team to discuss the requirements of the Regulations. Further information can be found at:

<https://www.dwi.gov.uk/private-water-supplies/>

Officer	THA
EP Checked	GIP