



# Northumberland County Council

## MEMO

**To:** D.C.Consultations@nnpa.org.uk  
**From:** Gillian Plaice, Chartered Environmental Health Practitioner  
**Date:** 26th October 2020  
**Our Ref:** SRU142735  
**Planning Ref:** 20NP0083  
**Subject:** Change of use of tack room to 2no. bed holiday unit  
**Location:** Catcleugh Farm, Catcleugh, Northumberland, NE19 1TX

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I refer to your consultation dated 20th October 2020 and documents:

- Site Plan, dated 10,2020, reference 616:SP1 produced by Tim Brook Chartered Architect.
- Design and Access Statement dated October 2020, produced by Tim Brook Chartered Architect.
- Application for planning permission dated 17/10/2020
- Contaminated Land Screening Assessment form dated 06/10/2020

### Opinion

In principle this Service is in agreement with this proposal.

### Commentary

#### **Private Water Supplies**

The applicant must ensure that a sufficient and wholesome supply of water is provided to serve the development site and that suitable treatment is installed. The provision of bottled water as indicated in the Design and Access Statement is **not acceptable**.

The local authority is required to carry out an inspection (risk assessment) of the supply and undertake monitoring (water sampling) in order to ensure that the supply does not present a potential risk to human health prior to the first occupation of the dwelling.

#### **Contaminated Land**

The Council is not aware of any contaminative land uses on the development site and the site is not in a Coal authority risk area. The maximum radon potential for the development site is 1-3%, therefore radon protection measures are not required.

The applicant has submitted a contaminated land screening assessment which indicates that the site is suitable for the proposed use. It is the responsibility of the developer to ensure that issues of land contamination are appropriately considered, that remediation takes place (where necessary) and that the land is safe and 'suitable for use' i.e. the site is appropriate for the proposed end use.

If members are minded to grant planning permission the following conditions are recommended:-

### **Recommended Conditions**

#### **1. Water Supply**

Before the use hereby permitted commences, a scheme for the provision of a sufficient and wholesome supply of water to the development shall be submitted to and approved in writing by the local planning authority. The scheme shall specify the provisions to be made to ensure that a sufficient supply of water is available (based on an average household consumption of 146 litres per person per day or such other quantity as may be required by any non-domestic water usage) and treatment required to ensure that the water is wholesome. Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

**Reason:** In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development.

#### **2. Contamination not Previously Discovered**

If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

**Reason:** To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

*All recommended conditions above should be subject to confirmation by Development Services Legal Team, to ensure they are enforceable.*

### **Informative**

#### **Private Water Supplies**

Catcleugh Farm is supplied with water for domestic use from a private water supply. Under the Private Water Supplies Regulations 2016, the Local

Authority has a statutory duty to carry out a risk assessment (inspection) of private water supplies (except those to single domestic dwellings) once every five years and undertake sampling, the frequency of which will be determined by the classification of the supply.

Supplies with a commercial activity [for example B&B, holiday let, Assured Short hold Tenancy (AST) properties] using <math>10\text{m}^3</math> each day would be subject to annual sampling, with the sampling frequency increasing when consumption is above  $10\text{m}^3$ .

Prior to first occupation of the dwelling a risk assessment (inspection) of the supply must be carried out and sampling undertaken to ensure that the water supply is wholesome. The applicant is advised to contact the Public Protection Team for further information tel. 01670 623790.

Further information is available on the Drinking Water Inspectorate website:

<http://www.dwi.gov.uk/private-water-supply/index.htm>

	Name	Signature
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