

# PLANNING CONDITIONS

We keep planning conditions to a minimum and make sure any conditions used are necessary.

## WHAT DO OUR PLANNING RESPONSES MEAN?

The most common planning condition request we make is this one:

The planning application needs to provide more detail with regards to the management of surface and/or foul water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We would therefore request the following condition:

**CONDITION:** Development can only take place when a detailed scheme for the disposal of surface and/or foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. The development shall take place in accordance with the approved details.

**REASON:** To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework (NPPF).

When planning permission is granted, there is a legal right to connect to the sewerage system. It is therefore essential that sufficient drainage information is supplied either as part of the application or as part of a discharge of condition so that the impact on the drainage system can be assessed and connection made at the correct point. If this is not secured then there is a risk of sewer flooding due to the system being over-loaded.

## GRAMPIAN CONDITIONS EXPLAINED

Our investment programme is managed in five year blocks or 'AMP periods' (Asset Management Plan). We develop a programme for each AMP including upgrading our network (water mains and sewers) and upgrading our sewage treatment works. Where the timescales for the implementation of a planning consent fit with our investment programme we may seek a Grampian condition in order to delay the connection of the development to our system until such upgrade works have taken place.

Where the network or sewage treatment works requires investment and this is proposed outside of the timescales for implementing any planning consent then we are happy to hold further detailed discussions with all parties to explore other opportunities which will help reduce the potential risk of flooding or environmental pollution as a result of new development.



*win*

