

AGENDA ITEM NO: 8/2(f)

Parish:	West Winch	
Proposal:	Outline application: Construction of three new dwellings and demolition of existing bungalow	
Location:	Glendawn Rectory Lane West Winch King's Lynn	
Applicant:	Mr A Evershed	
Case No:	18/02001/O (Outline Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 8 January 2019 Extension of Time Expiry Date: 11 October 2019

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

‘Glendawn’ is a modest detached bungalow and to the immediate east is the recently built ‘Orchard House’, both properties being set within substantial grounds on the northern side of Rectory Lane, West Winch.

Outline permission is sought to demolish the bungalow and utilise part of the garden of Orchard House to create three building plots.

The site lies within the village development boundary for West Winch contained in Inset E2 of the Site Allocations & Development Management Policies Plan and also in the North Runcton & West Winch Neighbourhood Plan area.

Key Issues

Principle of development
Impact upon form and character of this locality
Highway issues
Impact upon adjoining property
Drainage
Other material considerations

Recommendation

APPROVE

THE APPLICATION

'Glendawn' is a vacant modest detached bungalow and to the immediate east is the recently built 'Orchard House', both properties being set within substantial grounds on the northern side of Rectory Lane, West Winch.

Outline permission is sought to demolish the bungalow and utilise part of the garden of Orchard House to create three building plots on an area of 0.42Ha. The means of access is to be considered at this time but all other matters are reserved for future consideration. The application is accompanied by an indicative site layout plan, Initial Contamination Report and a Design & Access Statement.

The site lies within the village development boundary for West Winch contained in Inset E2 of the Site Allocations & Development Management Policies Plan and also in the North Runcton & West Winch Neighbourhood Plan area.

SUPPORTING CASE

The agent has submitted the following statement in support of this application:

"The proposal should be seen as the best use of the site as directed by national government, and we believe is sympathetic to its surrounding neighbours. The site is located within the Development Area Boundary for West Winch.

The site has natural boundaries and sits within a band of ribbon development. Large trees and a privet hedge screen the site from the surrounding. Existing dwellings lie either side of the site and the land is already in residential use with an existing bungalow and gardens situated on it.

The site is not within a Conservation Area and there are no Listed Buildings or Buildings of Local Interest in close proximity to the proposal.

The addition of three new dwellings in this location will enhance the sense of community in this area by introducing new families who would have the opportunity to be part of a typical rural village community. The orientation of the proposed dwellings follows the existing form and character of this part of the village. The indicative layout is designed so that it will have minimal impact on the neighbouring properties in terms of overlooking and massing. The scale of the proposal is sympathetic to the site and provides parking and recreation area for the occupants of the new properties.

The plots are approximately 18m wide. This is consistent with the plots to the West of the site. Taken from the OS location plan, Lilac Cottage is about 21m, Rosendell is 12.3m, the frontage of The Coach House is 12.5m. Plots are very varied in this location, the 3 plots fit very well into the form and character of this part of West Winch.

There was a small pond on part of this site previously. This appears to have been filled in a number of years ago. There are no objections from the drainage board or the Environment Agency on the application. The Parish Council has commented that flooding began 'a couple of months ago' however as stated earlier in their correspondence, the pond was filled in a number of years ago. There does not seem to be any connection. Any foundation works will be designed to suit the site's ground conditions and will be covered by a building control approval.

The site sits within Flood Zone 1 of the Environment Agencies flood map. National policy encourages development in areas that are not prone to flooding which gives further emphasis on the proposed site and its suitability for the proposal.”

PLANNING HISTORY

10/01149/F: Application Permitted: 27/08/10 (Delegated) - Construction of dwelling and garage following demolition of existing bungalow

09/02029/F: Application Refused: 23/04/10 (Delegated) - Construction of dwelling and garage following demolition of existing bungalow

07/00324/F: Application Refused: 10/05/07 (Committee) - Extension to bungalow and construction of two dwellings to rear

06/00096/O: Application Refused: 03/04/06 (Delegated) - Outline Application: construction of 4 bungalows

05/01571/O: Application Withdrawn: 04/10/05 - Outline Application: Construction of 4 dwellings and 4 detached garages following demolition of existing dwelling including siting and alterations to access

RESPONSE TO CONSULTATION

Parish Council: OBJECT – Siting of proposed dwellings

We note that the plots are closer together than existing properties along that part of Rectory Lane which is out of character for this rural area. A large number of existing properties are screened by hedges and trees. In order to get the required sight line requested by the Highway Department it is proposed to remove screening from the front of the proposed properties. This will change the landscaped rural character of this part of Rectory Lane. If the application was amended to two dwellings rather than the current three then this would be more in-keeping with the surrounding area.

Should the Borough Council decide to approve this planning application, the Parish Council request that a condition be attached to any approval regarding the first floor windows on plot 1 - “Any first floor windows on plot 1 overlooking the adjacent dwelling, The Coach House, shall be obscurely glazed.”

Surface Water/Storm Drain

Please heed concerns of the neighbour regarding a storm drain running along the eastern boundary fence towards the northern boundary of Plot 1 which the future owners of Plot 1 will need to keep clear of debris. This needs to be a condition on any Reserved Matters application should this outline application be permitted.

Also refer to NP Policy WA04 – Providing sustainable drainage which states:

“Development proposals will be supported where they can show they have had appropriate regard for:

- Current surface water risk mapping as well as the recommendations set out in the North Runcton and West Winch surface Water Management strategy (April 2014),

and provide a drainage plan following consultation with the relevant Internal Drainage Board (IDB) and the Lead Flood Authority.

- Good sustainable urban drainage design, commensurate with current best practice design guidance.
- Detailed street and building design, including provision of permeable surfaces, rainwater re-use, green roofs and/or other measures to ensure sustainable water management unless it can be demonstrated that this is not practical.
- Design that will not adversely affect (and, where possible will improve) surface water drainage for properties and land, both 'upstream' and/or 'downstream' of the development."

Again, should this application be permitted a condition will need adding to any Reserved Matters application requesting drainage details to be submitted to and approved in writing by the Local Planning Authority before work commences on site.

You will be aware of a large pond/lake between Glendawn and Orchard House which appeared on OS maps 200 years ago. This large pond/lake was filled in approximately 3 - 5 years ago without consent from any statutory body. The Clerk contacted NCC and the BC at the time and an urgent site visit was made by staff from County Hall to view the works been carried out. We do not know how stable the ground is on this site now. Building Control need to be made aware of this as additional/different foundations may be needed on this part of the site.

Incidentally the pond/lake was believed to be fed by a spring and this displaced water will now be finding its way downstream. Watering Lane is now flooding. Is this a coincidence? The flooding did start a couple of months after the pond was filled in.

Foul Water Drainage

The Borough Council's CSNN Team recommends that each dwelling has its own treatment plant. The Parish Council asks that a condition be added to any approval at Reserved Matters stage requiring foul water drainage details to be submitted to and agreed in writing by the LPA before work commences.

Contamination Report

An Initial Contamination Report – Swann Edwards Architecture July 19 states:

"7.0 BRIEF DESCRIPTION OF BUILDINGS ON THE SITE The existing bungalow known as Glendawn is of brick and tile construction and is to be demolished as part of this proposal. There is a small brick built garage together with a timber shed, greenhouse and a small static caravan on the site. Old aerial photography indicates that the site has been a residential dwelling and associated garden land for many years.

8.0 LANDFILL/ FILLED QUARRY SEARCH To the best of our knowledge no areas of landfill or filled quarries are in close proximity to the proposal."

This is incorrect as it makes no mention of the old aerial photography showing the filled in pond/lake which was on the western boundary of Orchard House and is now within the red line of the location plan. As far as we can remember the pond/lake was filled in using a large quantity of brick rubble and soil. If you use Google Map Street View you can see the pond/lake and also the size it was.

Highways Authority: NO OBJECTION subject to conditions relating to access construction, visibility splays and details of any gates.

Internal Drainage Board: No comments received

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions relating to contamination assessment and remediation

Environmental Health & Housing – CSNN: NO OBJECTION subject to conditions relating to foul water disposal and construction hours, plus informative notes.

Natural England: NO COMMENTS – standing advice applies

Arboricultural Officer: NO OBJECTION subject to condition

REPRESENTATIONS A total of **SIX** items of correspondence received OBJECTING on the following material planning grounds:

- Overlooking/loss of privacy;
- Overshadowing;
- Overdevelopment of the site out of character with locality;
- Two dwellings would be a much better fit;
- Drainage – storm drain along western side boundary which requires to be retained and maintained and infilled lake/pond leading to localised flooding;
- Loss of trees;
- Noise and disturbance from works and fires;
- Increased traffic on Rectory Lane; and
- Pond was infilled during the construction of Orchard House.

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 - Transport

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy WA03 - Protecting and Replacing Natural Features

Policy WA04 - Providing Sustainable Drainage

Policy WA07 - Design to Protect and Enhance Local Character

Policy WA12 - Adequate Outside Space

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

PLANNING CONSIDERATIONS

The key issues to consider in determining this application are as follows:

- Principle of development
- Impact upon form and character of this locality
- Highway issues
- Impact upon adjoining property
- Drainage
- Other material considerations

Principle of development

The site lies within the village development boundary for West Winch contained in Inset E2 of the Site Allocations & Development Management Policies Plan and also in the North Runcton & West Winch Neighbourhood Plan area.

The Neighbourhood Plan is the most up-to-date planning policy and contains the following relevant policies: Policy WA03, Policy WA04, Policy WA07 & Policy WA12.

The principle of development is considered to be acceptable subject to compliance with the aforementioned policies, which will be discussed in more detail below.

Impact upon form and character of this locality

POLICY WA07: Design to protect and enhance local character

Development proposals shall recognise, sustain and develop the distinctive village characteristics of the existing neighbourhoods in relation to building design, spatial layout, height, density, scale, lighting and use of materials. This means:

- New residential development shall generally be no more than 2 storeys in height, unless justified by the immediate surroundings and setting, and of exemplary design.
- Materials used in the construction of dwellings, including boundary design, shall be high quality and respond positively to the characteristics of existing properties. The use of traditional local building materials (local brick types, carrstone, pantile) will be strongly supported. Proposals will be supported when they demonstrate how design detail has been fully considered to ensure good visual outcomes, e.g. that the

potential impact of parked cars, meter boxes, downpipes, aerials and dishes, overhead services and the like have all been minimised.

- Boundary demarcation should embrace 'rural' character, e.g. by using hedging consisting of mixed native species (hawthorn, blackthorn, field maple, hazel, holly, etc.). Unsympathetic boundary design (e.g. unmitigated security railings or Leylandii hedging) will not be supported.
- Where possible, adequate space should be made for the establishment of larger tree species (as opposed to smaller trees and shrubs) so as to provide more significant amenity value over time.
- Night lighting should be restricted to essential public spaces, corridors and road junctions. All street lighting and other external building and space lighting should be designed to minimise light spillage and energy wastage.
- Demonstrating an adequate level of privacy and protection from noise in relation to neighbouring properties and public spaces.

POLICY WA12: Adequate outside space

Residential development proposals will be expected to meet the following external space standards where appropriate and possible, subject to viability and deliverability considerations:

- All dwellings are designed with private outside space (not including driveway, garages and storage sheds). Flats should ideally have balconies with sufficient space for a table and chairs (e.g. 5 sqm or more).
- Houses of one or two bedrooms shall have a minimum garden size of 50 sqm but preferably more. Houses of 3 or more bedrooms shall have a minimum garden size of 100 sqm but preferably more. Residents of flats or multiple occupancy buildings should have access to an equivalent area of semiprivate garden space. There may be scope for a reduction in the provision of external amenity space for dwellings which have immediate access to well landscaped and well maintained communal open space; or, where smaller garden sizes for certain homes can be demonstrated to be appropriate for the intended occupiers of the properties, and this is supported by an up-to-date market needs assessment.
- All garden space should be provided 'ready to grow' (i.e. with clean, free draining soil). All principal garden areas will ideally have direct sunlight for several hours a day.

Most of the above criteria relate to detailed design matters which would be addressed at the reserved matters stage, but the 2 storey in height may be secured via condition.

The proposal shows three similar sized plots measuring approx. 60m in depth and 17.4m, 18.1m and 18.5m in width respectively for Plots 1 to 3. The depth corresponds to the village development area boundary, and the neighbouring curtilage to The Coach House to the immediate west of the site. Orchard House to the east still has a very substantial plot with a resultant width of some 35m. The private garden area to Plot 1 shown on the indicative plan equates to approx. 325m² which is well in excess of the minimum garden size expressed in Policy WA12 above.

The development proposed is confined to the village development area. There is however garden land to the rear of the application site also within the control of the applicant (blue land). If additional land is subsequently conveyed to these plots, there would be no material change of use involved and planning permission would not be required.

There is a mixture of plot sizes and dwelling types along this road frontage from the junction with the former Council estate Coronation Avenue/Freebridge Haven. There is a pair of

semi-detached traditional cottages (Lilac Cottage & Rosendell) with frontages of 21m and 12.3m respectively; then The Coach House with an L-shaped plot having a frontage onto Rectory Lane of 12.5m. These new plots at 17.4 – 18.5m would not look out of character or context within this road frontage, contrary to the Parish Council's comments.

Indeed Paragraphs 122-123 encourages achieving appropriate densities and making efficient use of land.

The Parish Council refer to the loss of screening at the front of the site for visibility purposes which could harm the rural character of this part of Rectory Lane. The current boundary treatment is a close boarded fence in front of Glendawn and a post and rail fence in front of Orchard House. The former does not contribute positively to this rural character and new frontage boundary treatments (both hard and soft) will be dealt with as part of the landscaping element of the reserved matters.

Highway issues

The means of access is to be considered as part of this application. Initially three separate accesses were proposed but in response to concerns raised by the LHA in relation to visibility requirements, a speed survey was undertaken and a Highways Statement produced by consultants.

The indicative plan now shows two access points onto Rectory Road – one using the existing access to Glendawn and a further 5m wide shared access to Plots 2 & 3 close to the western-most of the two accesses serving Orchard House.

The LHA are now content with the proposal subject to certain conditions relating to access construction, visibility splays (including across the frontage of Orchard House/blue land) and details of any gates.

Impact upon adjoining property

This is an outline application and only the principle of development is considered at this stage. The layout, appearance and landscaping are to be reserved matters.

The sizes of the plots are ample to accommodate substantial properties as shown on the indicative plans, without adversely impacting upon the residential amenities of existing or indeed proposed dwellings. The inter-relationships between dwellings, including overshadowing, will be fully addressed at the detailed stage.

The request of the Parish Council to impose a condition to obscurely glaze first floor windows on Plot 1 overlooking the adjacent dwelling 'The Coach House', would fail the tests applied to the use of conditions as being onerous and unnecessary. Likewise the neighbour's request for no windows at first floor level in the west elevation of the dwelling on Plot 1 would also be ultra vires.

Overshadowing implications will also be assessed at the reserved matters stage.

Drainage

POLICY WA04: Providing sustainable drainage

Development proposals will be supported where they can show they have had appropriate regard for:

- Current surface water risk mapping as well as the recommendations set out in the North Runcion and West Winch Surface Water Management Strategy (April 2014), and provide a drainage plan following consultation with the relevant Internal Drainage Board (IDB) and the Lead Flood Authority.
- Good sustainable urban drainage design, commensurate with current best practice design guidance.
- Detailed street and building design, including provision of permeable surfaces, rainwater re-use, green roofs and/or other measures to ensure sustainable water management unless it can be demonstrated that this is not practical.
- Design that will not adversely affect (and, where possible will improve) surface water drainage for properties and land, both 'upstream' and/or 'downstream' of the development.

Reference is made to the infilling of a pond within the grounds of Orchard House. This was undertaken in 2013 when the replacement dwelling was under construction (approved under ref: 10/01149/F) and was the subject of an Enforcement investigation. It was concluded that the alteration to the pond constituted permitted development under the provisions of the Town & Country Planning (General Permitted Development) Order 2008 which was pertinent at that time.

The Parish Council infer that this infilling of the pond has had drainage implications elsewhere in the village and refers to surface water flooding in Watering Lane. However this is some 0.8km away from this site on the opposite side of the A10. There is no evidence produced to indicate that there is any connection. The IDB have not commented on this proposal.

Reference is made to a storm drain adjacent to the common boundary with The Coach House, which should be retained and maintained. However these comments were made when the land to the rear of the current application site was included. There is no indication of such a drain within the application site/red line area, and if one does exist this would normally be dealt with as a riparian/civil matter between the two owners involved.

The site lies in Flood Zone 1 of the Strategic Flood Risk Assessment.

The use of soakaways would be controlled via Building Regulations, however given the concerns of the Parish Council it is considered prudent to include a pre-commencement condition with regards to surface water disposal from the land and buildings. This can be combined with the foul water drainage details as suggested by CSNN.

Other material considerations

Contamination - The demolition of the bungalow may involve asbestos containing materials and the pond has been infilled, so contamination conditions are suggested by Environmental Quality.

Control of working hours - The control of working hours by condition as suggested by CSNN would not be appropriate on development of this scale. Any substantial issues regarding noise, dust and disamenity may be addressed under separate legislation - the Clean Air & Control of Pollution Act and the Environmental Protection Act.

Crime and Disorder – There are no significant crime and disorder issues raised by this proposal.

Impact upon trees – There are TPO trees adjoining the application site within the grounds of The Coach House and a group towards the rear of Plot 3. Whilst not for consideration now, the indicative layout plan shows adequate separation distance from said trees. Our Arboricultural Officer has visited the site and raises no objection to the principle of the development, but states that as part of the reserved matters submission he will need to see a full tree survey, arboricultural implications assessment and arboricultural method statement to BS 5837:2012. This may be secured via condition and would secure the issues referred to in Policy WA03 of the Neighbourhood Plan.

CONCLUSION

This proposal seeks to demolish an existing modest bungalow and, together with additional garden land to Orchard House to the immediate east, create three similar sized building plots within the defined development area of the village. The principle of the development is considered to be acceptable without adversely impacting upon the form and character of this locality, plus all other matters of planning importance.

The proposal constitutes sustainable development which accords with the provisions of the NPPF, Development Plan and Neighbourhood Plan and is duly recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 5 Condition Prior to the first occupation of the development hereby permitted, the vehicular access over the verge / footway serving Plots 2 & 3 shall be constructed in accordance with the highways specification TRAD 1 and thereafter retained at the position shown on the approved plan (Dwg No. 10 Revision B) at a minimum width of 4.5m. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 5 Reason To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water onto the highway; and in accordance with the provisions of the NPPF.
- 6 Condition Prior to the first occupation/use of the development hereby permitted, a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage and additionally along the frontage of the adjacent property Orchard House (as outlined in blue on the submitted plan). The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 6 Reason In the interests of highway safety and in accordance with the principles of the NPPF.
- 7 Condition Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to, and approved in writing by, the Local Planning Authority.
- 7 Reason In the interests of highway safety and in accordance with the principles of the NPPF.
- 8 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
- human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 8 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 9 Condition Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 9 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 Condition The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 10 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 11 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 10.

- 11 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 12 Condition No development shall commence until full details of the arrangements for foul water drainage and surface water drainage from the land and buildings, have been submitted to, and approved in writing by, the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 12 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 13 Condition As part of the Reserved Matters application covered in Condition 1, a full tree survey, arboricultural implications assessment and arboricultural method statement to BS 5837:2012 shall be submitted to, and be approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 13 Reason To ensure that existing trees on and adjoining the site are properly protected in accordance with the NPPF.
- 14 Condition The development hereby permitted shall comprise residential units that are no higher than 2 storeys in height.
- 14 Reason To ensure that the proposal is not of detriment to the visual amenity and character of the locality; and in accordance with the NPPF, Policy CS08 of the LDF and Policy WA07 of the Neighbourhood Plan.