

<b>Parish:</b>	<b>West Winch</b>	
<b>Proposal:</b>	<b>Proposed 3no. new dwellings and the demolition of existing bungalow</b>	
<b>Location:</b>	<b>Glendawn Rectory Lane West Winch King's Lynn</b>	
<b>Applicant:</b>	<b>Mr A Evershed</b>	
<b>Case No:</b>	<b>20/00340/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr K Wilkinson</b>	<b>Date for Determination: 30 April 2020 Extension of Time Expiry Date: 11 September 2020</b>

**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.

Full permission is sought to demolish the bungalow and utilise part of the garden of Orchard House to create three building plots and construct three detached houses.

The site lies within the village development boundary for West Winch contained in Inset E2 of the Site Allocations & Development Management Policies Plan 2016 and also in the North Runcton & West Winch Neighbourhood Plan area.

Members may recall that outline permission for three plots was previously approved under application ref: 18/02001/O at the 7th October 2019 committee meeting, on a slightly reduced site area (width now increased by approx. 3m). Hence this is a full application rather than a reserved matters application.

**Key Issues**

- Principle of development
- Impact upon form and character of this locality
- Drainage
- Other material considerations

**Recommendation**

**APPROVE**

## **THE APPLICATION**

'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 was approved by the Planning Committee to demolish the bungalow and utilise part of the garden of Orchard House to create three building plots on an area of 0.3Ha. The means of access was considered at that time but all other matters were reserved for future consideration. This is now a full application for the construction of three substantial detached houses on three equally substantial plots. The overall width of the plots has been increased by approx. 3m into the garden of 'Orchard House' in order to create better separation between the existing and proposed dwellings.

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 site has outline planning approval for 3 new dwellings under reference number is 18/02001/O.

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.

A full application was submitted following comments on the previous reserved matters application. In order to address the comments the approved plots have been made slightly wider therefore a new full planning application was required.

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 area. Dwellings exist 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 follow the existing form and character of this part of the village.

The 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 19.6m 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. 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 Agency's 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**

19/02148/RM: Application Withdrawn: 18/02/20 - Reserved matters application: Construction of three dwellings and demolition of existing bungalow

18/02001/O: Application Permitted: 07/10/19 (Committee) - Outline application: Construction of three new dwellings and demolition of existing bungalow

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 – (Amended scheme)**

The redesign of Plot 2 has resulted in the houses now being even more crowded on the plots, despite the attempt to stagger the frontage.

The siting of the proposed dwellings are out of keeping with existing properties along this stretch of Rectory Lane. This would make an overall cluttered street scene. As the Parish Council has previously stated, two dwellings would be much more in keeping with the surrounding rural area.

The Parish Council still objects to three new properties of this size and position on this piece of land.

We are pleased to see that the western elevation on Plot 1 has been amended on the latest drawing to show only a ground floor window in this elevation.

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However the changes have resulted in the houses on plots 2 and 3 having several windows directly looking out onto each other's properties at very close quarters.

#### Surface Water/Storm Drain

Please heed concerns of 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. Should the Borough Council decide to approve this application this needs to be a condition on this decision notice. Plots 2 and 3 will be on the site of a filled in very large pond and it is not clear what provision has been made for surface water drainage apart from a small soakaway.

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.”

We looked at Google Earth images from 1999 and 2006 which show the extent of the previous pond. Two separate pdf's have been attached to the email. In 1999 it looked huge and had been partly filled in by 2006, after that it had been filled in completely. Water has to go somewhere.....

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

**Internal Drainage Board: NO OBJECTION**

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** subject to conditions relating to contamination assessment and remediation (response to previous application)

**Environmental Health & Housing – CSNN: NO OBJECTION** subject to drainage works being contained within the site

**Natural England: No comments received** No comments raised to earlier outline application – standing advice applied

**Arboricultural Officer: NO OBJECTION** subject to condition

**REPRESENTATIONS** Original submission - **ONE** item of correspondence received **OBJECTING** on the following material planning grounds:

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- Overlooking/loss of privacy;
- Overshadowing;
- Overdevelopment of the site out of character with locality;
- Two dwellings would be a much better fit; and
- Drainage – storm drain along western side boundary which requires to be retained and maintained.

Amended scheme – No comments received

TWO items of correspondence in SUPPORT on the following grounds:

- \* A great proposal that will smarten up what has been a neglected tatty property for years;
- \* The existing Glendawn bungalow is in a poor state, it is completely inappropriate for the size plot both in size and position; and
- \* The new proposed development sits well on the site, each plot has a generous rear and front garden. It will also enhance the value of other existing nearby properties and provide much needed executive family type properties for the area.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS11** – Transport

**CS12** - Environmental Assets

**CS06** - Development in Rural Areas

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**Policy E2.2** - Development within existing built-up areas of West Winch

## **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 Design Guide 2019

### **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  
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 2016 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.

With the recent outline permission for three plots granted under ref: 18/02001/O, the principle of development has already been established. However, the proposal should comply with the aforementioned policies, which will be discussed in more detail below.

#### **Impact upon form and character of this locality**

In assessing design implications plus form and character Policies CS06 & CS08 of the LDF and Policy DM15 of the SADMP apply along with Policies WA07 & WA12 of the Neighbourhood Plan.

**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.

**POLICY WA12:** Adequate outside space - Residential development proposals will be expected to meet certain external space standards where appropriate and possible, subject to viability and deliverability considerations.

Taking the criteria of the above Neighbourhood Plan Policies in order – Policy WA07:

- The dwellings are all two storey;
- The facing materials chosen are compatible to this locality (multi-red facing brick, with a carrstone panel in Plot 1 house, under clay pantiled roofs and dormers with lead cheeks);
- The design detailing, whilst incorporating some modern features, is considered to be appropriate to this locality;

- Boundary treatments are indicated to be a mixture of close boarded fencing (private/rear areas) post & rail to front garden sides and combination of walled gateways and close boarded fencing along the roadside. Once again considered to be appropriate to this locality;
- The overall site already contains mature trees – most of which are to be retained and protected during construction and will serve as a backdrop to the proposed new houses. Ample space is created at the front of the dwellings to establish soft landscaping to individuals taste/requirements (planting does not constitute 'development');
- No lighting details are submitted as part of this application but may be secured via condition.

Policy WA12:

Plot 1 has approx. 320m<sup>2</sup> of private amenity space (with a further 630m<sup>2</sup> to the rear), Plot 2 has approx. 390m<sup>2</sup> (with a further 450m<sup>2</sup> at the rear) and Plot 3 has approx. 450m<sup>2</sup> - well in excess of the recommended 100m<sup>2</sup>. [Officer's note: 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]; and

\* these areas are presently garden land so it is 'ready to grow' and will have direct sunlight for several hours of the day.

The Parish Council maintain their opposition to this proposal and object on the grounds of the siting and size of the dwellings creating a 'cluttered streetscene' which would be out of character with this part of the village. Only two properties is preferred for this site but it must be acknowledged that outline planning permission has been granted for 3 dwellings albeit on a slightly smaller site. The principle of 3 dwellings in this location is therefore established.

It will be noted from the History section that a reserved matters application was submitted and withdrawn following concerns expressed by the Parish Council, neighbours and officers. This scheme has been the subject of substantial negotiation and amendment to get to the format now tabled/considered.

Overlooking implications have been designed out in relation to the property to the immediate west (The Coach House); the scale of the houses reduced by the incorporation of hips to the roofscape and re-designed house types on Plots 1 & 2.

The proposal now shows three similar sized plots measuring approx. 60m in depth and 20.5m, 20.1m and 19m 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 32m.

As discussed with the earlier outline application, 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 20.5 – 19m would not look out of character or context within this road frontage, contrary to the Parish Council's comments.

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

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With regards to the size and siting of the houses, these are indeed large properties set in large plots; the separation distances between the Coach House and Plot 1 is some 6.2m, Plot 1-2 is 4.4m, Plot 2-3 is 2.6m and Plot 3 – Orchard House some 9.5m. The indicative streetscene illustrates this positioning and inter-relationship between existing and proposed dwellings which is considered to be acceptable.

The siting of the houses respects that of the two adjoining properties on either side; and whilst Plot 3 has a hipped projection forward, its main element across the width of the site is similar to Orchard House.

Plot 2 is a reflection of Plot 3, but the siting gives visual interest/variety which once again is considered to be acceptable.

It is concluded that the design and outside space afforded to these houses does respond to the context and character of this locality and would comply with the aforementioned policies of the Neighbourhood Plan, and also Policies CS06, CS08 & DM15 of the Development Plan.

## **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; good SuDS design; permeable surfaces, rainwater re-use etc.; and 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 again 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 once again infer that this infilling of the pond has had drainage implications elsewhere in the village (previously referred 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 raised any concerns regarding this proposal.

Reference is once again made to a storm drain adjacent to the common boundary with The Coach House, which should be retained and maintained. However this refers to 'blue land' beyond the application site. 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 application is accompanied by a drainage plan which indicates crated soakaway systems front and rear, and Klargester sewage treatment plants serving each dwelling. There is ample land available to accommodate these works. The use of soakaways and package treatment plants would be controlled via Building Regulations. CSNN raise no objection to these means of surface and foul water disposal.

Therefore this proposal complies with Policy WA04 of the Neighbourhood Plan.

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## **Other material considerations**

### *Highway issues*

The means of access serving the dwellings was approved under the outline application.

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

The LHA are once again 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*

As stated above overlooking implications with regards to The Coach House has been designed out by the removal of windows at first floor level in the western elevation of the house on Plot 1. It has been moved away to give a gap of approx. 6.2m and the roofline hipped to reduce mass and overshadowing effect.

The Parish Council claims that the houses on Plots 2 and 3 have 'several windows directly looking out onto each other's properties at very close quarters'. The side elevations facing each other contain two windows at first floor level serving a bathroom and en-suite (obscurely glazed) these are however off-set by the staggered positioning of the dwellings so that there are no overlooking implications. Ground floor windows will be screened by common boundary fencing.

There are secondary windows to Bedroom 1 in the side elevations facing Plot 1 and Orchard House, but are some 11.5m and 10.6m away from the common boundaries respectively, and do not overlook private areas. This relationship is considered to be acceptable.

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

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

*Ecology* – There are no implications relating to ecology matters; Natural England raised no comments to the outline application.

*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. The application is accompanied by an Arboricultural Implications & Impact Assessment report with measures to protect retained trees during construction works. This methodology has been reviewed by our Arboricultural Officer who raises no objection. This matter 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, construct three substantial houses on

equally substantial plots within the defined development area of the village. The principle of the development was considered to be acceptable on slightly narrower width plots under outline permission granted under ref: 18/02001/O. The dwellings proposed have proportions, design details, compatible palette of materials and space around them, such that they would not therefore adversely impact upon the form and character of this locality.

Whilst the consistent concerns of the Parish Council are noted, 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: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: PP 1000 Revision G, PP 1001 Revision C, PP 1100 Revision F, PP 1101 Revision C & PP 1102 Revision D.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development hereby approved shall be undertaken in accordance with the tree protection measures identified in the Arboricultural Implications Assessment & Method Statement dated 9th January 2020 and plan (Drawing No. 3907.WestWinch.Swann.AIP) produced by Andrew Belsen and submitted as part of this application.
- 3 Reason: In order to safeguard the protected trees during construction in accordance with Policy CS12 of the LDF.
- 4 Condition: No development shall take place on any external surface of the development of the dwelling on Plot 1 hereby permitted, until a sample panel (no smaller than 1m x 1m) has been erected on site showing the proposed detailing of the carrstone panel in the southern elevation, which shall be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards and thereafter retained at the minimum distance from the near channel edge of the adjacent carriageway as indicated on the approved plan PP 1000 Revision E.
- 5 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened and to accord with the provisions of the NPPF and Policy CS08 of the LDF & Policy DM15 of the SADMP.

- 6 Condition: Prior to the first occupation of the development hereby permitted the associated vehicular crossing over the footway shall be constructed in accordance with the highways specification TRAD 1 and thereafter retained at the position shown on the approved plan. 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.
- 6 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and to accord with the provisions of the NPPF.
- 7 Condition: Prior to the first occupation of the development hereby permitted 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 flank frontage of the adjacent property as outlined in blue on the submitted details. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 7 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 8 Condition: Prior to the first occupation of the dwellings hereby permitted the proposed associated access, on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety and to accord with the provisions of the NPPF.
- 9 Condition: Prior to the first occupation of any dwelling hereby approved, an associated detailed outdoor lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of any lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 9 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 10 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'.

- 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. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 11 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.
- 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: 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.

- 12 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.

- 13 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 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11, 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 12.

- 13 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.