

SCHEDULE A: Applications with Recommendation

14/0584

Item No: 08

Date of Committee: 29/08/2014

Appn Ref No:
14/0584

Applicant:
Armeria (UK) LLP

Parish:
Rockcliffe

Agent:
Taylor & Hardy

Ward:
Longtown & Rockcliffe

Location: Land to the north of 10 Lonning Foot, Rockcliffe, Carlisle

Proposal: Erection Of 4no. Dwellings (Outline Application)

Date of Receipt:
07/07/2014

Statutory Expiry Date
01/09/2014

26 Week Determination

REPORT

Case Officer: Barbara Percival

1. Recommendation

- 1.1 It is recommended that this application is approved subject to completion of a Legal Agreement in respect of affordable housing provision.

2. Main Issues

- 2.1 Principle of development
- 2.2 Whether the scale and design of the dwellings are acceptable
- 2.3 Provision of a commuted sum towards off-site affordable housing provision
- 2.4 Impact of the proposal on the living conditions of neighbouring residents
- 2.5 Impact of the proposal on highway safety
- 2.6 Impact of the proposal on trees and hedgerows
- 2.7 Impact of the proposal on biodiversity
- 2.8 Impact of the proposal on the Buffer Zone on the World Heritage Site
- 2.9 Method for the disposal of foul and surface water
- 2.10 Loss of agricultural land
- 2.11 Other Matters

3. Application Details

The Site

- 3.1 The application site is located on the eastern side of the Rockcliffe to Todhills county highway on the north-eastern periphery of Rockcliffe. Immediately to the north and east lies agricultural land with an access track serving the agricultural land running along its southern boundary with number 10 Lonning Foot, a two storey semi-detached dwelling, located beyond the track. To the west of the application site, on the opposite side of the road, are three detached single storey dwellings, Croft Cottage, Hamethwaite and The Saltings together with Treyarnon, a two storey detached dwelling.
- 3.2 The boundaries of the proposed site are delineated by mature hedgerows with sporadic trees.

The Proposal

- 3.3 The proposal seeks Outline Planning Permission with Some Matters Reserved for the erection of 4 dwellings. The submitted application form and documents detailing that approval is sought in respect of scale only, access, appearance, landscaping and layout would be subject of a further application should Members approve the application.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of seven neighbouring properties and the posting of a Site Notice. In response, three representations have been received.
- 4.2 The representations identifies the following issues:
1. adequacy of highway for construction traffic and pedestrians.
 2. adequacy of existing sewers to accommodate additional proposed dwellings.
 3. existing surface water flooding within the vicinity.
 4. potential removal of hedgerows.
 5. loss of agricultural land.
 6. unsustainable location.
 7. services from Hamethwaite and Croft Cottage run along the edge and under the surface of the existing hedge line.
 8. the proposed development is outwith the village boundaries.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - the proposal as shown on Drawing 13062-06A is acceptable to the Highway

Authority. As it is an Outline application with only scale for which approval is being sought recommend the imposition of conditions;

Rockcliffe Parish Council: - have the following comments/observations a) concern over the proposed surface water arrangements. The adjacent watercourse (Blencarn Beck) is not considered capable of accepting any additional capacity; b) concerns in respect of the visibility splay on the four points of entry and exit onto the public highway as the road is narrow and near a blind corner; and c) no on-road parking is available in the area, so adequate on-site parking provision needs to be included;

English Heritage - North West Region: - do not believe that this proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site. In addition, although potentially visible from the World Heritage Site, do not believe that it would harm the ability to appreciate and understand Roman military planning and land use. In light of this, do not believe the proposal would harm the setting of the World Heritage Site;

Hadrians Wall Heritage Limited: - no response received;

Northern Gas Networks: - no objections to the proposals, however, there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then it is required that the promoter of these works to contact United Utilities directly to discuss their requirements in detail. Should diversionary works be required these will be fully chargeable;

United Utilities - (for water & wastewater comment): - in accordance with the National Planning Policy Framework and Building Regulations, the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. Building Regulations H3 clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. UU would ask the developer to consider the following drainage options in the following order of priority: a) an adequate soak away or some other adequate infiltration system, (approval must be obtained from local authority/building control/Environment Agency); or, where that is not reasonably practical; b) a watercourse (approval must be obtained from the riparian owner/land drainage authority/Environment Agency); or, where that is not reasonably practicable; and c) a sewer (approval must be obtained from United Utilities). To reduce the volume of surface water draining from the site UU would promote the use of permeable paving on all driveways and other hard-standing areas including footpaths and parking areas. In respect of drainage UU have no objections to the proposal, therefore, require no conditions to be attached to any approval;

Local Environment - Waste Services: - if approved the applicant would be responsible for paying for the provision of refuse/cycling containers for each property.

6. Officer's Report

Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.2 The Development Plan for the purposes of the determination of this application is the Carlisle District Local Plan 2001-2016 from which Policies DP1, CP1, CP2, CP3, CP4, CP5, CP12, H1, H5, LE7 and T1 of the Carlisle District Local Plan 2001-2016 are of particular relevance.
- 6.3 The National Planning Policy Framework (NPPF) and the Planning Practice Guidance (March, 2014) are also material planning considerations in the determination of this application.
- 6.4 The proposals raise the following planning issues:

1. Whether The Principle of Development Is Acceptable

- 6.5 The main issue for Members to establish in the consideration of this application is the principle of development. As previously outlined, since the adoption of the Local Plan, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance have been published by the Government and are material considerations in the determination of this application.
- 6.6 Paragraph 14 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*. For decision-taking the NPPF highlights that this means: *approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"*.
- 6.7 This is further reiterated in paragraph 215 of the NPPF which highlights that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). Accordingly, in respect of this application whilst the development should be considered against Local Plan policies, the Council's Local Plan (in respect of the issue of housing) cannot be considered up to date under the NPPF.
- 6.8 When assessing the application site against the foregoing policies, the site lies outwith the settlement boundary of Rockcliffe as identified in the Proposals Map of the Local Plan; however, Policy H1 is not consistent with the NPPF, and as such greater weight should be given to those policies within the NPPF. Whilst Policy H1 restricts housing development to sites within the settlement boundary, the NPPF is aimed at significantly boosting the supply of housing, and does not refer to settlement boundaries. Paragraph 55 of the

NPPF outlines that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

- 6.9 The application site is well contained within existing field boundaries and is adjacent to and directly opposite other residential properties within Rockcliffe. Rockcliffe has a high level of services which consist of a public house, village hall, school and church. Accordingly, Rockcliffe is considered to be a sustainable location, therefore, the principle for the development of the site for housing is consistent with the objectives of the NPPF.

2. Whether The Scale And Design Of The Dwellings Are Acceptable

- 6.10 The application seeks Outline Planning Permission with All Matters Reserved except for scale. Access, appearance, landscaping and layout, therefore, would be subject of a further application should the application be approved. The submitted drawings illustrate four detached bungalows of a similar scale to other bungalows directly opposite the site; however, given the topography of the land conditions are recommended which would require the submission of finished ground/floor levels and that the dwellings are no more than 1.5 storey in height.

3. Provision Of A Commuted Sum Towards Off-Site Affordable Housing Provision

- 6.11 The community's needs for affordable housing provision is a material planning consideration. Policy H5 of the Local Plan recognises this need and sets the thresholds for the provision of affordable housing. In respect of this application, although the proposal is for four dwellings within the rural area, the site extends to over 0.3 hectares, therefore, Policy H5 requires an affordable housing contribution of 20%. The Agent has subsequently confirmed that the Applicant agrees to the financial contribution. Accordingly, subject to the completion of a Section 106 Agreement there is no policy conflict.

4. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.12 Both the NPPF and the Local Plan seek to ensure that proposals for new development should be appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. Development should also seek to ensure that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments.
- 6.13 As previously outlined, the application seeks Outline Planning Permission with All Matters reserved excluding scale. Although the siting of the dwellings on the layout plan is indicative only it demonstrates that adequate separation distance can be maintained between the existing and proposed dwellings,

thereby ensuring that the existing properties are not affected through loss of light, loss of privacy or over dominance..

5. Impact Of The Proposal On Highway Safety

- 6.14 The application site has a frontage along the Rockcliffe to Todhills county highway. The indicative drawings and submitted documents illustrate the removal, replanting and setting back of the western (roadside) boundary hedge into the application site, thereby, providing additional land for the formation of a 1.8 metre pavement together with the formation of four new vehicular accesses to serve the proposed dwellings. The Parish Council and third parties have raised concerns in respect of the ability to achieve adequate visibility splays and in-curtilage parking provision to serve the proposed development, intensification of use and pedestrian safety given the existing width of the highway and the proximity of a 'blind' corner.
- 6.15 Cumbria County Council, as Highways Authority, has been consulted and outlines that the site has been the subject of extensive pre-submission discussions between the Highways Authority and the Agents. The consultation response goes on to confirm that the proposals illustrated on the submitted drawings are acceptable to the Highways Authority subject to the imposition of conditions. These conditions would require the submission of further details in respect of: achieving adequate visibility splays to serve the dwellings; means of access and site frontage improvement works; measures to prevent surface water discharging onto the highway; access with in-curtilage parking provision; and facilities for construction traffic.
- 6.16 The concerns of the Parish Council and third parties are noted; however, in light of the comments received from the Highways Authority it would be difficult to substantiate a refusal of the application on highway safety grounds.

6. Impact Of The Proposal On Trees And Hedgerows

- 6.17 Policy CP3 of the Local Plan seeks to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges. In respect of new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees. This aim is further reiterated in Policy CP5 which requires all developments to take into account important landscape features and ensure the enhancement and retention of existing hedges.
- 6.18 Furthermore, the City Council's Supplementary Planning Document (SPD) 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for

new planting it is important that these issues are considered at the very start of the planning process.

- 6.19 The Tree Survey, submitted as part of the application, outlines that the development would involve the removal and replanting of the western (roadside) boundary hedgerow. The Report goes on to highlight that the proposed development would also require the removal of Two Beech trees from within the western boundary and that a further Ash tree, had recently been felled in the southern corner of the site. The remainder of the hedgerows along the northern, southern and eastern boundaries would be unaffected by the development. The report concludes that at least four native trees (or wildlife ornamental species) in appropriate locations should be planted to mitigate for those lost due to the development. In respect of the western boundary hedgerow the mitigation measures should involve the replanting of new native species-rich hedge or new native tree planting.
- 6.20 The City Council's Landscape Architect/Tree Officer has been consulted and has no objections to the removal of the trees and hedgerow subject to the imposition of conditions which would ensure the protection of the retained hedgerows within the site together with the submission of a landscaping scheme and its subsequent implementation.

7. Impact Of The Proposal On Biodiversity

- 6.21 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, the development would not harm protected species or their habitat; however, an Informative is recommended to be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed. Furthermore, the proposed re-planting of a new native species-rich hedge along the western boundary could also afford an opportunity to enhance local biodiversity within the site.

8. Impact Of The Proposal On The Buffer Zone On The World Heritage Site

- 6.22 The site lies within the Buffer Zone on Hadrian's Wall World Heritage Site. English Heritage has been consulted and do not believe that the proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site. In addition, although potentially visible from the World Heritage Site, do not believe that it would harm the ability to appreciate and understand Roman military planning and land use. Accordingly, English Heritage do not believe the proposal would harm the setting of the World Heritage Site.

9. Method For The Disposal Of Foul And Surface Water

- 6.23 In order to protect against pollution, Policy CP12 seeks to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application form outlines that the disposal of foul drainage

would be to the mains sewer whilst surface water drainage would be to an existing watercourse. A Statement on Drainage Aspects was also submitted as part of the application which outlines that surface water drainage, illustrated on the submitted drawing, would be to a 150mm diameter surface water drain which would connect to an existing watercourse via a headwall designed to the Environment Agency's requirements.

- 6.24 In respect of surface water drainage, the Parish Council have raised concerns in respect of the capacity of an adjacent watercourse (Blencarn Beck) to accommodate any additional capacity. Whilst third parties also raise issues with surface water flooding and cite problems in respect of another development for housing north of Rockcliffe School. Third parties have also raised concerns in respect of foul drainage and the condition of the existing sewer system.
- 6.25 In respect of surface water drainage, additional information has been obtained from the Agent which further outlines the proposed methods for the disposal of surface water drainage and clarifies that surface water drainage would be to Rockcliffe Beck as opposed to Blencarn Beck. United Utilities have also been consulted and raise no objections to the proposal whilst the discharge of surface water into Rockcliffe Beck would require permission under Environment Agency Legislation.
- 6.26 The application seeks Outline Planning Permission, in light of the concerns raised by the Parish Council and third parties, the method of disposal of both foul and surface water would be subject to a further application should the application be approved.

10. Loss Of Agricultural Land

- 6.27 It is accepted that the proposal would lead to the loss of agricultural land. The Agricultural Land Classification identifies this land as Grade 3, Grades 1 and 2 being of the highest quality. Grade 3 land is common both within the immediate vicinity of the application site and within the District as a whole. As such, it is not considered that the loss of this small area of agricultural land would provide grounds for refusal of the application.

11. Other Matters

- 6.28 A third party has raised concerns about the impact on services which run along and adjacent to the western boundary of the site. This matter is subject to Civil Legislation and is not a material planning consideration.

Conclusion

- 6.29 In overall terms, the proposal is considered to be compliant under the provisions of the NPPF and the objectives of the relevant Local Plan policies. Accordingly, the application is recommended for approval subject to the completion of a Section 106 Legal Agreement in respect of the provision of a commuted sum towards off-site affordable housing provision.

7. Planning History

- 7.1 Earlier this year, an application was withdrawn for erection of 1no. dwelling (Outline) (application reference 14/0164).

8. Recommendation: Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of three years beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:
 - i) The expiration of five years from the date of the grant of this permission, or
 - ii) 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 last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990. (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the appearance, landscaping, layout and drainage of the site (hereinafter called "Reserved Matters") shall be submitted to and approved by the Local Planning Authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3. The approved documents for this Planning Permission comprise:

1. the submitted planning application form received 7th July 2014;
2. the Planning Statement received 7th July 2014;
3. the Design and Access Statement received 7th July 2014;
4. the Statement on Land Contamination received 7th July 2014;
5. the Tree and Hedge Survey Report compiled by OpenSpace received 7th July 2014;
6. the proposals received 7th July 2014 (Drawing No. 13062-06A);
7. the Notice of Decision; and
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

4. No development shall commence until visibility splays providing clear visibility of 2.4 metres by 43 metres measured down the centre of each

access and the nearside channel line of the major road have been provided at the junction of each access road with the county highway.

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety. To support Local Transport Plan Policies: LD7 and LD8.

5. No development shall commence until detailed drawings showing the development and means of access thereto, including improvement works to the site frontage, have been submitted to the Local Planning Authority for approval. Any such approved means of access shall be completed in accordance with the approved details before the development is occupied.

Reason: In the interests of highway safety. To support Local Transport Plan Policies: LD7 and LD8.

6. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management. To support Local Transport Plan Policies: LD7 and LD8.

7. No dwelling hereby permitted shall be occupied until a means of vehicular access and parking has been constructed in accordance with plans to be approved by the Local Planning Authority.

Reason: To ensure a suitable standard of vehicular access in the interests of highway safety. To support Local Transport Plan Policies: LD5, LD7 and LD8.

8. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users. To support Local Transport Plan Policies: LD8.

9. Prior to the occupation of the first property suitable receptacles shall be provided for the collection of waste and recycling for each unit in line with the schemes available in the Carlisle district.

Reason: In accordance with Policy CP14 of the Carlisle District Local Plan 2001-2016.

10. Prior to commencement of development a detailed scheme of tree and hedge protection shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its agreed form prior to the commencement of any development works on the site.

Within the fenced off area;

- 1 No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier.
- 2 No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
- 3 No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the Local Planning Authority.
- 4 No materials or vehicles shall be stored or parked within the fenced off area.
- 5 No alterations to the natural/existing ground level shall occur.
- 6 No excavations will be carried out within the fenced off area.
- 7 The tree and hedge protection fencing must be maintained to the satisfaction of the Local Planning Authority at all times until completion of the development.

Reason: To protect trees and hedges during development works in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

11. Prior to commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be at a scale of 1:200 and shall include:

- i) The exact location and species of all existing trees and other planting to be retained;
- ii) An outline specification for ground preparation for landscaped areas;
- iii) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
- iv) All proposed hard landscaping elements and paving, including layout, materials and colours;
- v) The proposed arrangements and specifications for initial establishment maintenance and long term maintenance of all

planted and/or turfed areas.

The approved scheme shall be implemented in its agreed form prior to the end of the first planting season following substantial completion of the development to which it is associated. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

Reason: To ensure a satisfactory landscaping scheme in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

12. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface waters have been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of foul and surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

13. No development shall be commenced until samples or full details of materials to be used externally on the dwellings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

Reason: To ensure that materials to be used are acceptable and in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

14. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed scheme and approved, in writing, by the Local Planning Authority.

Reason: To ensure that materials to be used are acceptable in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

15. Before development commences, particulars of height and materials of all proposed boundary treatments to be used within the development shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter carried out in accordance therewith.

Reason: In the interests of privacy and visual amenity in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

16. The dwellings, subject of this approval, shall be no higher than 1.5 storeys.

Reason: In the interests of preserving the privacy and amenity of the neighbouring residents, to ensure that the development

respects the scale and character of buildings in the locality and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

17. Details of the relative heights of the proposed finished ground levels and the height of the proposed finished floor levels of the new dwellings shall be submitted to and approved in writing by the Local Planning Authority before any site works commence.

Reason: In order that the approved development overcomes any problems associated with the topography of the area in accordance with Policies CP5 of the Carlisle District Local Plan 2001-2016.

18. No development shall take place until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of the dwellings. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

20. No site clearance or works to the retained trees or hedges shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect nesting birds in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

20. No work associated with the construction of the residential units hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 16.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

21. 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 and where remediation is necessary a remediation scheme must be prepared, 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.

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 in accordance with Policy CP13 of the Carlisle District Local Plan 2001-2016.



scale 1:200



Location Plan
Scale 1:1250

PLANNING
ARCHITECTS PLUS

PROPOSED RESIDENTIAL DEVELOPMENT
SITE AT LONNING FOOT, ROCKCLIFFE

Code	06.14	Drawn	D8	Comp.No	P02	Number	13062-06A
Scale	1:500						
	1:200	1:1000					

c) Crown Copyright 2013
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.