

SCHEDULE A: Applications with Recommendation

21/0766

Item No: 05

Date of Committee: 22/10/2021

Appn Ref No:
21/0766

Applicant:
Simpsons Builders

Parish:
Wetheral

Agent:
Summit Town Planning

Ward:
Wetheral & Corby

Location: Land to the rear of 46 Broomfallen Road, Scotby, Carlisle, CA4 8DE

Proposal: Erection Of 1no. Dwelling

Date of Receipt:
02/08/2021 08:02:33

Statutory Expiry Date
27/09/2021 08:02:33

26 Week Determination
25/10/2021

REPORT

Case Officer: Barbara Percival

1. Recommendation

1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Whether the principle of development is acceptable
- 2.2 Impact of the proposal on the character of the area
- 2.3 Scale and design of the dwelling
- 2.4 Impact of the proposal on the living conditions of neighbouring residents
- 2.5 Impact of the proposal on highway safety
- 2.6 Methods for the disposal of foul and surface water
- 2.7 Impact of the proposal on biodiversity
- 2.8 Impact of the proposal on existing trees and hedgerows
- 2.9 Other Matters

3. Application Details

The Site

3.1 The application site is located within a development site, known as Ridge Close, to the rear of numbers 44 to 52 Broomfallen Road, Scotby. The

development site has permission for the erection of 4no. dwellings. Number 1 Ridge Close has been completed and is now occupied with the three remaining properties within the development currently under construction.

Background

- 3.2 The full planning history for the site has been reproduced in Section 7 of this report. Nevertheless, to assist Members the salient planning history for the site has been detailed below.
- 3.3 In 2014, Members of the Development Control Committee granted outline planning permission with all matters reserved, subject to the completion of a Section 106 Agreement (application reference 13/0950). The Section 106 Agreement, requiring a contribution towards off-site affordable housing, was subsequently entered into and the decision notice issued on the 12th November 2014.
- 3.4 In 2017, an application for the erection of 3no. dwellings (renewal of outline permission granted under reference 13/0950) was approved under delegated powers (application reference 17/0617). This application again sought outline planning permission with all matters reserved; however, it was assessed against policies within the current adopted local plan. Policy HO4 of the local plan identified that the site is located within Zone A which requires a contribution towards affordable housing for all sites of six units and over. The proposal fell below the aforementioned threshold, therefore, a contribution towards affordable housing was not required.
- 3.5 In August 2018, an application on a larger parcel of land for the demolition of lean to at 46 Broomfallen Road and erection of 5no. dwellings with associated infrastructure was refused by Members of the Development Control Committee (application reference 18/0506). An appeal was subsequently dismissed by the Planning Inspectorate in February 2019.
- 3.6 Members of the Development Control Committee subsequently approved an application for the erection of 2no. dwellings and associated infrastructure (revised application) at its meeting in January 2019 (application reference 18/0907).
- 3.7 Also in 2019, Members of the Development Control Committee approved an application for the erection of 1no. dwelling and provision of refuse bin access point (application reference 19/0374).
- 3.8 In October 2020, an application for the variation of condition 2 (approved documents) of previously approved application 18/0907 (erection of 2no. dwellings and associated infrastructure) to reposition the dwelling on plot 2 was approved (application reference 20/0557).
- 3.9 Earlier this year, Members of the Development Control Committee granted planning permission for the erection of 1no. dwelling (application reference 20/0709).

The Proposal

- 3.10 The submitted drawings illustrate the siting of a dwelling to the north of Plot 4 which is currently under construction (application reference 20/0709). The topography of the land is such that it slopes from east to west, however; the land to the rear of the development site has been cut into to provide a level platform and enable the ridge lines of the dwellings, currently under construction, to be kept as low as possible to retain the skyline. In respect of this current dwelling, the land form within this part of the development, although slightly higher can accommodate a two storey dwelling without further remodelling of the land. The submitted drawings, however; illustrate that the ridge line of the proposed two storey dwelling would be approximately 800mm higher than that of the adjacent Plot 4.
- 3.11 The 'T-shaped' dwelling would have a maximum length of 17.2 metres by a maximum width of 12.1 metres with a maximum ridge of 8.4 metres. The accommodation would comprise of double garage, living room, 1no. ensuite bedroom, 1no. bedroom, hall, utility and cloakroom with living room, kitchen/family room, hall, master en-suite bedroom, 1no. bedroom and bathroom above.
- 3.12 The proposed walling materials for the dwelling are a combination of clay facing bricks, render and fibre cement weatherboarding with artstone cills, string courses and quoins. The roof would be finished in concrete flat profile roof tiles.
- 3.13 The submitted drawings illustrating that the northern (rear) and eastern boundaries would be delineated by a native species hedgerows reinforced with native trees along its eastern boundary. The remaining boundaries would consist of a combination of wooden fences and retaining walls. Vehicular access to serve the proposed development would be from Broomfallen Road utilising the same un-adopted access which serves Plots 1 to 4.

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, eight representations of support have been received.
- 4.2 The representations identify the following issues:
1. the development makes the best use of the site;
 2. complements the standard of work of the developer;
 3. build and design of the dwellings is ideal especially in respect of providing dependent relatives accommodation;
 4. the proposed dwelling would be a complementary infill and complete this small individual development so as not to leave an empty unused area.

5. Summary of Consultation Responses

Wetheral Parish Council, Wetheral Community Centre: - the proposal would have a detrimental impact on the character and appearance of the area because of the scale of the dwelling and the prominent position within the landscape. This would be contrary to Policies SP6 and Policy HO3 of the Carlisle District Local Plan 2015-2030. A shared bin collection point is proposed close to the access point off Broomfallen Road. The distance for residents to take their bins for collection would be considerable, particularly for the future occupants of the dwellings, who would have a return walk of approximately 140 metres on a steeply sloped site. Members recall the original application for five dwellings was refused on appeal 18/0506 by the Planning Inspectorate, however it appears the applicant has achieved four dwellings currently, by submitting them piece meal through the planning process, this application being the fifth. Should the process not be questioned?

Cumbria County Council - (Highways & Lead Local Flood Authority): - the slight increase in vehicular use of the existing access is unlikely to have a significant material affect on existing highway conditions, therefore, confirm that the Highways Authority has no objection to the proposal. It is noted that issues have been raised previously in the area with regards to surface water and would recommend the imposition of conditions in respect of the submission of a construction surface water management plan and surface water drainage scheme.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, IP3, IP4, IP6, CC5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. Other material considerations are Supplementary Planning Documents adopted by the City Council, in particular 'Achieving Well Designed Housing' and 'Trees and Development'.

1. Principle Of Development

- 6.3 Paragraph 11 of the NPPF outlines that: *"at the heart of the NPPF is a presumption in favour of sustainable development"*. Paragraph 78 expands by highlighting that: *"To promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby"*.

- 6.4 The aims of the NPPF is reiterated in Policy HO2 of the local plan which outlines that new housing development other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown and in the rural areas provided that the development would not prejudice the delivery of the spatial strategy of the local plan and be focussed in sustainable locations subject to satisfying five criteria.
- 6.5 The application site is well contained within existing and proposed boundaries and adjoins the domestic curtilages of other dwellings within the development now known as Ridge Close. Scotby has a high level of services which consist of a public house, village hall, school and church. Accordingly, Scotby is a sustainable location, therefore, the principle for the development of the site for housing remains consistent with the objectives of the NPPF and Policy HO2 of the local plan.
- 6.6 In overall terms, the application site is well contained within existing landscape features, it is physically connected, and integrates with, the settlement, and would not lead to an unacceptable intrusion into open countryside. The development of a two storey dwelling is of an appropriate scale for the village to accommodate and would not be considered a threat to the delivery of the local plan's spatial strategy. Any perceived visual impact the proposal would be mitigated as the dwelling would be set down into the topography of the area and be partially screened from public viewpoints by existing and proposed landscaping. Compliance with other criteria within Policy HO2 of the local plan will be discussed in the relevant sections below.
- 6.7 In light of the foregoing, the site for housing remains consistent with both the NPPF and local plan, therefore, the principle of development is acceptable.

2. Impact Of The Proposal On The Character Of The Area

- 6.8 Planning policies seek to ensure that proposals for development in the rural area conserve and enhance the special features and diversity of the different landscape character areas. Development proposals are expected to incorporate high standards of design including regard to siting, scale and landscaping which respect and, where possible, should enhance the distinctive character of the landscape.
- 6.9 The application seeks full planning permission for the erection of a dwelling within a development site, now known as Ridge Close, which has planning permission for the erection of 4no. dwellings. Number 1 Ridge Close has been completed and is now occupied with the remaining properties currently under construction.
- 6.10 The submitted drawings illustrate a detached dwelling in the northern eastern corner of the development adjacent to Plot 4. As highlighted earlier in the report, an application for the erection of 5 dwellings on part of the application site was dismissed by the Planning Inspectorate earlier this year. The Inspector found that one of the main issues centred on: the effect of the proposal on the character and appearance of the area. The Inspector

highlighted that: "*... dwellings 2, 3 and 4 would sit further away from the existing dwellings and on significantly higher land. Efforts have been made through the split-level design of these dwellings to minimise their height. However, the two storey elevations with gabled concrete roof tiles would be clearly appreciable on entering the village from the south and through the field to the north of number 44. The visual impact would be exacerbated by the massing of these dwellings seen in close relationship to each other and their bulk and scale particularly to western facing elevations. Consequently, the dwellings would be prominent within the wider landscape and the departure from the linear form of development on this part of Broomfallen Road would be emphasised by their massing and elevated position. The existing and proposed planting would not sufficiently mitigate the impact on the character and appearance of the area*". In overall terms, the Inspector found that the development subject of the appeal would: "*... have a detrimental impact on the character and appearance of the area by virtue of the split-level dwellings and their scale, massing and prominent position within the landscape*".

- 6.11 In respect of this application, the proposed dwelling would be located immediately adjacent to Plot 4 with its ridge height approximately 800mm higher than that of Plot 4. Although this proposal is for a two storey dwelling, the topography of the land has evolved during the course of the development from that which the Inspector viewed as the land has been cut into and levelled. Furthermore, any perceived visual impact especially when viewed from the north or south would be mitigated by existing and proposed landscaping helping the dwelling to soften and settle the dwelling into the landscape.
- 6.12 In light of the foregoing assessment, the proposal would respond to the local context and would not be disproportionate or obtrusive within the character of the street scene.

3. Whether The Scale And Design Of The Dwelling Is Acceptable

- 6.13 Policies seek to ensure that development proposals are 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. This theme is identified in Policies SP6 and HO2 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing, make use of appropriate materials and detailing and achieve adequate amenity space.
- 6.14 Within the immediate vicinity of the application site there are a range of single and two storey dwellings of differing styles and ages. The proposed dwelling although not of split level construction would be of a similar scale and massing to those properties currently under construction on Plots 3 and 4.
- 6.15 In overall terms, the scale and massing of the proposed dwelling would respond to the form of existing and proposed dwellings within this part of

Broomfallen Road and achieve adequate external space and in-curtilage parking provision. The proposed palette of materials would also respect and reflect those of the adjacent properties. Furthermore, the retention of existing landscaping together with proposed landscaping would also help to soften and blend the proposed dwelling into the landscape.

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

- 6.16 Development should be appropriate in terms of quality to that of the surrounding area and do not have an adverse impact on the living conditions of the occupiers of adjacent residential properties. The City Council's SPD 'Achieving Well Designed Housing' provides guidance as to minimum distances between primary windows in order to respect privacy and avoid overlooking i.e. 12 metres between primary windows and blank gables and 21 metres between primary windows.
- 6.17 The orientation of the proposed dwelling, fronting onto a central access road, would ensure that the minimum distances between primary windows to protect against loss of privacy as outlined in the SPD 'Achieving Well Designed Housing' would be satisfied.
- 6.18 In overall terms, the siting, scale and design of the proposed dwelling would not adversely affect the living conditions of the occupiers of neighbouring properties by virtue of loss of privacy, loss of light or over-dominance. To further protect the residential amenity of the occupiers of neighbouring properties during construction a condition is recommended that would ensure that the development is undertaken in strict accordance with the details contained in the Construction Management Plan discharged under application 19/0225. This document includes details of working practices and construction traffic parking.

5. Impact Of The Proposal On Highway Safety

- 6.19 The dwelling would utilise the same access as that of the existing and proposed dwellings within Ridge Close. Cumbria County Council, as Highways Authority, raises no objections to this current proposal as the slight increase in vehicular use of the existing access is unlikely to have a material affect on existing highway conditions.

6. Methods For The Disposal Of Foul And Surface Water Drainage

- 6.20 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that enough capacity exists prior to commencement of any development. The submitted application form states that foul drainage would be disposed of via the mains sewer with surface water to a sustainable drainage system, however; no drainage details have been submitted.
- 6.21 Cumbria County Council, as Lead Local Flood Authority (LLFA) acknowledges issues raised previously with surface water flooding with in

vicinity and recommends the imposition of conditions should Members approve the application. The recommended pre-commencement conditions would require the submission of a surface water drainage scheme together with a construction surface water management scheme.

7. Impact Of The Proposal On Biodiversity

- 6.22 The Councils 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 it is unlikely that the proposed development would harm protected species or their habitat. To further protect biodiversity and breeding birds, informatives are recommended within the decision notice drawing the applicant's attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010 etc.

8. Impact Of The Proposal On Existing Hedgerows

- 6.23 Policy GI6 of the local plan seek 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 and hedges. This aim is further reiterated in Policy SP6 of the local plan which requires all developments to take into account important landscape features and ensure the enhancement and retention of existing landscaping.
- 6.24 The City Council's 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.
- 6.25 The submitted drawings illustrate that the northern and eastern boundaries of the site would be delineated by a new native species hedge with native trees. To protect the mature trees along the northern boundary of the application site a condition is recommended ensuring that tree protection barriers are in situ prior to and during the course of the development. In overall terms, existing and proposed landscaping would help to soften and blend the development into the landscape.

9. Other Matters

- 6.26 As highlighted earlier in the report, an application for the erection of 5 dwellings on part of the application site was dismissed by the Planning Inspectorate in February 2019. The Inspector found that one of the main issues centred on: where or not the proposed development would provide for

acceptable living conditions for future occupiers with particular regard to refuse collection facilities. The Inspector found that: *"The proposed access to the site is via a shared drive to the side of No 46. The drive would measure approximately 70 metres in length from the boundary with the highway on Broomfallen Road to the top of the turning head which fronts the proposed split-level dwellings. A shared bin collection point is proposed close to the access point off Broomfallen Road. The distance for residents to take their bins for collection would be considerable, particularly for the future occupants of the split-level dwellings who would have a return walk of approximately 140 metres on a steeply sloped site. Taking these factors into account, I conclude that the proposals would not provide convenient refuse collection facilities for future occupiers"*.

- 6.27 In respect of the application now before Members, the weekly refuse collection point for the proposed dwelling would be the same as for the other four properties within Ridge Close. However, the setting down of the dwelling within the topography of the land addresses the concerns of the Planning Inspector in respect of the distance and steepness of the site. Furthermore, the shared use of the bin trolley would also benefit the future occupiers of the proposed dwelling should Members approve the application.
- 6.28 The parish council have questioned the submission of 'piecemeal' planning applications for the dwellings within the development site. As Members are aware, each application is dealt with on its own merits and there is nothing in planning legislation to prohibit the applicant submitting multiple applications.

Conclusion

- 6.29 In overall terms, the principle of residential development on the site remains acceptable under the provisions of the NPPF and the local plan. The application site is well contained within existing landscape features, it is physically connected, and integrates with, the settlement, and would not lead to an unacceptable intrusion into open countryside. The development of 1no. dwelling is of an appropriate scale for the village to accommodate and would not be considered a threat to the delivery of the local plan spatial strategy.
- 6.30 The scale, design and massing of the proposed dwelling set down within the topography of the land would be appropriate and would not have a detrimental impact on the occupiers of neighbouring properties through unacceptable overlooking, loss of light or over-dominance. Existing and proposed landscaping together with the proposed palette of materials would also help to soften and blend the proposed dwelling into the landscape, thereby, minimising any perceived visual impact.
- 6.31 In all other aspects, the proposal is compliant with the objectives of the NPPF, PPG, relevant local plan policies and SPD's. Accordingly, the application is recommended for approval.

7. Planning History

- 7.1 In 2014, outline planning permission was granted for the erection of 3no. dwellings (application reference 13/0950).
- 7.2 In 2017, outline planning permission was granted for erection of 3no. dwellings (renewal of outline permission granted under reference 13/0950 (application reference 17/0617)).
- 7.3 In 2018, full planning permission was refused for the demolition of lean to at 46 Broomfallen Road and erection of 5no. dwellings with associated infrastructure (application reference 18/0506). A subsequent appeal was dismissed by the Planning Inspectorate on the 14th February 2019.
- 7.4 In 2019, full planning permission was granted for the erection of 2no. dwellings and associated infrastructure (revised application) (application reference 18/0907).
- 7.5 Also in 2019, an application for the discharge of discharge of conditions 4 (surface water drainage scheme); 5 (carriageway, footways, footpaths, cycleways); 13 (parking of vehicles for construction); 14 (materials); 15 (hard surface finishes) & 16 (construction method statement) of previously approved permission 18/0907 was granted (application reference 19/0225).
- 7.6 Again in 2019, full planning permission was granted for the erection of 1no. dwelling and provision of refuse bin access point (application reference 19/0374).
- 7.7 An application to discharge of conditions 3 (materials) & 4 (construction surface water management plan) of previously approved permission 19/0374 was granted in December 2019 (application reference 19/0841).
- 7.8 In 2020, an application for a non material amendment of previously approved application 18/0907 was granted (application reference 20/0072).
- 7.9 Also in 2020, an application for the variation of condition 2 (approved documents) of previously approved application 18/0907 (erection of 2no. dwellings and associated infrastructure) to reposition the dwelling on plot 2 was approved (application 20/0557).
- 7.10 Earlier this year, an application to discharge of conditions 3 (surface water drainage scheme); 4 (construction surface water management plan) & 5 (scheme for the provision of foul water drainage works) of previously approved permission 20/0709 was granted (application reference 21/0098).

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of

the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form received 2nd August 2021;
 2. the contamination report received 2nd August 2021;
 3. plot 5 site section, elevations, floor plans received 2nd August 2021 (Drawing No. 17042-42);
 4. plot 5 site plan & site section received 6th October 2021 (Drawing No. 17042-43C);
 5. plot 5 block plans, location plan received 2nd August 2021 (Drawing No. 17042-44);
 6. the Notice of Decision;
 7. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the local planning authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the local planning authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

4. No development approved by this permission shall be commenced until a scheme for the provision of foul water drainage works has 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 water disposal and in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems in accordance with Policy CC4 of the Carlisle

District Local Plan 2015-2030.

6. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2012 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires shall be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

7. The dwelling shall not be occupied until the access, turning and parking facilities have been constructed in accordance with the approved plan. The access and turning provision shall be retained and be capable of use thereafter and shall not be removed or altered without the prior consent of the local planning authority.

Reason: In the interests of highway safety and in accordance with Policies SP6 and IP3 of the Carlisle District Local Plan 2015-2030.

8. The development hereby approved shall be undertaken in strict accordance of the Construction Management Plan Rev B (May 2019) approved under planning approval 19/0225.

Reason: To protect the living conditions of the occupiers of the adjacent residential properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

9. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwellings.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and 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 consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policy GI6 of the Carlisle District Local Plan 2015-2030.

11. 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 CM5 of the Carlisle District Local Plan 2015-2030.
