

Application Number: F/YR13/0724/F
Major Dwellings
Parish/Ward: March Town Council/March West
Date Received: 27 September 2013
Expiry Date: 27 December 2013
Applicant: Sanctuary Group

Proposal: Erection of 22 dwellings comprising 10 x 2-storey 1-bed flats, 1 x 2-bed single storey dwelling; 11 x 2-storey 2-bed dwellings, including sheds, refuse store and cycle store involving demolition of existing care home (retrospective) and works to western footpath of Kingswood Road.

Location: Site of former Kingswood Park Residential Home, Kingswood Road, March

Site Area: 0.94ha/23 dwellings/ha

Reason before Committee: Number of objections received and contrary to recommendation of March Town Council.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 22 affordable homes comprising 10 x 1-bed flats and 12 x 2-bed dwellings. The site is the former Kingswood Park Residential Care Home which has been demolished.

The key issues relate to:

- Principle and Policy considerations
- Design, Density and Layout
- Highway Considerations
- Parking
- Refuse collection
- Flood Risk and Drainage
- Archaeology
- Biodiversity
- S106

The site is located adjacent to the main settlement of March and is considered to be a sustainable location. The site is also part of a strategic site allocation in the emerging core strategy which could form part of the overall master plan for the south west of March. However the proposal allows for pedestrian connectivity to adjoining land and it is considered that the development of this site will not compromise the deliverability of the rest of the land.

The key issues mentioned above have been addressed via the relevant consultation process and the Local Planning Authority considers that the proposal complies with National and Local Policies and is therefore supported.

2. HISTORY

F/YR13/0221/F

Erection of 33 dwellings

Withdrawn 2 July 2013

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

- Paragraph 2 - Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise
- Paragraph 14 - Presumption in favour of sustainable development
- Paragraph 17 - Core planning principles
- Paragraphs 47-50 - Delivering a wide choice of quality homes
- Paragraphs 56-61 - Requiring good design
- Paragraphs 69-70 - Promoting healthy communities
- Paragraphs 95-97, 99 - Meeting the challenge of climate change, flooding and coastal change

3.2 Draft Fenland Local Plan Core Strategy:

- CS1 - Presumption in Favour of Sustainable Development
- CS2 - Facilitating Health and Wellbeing of Fenland Residents
- CS3 - Spatial strategy, the Settlement Hierarchy and the Countryside
- CS4 - Housing
- CS5 - Meeting Housing Need
- CS13 - Supporting and Managing the Impact of a Growing District
- CS14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland
- CS16 - Delivering and Protecting High Quality Environments across the District.
- CS19 - The Natural Environment

3.3 Fenland District Wide Local Plan:

- H3 - To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other policies of the Plan.
- E8 - Proposals for new development should:
 - allow for protection of site features;
 - be of a design compatible with their surroundings;
 - have regard to amenities of adjoining properties;
 - provide adequate access.
- IMP2 - Securing benefits through the use of planning agreements.
- TR3 - To ensure that all proposed developments provide adequate car parking in accordance with the approved parking standards.

4. CONSULTATIONS

4.1 *Parish/Town Council:*

Recommend refusal:

- a) Out of character (3-storey)
- b) Narrow access road
- c) Flood Risk
- d) Should be developed as part of master plan for this area.

4.2 *Local Highway Authority:*

No highway objection in principle in respect of the proposed development.

I have received a comprehensive letter of objection from local residents. However, subject to footway improvements, the existing estate road from Burrowmoor Road and the junction therewith is satisfactory to cater for the proposed development in the context of the national guidance contained within Department for Transport (DfT) documents 'Manual for Streets' and 'Manual for Streets 2'.

Transport Statement

The development proposals are accompanied by a comprehensive Transport Statement in accordance with DfT guidance 2007; such a level of assessment exceeds that normally required for a development of this scale. Whilst I have reservations regarding the vehicle trip generations indicated for the proposed residential element, where the national TRICS database utilised for this purpose has a very limited number of sites of a similar nature for comparison purposes, Kingswood Road has a substantially greater theoretical capacity than will be generated by the existing and proposed level of development.

The statement contains accident information between 2007 and 2011 based upon generically available national data; according to the CCC Traffic Accident

Reporting System, I confirm that there have been no further accidents on the local road network in the intervening period.

Construction Period

In common with all such developments where an existing estate road will be utilised to access a construction site, there will be a level of disturbance to residents through the construction period.

Accordingly, any consent granted should be accompanied by a comprehensive Construction Management Plan covering the developer, sub-contractors and those delivering to the site, in order to mitigate as far as possible any adverse impacts during this phase of the development.

In addition, a pre and post implementation Condition Survey may be required to ensure that any damage to the existing highway infrastructure which may occur during the period of construction is rectified appropriately at the applicant's expense.

4.3 ***Middle Level Commissioners:***

Comments still awaited.

4.4 ***Anglian Water:***

The foul drainage from this development is in the catchment of March STW that at present has available capacity for these flows.

The sewerage system at present has available capacity for these flows. Notice will be required to be served to connect to network.

4.5 ***Cambs Fire and Rescue:***

With regard to the above application should the LPA be minded to grant approval the Fire Authority would ask that adequate provision be made for fire hydrants.

4.6 ***Environmental Health (FDC):***

The Environmental Protection Team note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate.

The desk study that has been submitted is noted and accepted by Environmental Health. A phase 2 (intrusive) investigation has been carried out on part of the site. The investigation has shown large areas of made ground with some contaminants above guideline values. The report concludes that some remediation is required to ensure that the site is suitable for its intended end users.

Therefore the second part of the contaminated land condition is required. The recommendations within the report are noted and accepted, a remediation strategy and subsequent remediation and verification are required for the site. Any unsuspected contamination encountered should be dealt with in an appropriate manner.

4.7 ***Housing Strategy & Enabling Officer (FDC):***

Policy CS5 of the Fenland Core Strategy Proposed Submission seeks 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Therefore on this development where 24 dwellings are proposed (now amended to 22) I would anticipate the provision of 6 affordable dwellings on site subject to viability. However, this application has been submitted on behalf of a Housing Association who proposes to deliver the site as 100% affordable housing. Given the size and location of the proposed development a scheme of 24 affordable homes is considered to be sustainable (now amended to 22).

In accordance with Core Strategy Policy CS5, the appropriate mix of affordable tenures is informed by and compatible with the latest government guidance and an up to date local Strategic Housing Market Assessment (SHMA). Given the mix of supported and general needs accommodation proposed the delivery of a 100% affordable rented scheme is appropriate and will meet evidenced housing need.

The applicant is proposing a mix of 12 x 1 bedroom properties (now amended to 10 x 1-bed) and 12 x 2 bedroom properties. Analysis of the Fenland Housing Register indicates that 80% of applicants on the register require 1 and 2 bedroom properties and accordingly the unit types are appropriate.

Six of the properties on site are being provided to meet the housing needs of people with enduring mental health or with a learning disability . The demand for this type of housing has been evidenced by Cambridgeshire County Council and the homes will meet a county wide need.

4.8 Arboricultural Officer (FDC):

The latest layout has reduced the number of units on site and retains all those trees protected by TPO and additional trees growing on the boundaries.

The proposal generally leaves space for the long-term development of the retained trees and it is noted that there are additional young trees adjacent to the site on banking that will become prominent over time to provide screening to and from the site.

Details of tree protection measures prior to work commencing should be provided.

4.9 ***Police Architectural Liaison Officer:***

The crime profile for Kingswood road is low with one crime being recorded in the last twelve months and that being theft from a motor vehicle.

In respect of the layout of the development I do have concerns regarding the access onto adjoining land which could be used as a means of alternative escape in respect of crime or antisocial behaviour within the site. That being said plots 6 to 9 do offer some surveillance of these routes if the access surfacing is for future developments then these should only be enacted upon development of the adjacent land and suitable fencing be erected on the site boundaries. Additionally I note that parking spaces to plot 5 will require that fencing is modified to enable surveillance from active rooms within the property served. So that this application can proceed can I suggest a suitable condition that notwithstanding the information supplied a scheme for site and dwellings boundaries is to be submitted, approved and erected prior to occupation of the dwellings. This condition is in the interest of crime reduction, reducing fear of crime and visual amenity of the development.

The shared surface and private drives will need to be lit by column mounted down lighters to a lighting level equivalent to the adopted highway within the area. Again so that the application can proceed I would ask for a suitable condition that notwithstanding information submitted a scheme for the lighting of external areas within the development is to be submitted, approved and installed prior to occupation of the dwellings and thereafter maintained in operation whilst the use of the land persists. This condition is in the interest crime reduction, reducing fear of crime and visual amenity of the development.

I would advise the developer that to ensure that suitable crime prevention measures are included within the development meeting the requirements of both parts 1 & 2 of Secured by Design New Homes 2010 is recommended. To this end I would offer my services to discuss and agree suitable measures of security for the dwellings.

Given the above comments providing the inclusion of conditions can be agreed then we would not object to granting of permission for this development.

4.10 **County Archaeology:**

Our records indicate that the site is situated on an area of high ground just east of the fen edge and lies within an area of archaeological potential. Within the immediate vicinity of the Kings Road residential estate, three separate Iron Age and Roman coin hoards associated with complete vessels have been found (MCB7202, MCB7364). To the north and northwest, close to the fen edge, several stray finds including a Neolithic axe and two Bronze Age palstaves have been recovered (MCB7184, MCB7185, MCB7186). A number of flint scatters dating from the Mesolithic, Neolithic and Bronze Age have also been identified and excavated along the fen edge, often associated with well preserved ancient land surfaces (MCB6067, ECB2886). It is considered likely that important archaeological remains survive on the site and that these would be severely damaged or destroyed by the proposed development.

We therefore consider that the site should be subject to a programme of archaeological investigation and recommend that this work should be commissioned and undertaken at the

expense of the developer. This programme of work can be secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

The model condition also indicates: Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.

4.11 *National Grid:*

Identified the presence of apparatus within the vicinity of the works and makes advisory comments.

4.12 *Local Residents:*

50 letters of objection from 29 households have been received summarised as follows:

- inadequate foul drainage provision;
- Kingswood Road unable to take further traffic;
- Kingswood Road junction inadequate;
- 3-storey out of keeping;
- flats are out of character with the area;
- density too high;
- inadequate visitor parking;
- potential overlooking and overshadowing;
- schools unable to cope with a further increase in housing development;
- dentists and doctors already at capacity;
- sufficient social housing in March already approved;
- noise and pollution from vehicle movements;

- could be archaeological implications on the site;
- contamination could be an issue on site;
- collection of refuse needs addressing;
- development could lead to an increase in crime and disorder;
- potential for noise from pumping station;
- access points to south and west could become 'rat runs';
- March needs further residential care homes;
- a different access road into the site should be sought;
- removal of grass verge along Kingswood Road will adversely impact on its character;
- the development is in contravention of Human Rights Act;
- houses should be of executive type homes;
- lack of adequate street lighting in Kingswood Road since recent 'upgrading' of lights;
- development close to mature trees;
- lack of infrastructure payments to the County Council due to the properties being 'affordable';
- there should be mix of social and private housing;

5. **SITE DESCRIPTION**

- 5.1 The site is located at the southern end of Kingswood Road and was occupied by the former Kingswood Park Residential Home which has now been demolished. The site has been cleared of all structures but there is an array of landscaping within the site and subsequently a number of trees on the site have been protected by a TPO.

The site is bounded on the north and east by 2-storey residential properties and there is open land to the south and west.

6. **PLANNING ASSESSMENT**

The key considerations for this application are:

- Principle and Policy Considerations
- Design, Density and Layout
- Highway considerations
- Parking
- Refuse collection
- Flood Risk and Drainage
- Archaeology
- Biodiversity
- S106

Principle and Policy Considerations

The site is located on the edge of the main settlement of March, which is highlighted as a Primary Market town in the emerging Core Strategy and as such is an area identified to accommodate the majority of the district's new housing (CS1); this is reinforced in Policy CS3 which directs growth to the four market towns. The site forms part of the strategic allocation as indicated in Policy CS9.

Consideration has been given as to whether this proposal is premature and whether the site should be master planned as part of the strategic allocation. The proposal is for affordable housing provision on a site that is identified in the Fenland District Wide Local Plan which forms part of the Development Plan, to which all applications should be assessed under. Therefore whilst ideally the site should be included within a master plan the LPA has a duty to determine the current application and weight has been given to the connectivity that the scheme proposes to the adjoining land and the need to provide affordable homes in Fenland.

The NPPF seeks to promote sustainable development and to promote the vitality of our main urban areas. The policies within the Local Plan and Core Strategy also support development where it does not harm the character of the area and provides adequate access, parking and amenity space.

Policy CS1 of the emerging Core Strategy seeks to take a positive approach to sustainable development and this proposal is considered sustainable as development located close to one of the existing Market towns in Fenland with good transport links.

Policy CS3 focuses development initially in the four Market towns of which March is one. This policy steers development to places that offer the best access to services and facilities thereby helping to reduce the need to travel as well as using previously developed land.

Design, Density and Layout

The dwellings are mainly 2-storey in nature with one bungalow at the entrance to the site. 10 x 1-bed flats in 2 blocks are located on the eastern side of the site with parking and communal amenity space. 12 x 2-bed houses are located centrally within the site with the access road located along the northern boundary. The flats and dwellings will be constructed using a mix of brick and render and a condition will be imposed to agree the materials.

The site area is 0.94 ha and the density of the development is 23 dwellings per hectare which is not considered to be a high density development. The developable area of the site is constrained by the presence of existing landscaping and the current layout protects the existing trees on the site.

Each dwelling has adequate private amenity space and there is adequate communal space for the flats and there is also the provision of public open space on the western boundary of the site close to the protected trees.

Highway Considerations

The Local Highway Authority has raised no objection to proposal and considers that the existing road network can accommodate the 22 dwellings proposed for this site. Therefore the Local Planning Authority could not sustain an objection due to extra traffic to and from the site.

The proposal includes the provision of an adoptable road which will join onto Kingswood Road and will serve part of the development. There will then be 2 further private drives serving plots 7-9 and plots 10 -11. The private drives are acceptable for serving these dwellings.

The LHA has recommended that the footpath on the western side of Kingswood Road is improved by widening the tarmac surface and the removal of the grass verge. The LPA has taken into account this request and considers that the character of Kingswood Road could be adversely affected and therefore given that the proposal is only for 22 units the request to remove the grass is not supported.

Parking

Each 2-bed dwelling will have 2 parking spaces available and each 1-bed flat will have 1.25 spaces in line with the parking provision set out in the Local Plan. 5 visitor spaces are to be provided within the site.

Refuse collection

Whilst refuse bins can be collected from the kerbside of dwellings served off the adopted road, the dwellings served off private drives will have to present their bins to a bin collection point located next to the adopted road. These collection points need to be of sufficient size to accommodate the bins without spillage onto the main estate road and are shown on drawing No. 001 Rev W dated 22 November 2013.

Flood Risk and Drainage

The site is located within Flood Zone 1 and a Flood Risk Assessment has been submitted. Surface water drainage will have to comply with Part H of the Building Regulations and agreed with the Middle Level Commissioners and agreed within their Bylaws and Consents.

Foul water disposal will be direct to Anglian Water sewerage system with the developer applying for connection under Section 106 of the Water Industry Act 1991 who will then advise them of the most suitable point for connection.

Archaeology

The site lies in area of archaeological interest and therefore the site should be subject to a programme of archaeology investigation which should be commissioned at the expense of the developer.

Biodiversity

An extended phase 1 Habitat Survey was carried out in February 2013 and Initial Bat Survey was also undertaken. It was recommended that dark corridors should be designed into the scheme to ensure bats may continue to commute across the site. This will be achieved via the retention of the landscaping and the orientation of the dwellings to ensure minimal light spillage along the southern boundary.

To ensure compliance with the Wildlife and Countryside Act 1981 (as amended) vegetation clearance should be undertaken outside the nesting bird season.

It is recommended that precautionary supervision of the removal of the rubble piles present on site is carried out by an Ecological Clerk of Works in order to ensure that if any reptiles are present they can be safely removed from the site.

Any soft landscaping in the development should incorporate a high proportion of native species of plants which are attractive to night flying moths and other nocturnal invertebrates so as to provide foraging resource for bats.

S106

The development is for 22 affordable homes and therefore there will be a requirement for the developer to enter into a Section 106 obligation.

Cambridgeshire County Council has indicated that there will be no education, waste or Life Long Learning contribution requirement if the site is built out as 100% affordable housing and this will be reflected in the Section 106 obligation.

There is no requirement for public open space as the 12 dwellings (1-bed flats are excluded for any calculation) falls under the play space provision thresholds.

8. CONCLUSION

- 8.1 The site has been subject to previous pre-application discussions and a previous application for 33 dwellings has been withdrawn.

The proposal is for 100% affordable housing for the Sanctuary Group and the provision of such housing is generally supported by the Local Authority. The site can comfortably accommodate 22 units and the mix of 1-bed and 2-bed dwellings supports an identified need within the District.

The development will be served off an adopted road which will assist with a satisfactory form of refuse collection. There is adequate parking available within the site and the provision of 5 visitor spaces.

Drainage will ultimately be controlled by Anglian Water for foul sewage disposal and Building Regulations and Middle Level Commissioners for surface water disposal.

Whilst the site could be conceived as part of the overall master plan area for the south west of March, two pedestrian connection points have been provided to allow connectivity to adjoining land which is acceptable. Sites should be available and deliverable and this site is likely to be delivered in a timely manner.

The site will be subject to an archaeological investigation and contamination will be addressed through further investigation.

The proposal accords with Policy H3 and Policy E8 of the Local Plan in that the proposal retains special features on the site; is of a design compatible with their surroundings i.e. 2-storey in nature; will not significantly overlook or overshadowing adjoining properties and provides adequate access, parking and amenity space.

The proposal also accords with Policy CS16 of the emerging Core Strategy as the development retains existing features on site, will not adversely impact on the amenity of neighbouring properties and provides adequate amenity space and access.

9. RECOMMENDATION

GRANT subject to:

- i) expiry of re-consultation period following receipt of amended plans with no new grounds of objection;**
- ii) completion of S106 obligation;**
- iii) conditions as detailed below.**

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. Prior to commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-**
- a) proposed finished levels**
 - b) means of enclosure**
 - c) hard surfacing, other hard landscape features and materials**
 - d) existing trees, hedges or other soft features to be retained**
 - e) planting plans, including specifications of species, sizes, planting centres number and percentage mix**
 - f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife**
 - g) details of siting and timing of all construction activities to avoid harm to all nature conservation features**
 - h) management and maintenance details**

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted.

- 3. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

4. All vegetation clearance at the site shall only take place outside the bird breeding season of March to August inclusive. If this is not possible, a nesting bird survey must be undertaken by an experienced ecologist 24-48 hours prior to clearance and the report submitted to the Local Planning Authority.

Reason - To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of Planning Policy Statement 9 Biodiversity and Geological Conservation.

5. Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.

Reason - To ensure that retained trees are adequately protected.

6. No development or preliminary ground works of any kind shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which includes a timetable for the investigation, which has been submitted by the applicant to and approved in writing by the Local Planning Authority.

Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy E7 of the Fenland District Wide Local Plan.

7. Prior to the commencement of development, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.

Reason

In order to ensure that the site meets the crime prevention guidelines.

8. Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.

Reason - To safeguard the visual amenities of the area.

9. **Prior to the commencement of development a detailed scheme for the construction of estate road(s) and associated private drives and footway(s) including levels, forms of construction and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be constructed to at least binder course surfacing level to the adjoining highway, Kingswood Road, prior to the first occupation of any dwelling served by the estate road as approved.**

Reason

In the interests of highway safety and the amenities of occupiers.

10. **No development shall take place until a condition survey of the highway between the application site and Burrowmoor Road has been submitted to the local planning authority and approved in writing. Any subsequent damage to this highway caused by the delivery and construction traffic to this development as evidenced through a report to be submitted by the developer, shall be remedied by the developer at its expense, in accordance with a programme of works to be agreed in writing by the LPA. This report shall be submitted to the LPA within one month of completion of the final dwelling or within a period of 2 years from the date of this permission.**

Reason: In the interests of highway safety.

11. **No development shall take place including any works of demolition until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:**

- **Parking of vehicle of site operatives and visitors**
- **routes for construction traffic**
- **hours of operation**
- **method of prevention of mud being carried onto highway**
- **pedestrian and cyclist protection**
- **any proposed temporary traffic restrictions**

Reason: In the interests of safe operation of the highway

12. **Prior to the first occupation of the development the proposed on-site turning/ parking areas shall be laid out, surfaced and drained in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.**

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 13. Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall be submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

Reason - To minimise interference with the free flow and safety of traffic on the adjoining public highway.

- 14. Prior to the commencement of the development hereby approved the following details shall be submitted to and approved in writing by the Local Planning Authority:**
- a) A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.**
 - b) The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.**

Reason- To control pollution of land or water in the interests of the environment and public safety.

- 15. Prior to the commencement of any development, a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.**

Reason - To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

- 16. Approved plans**