

PLANNING APPLICATION REPORT

Case Officer: Matthew Jones

Parish: South Huish **Ward:** Salcombe and Thurlestone

Application No: 1333/16/FUL

Agent/Applicant:

Miss B Harris
15 Cumber Close
Malborough
Kingsbridge
TQ7 3DE

Applicant:

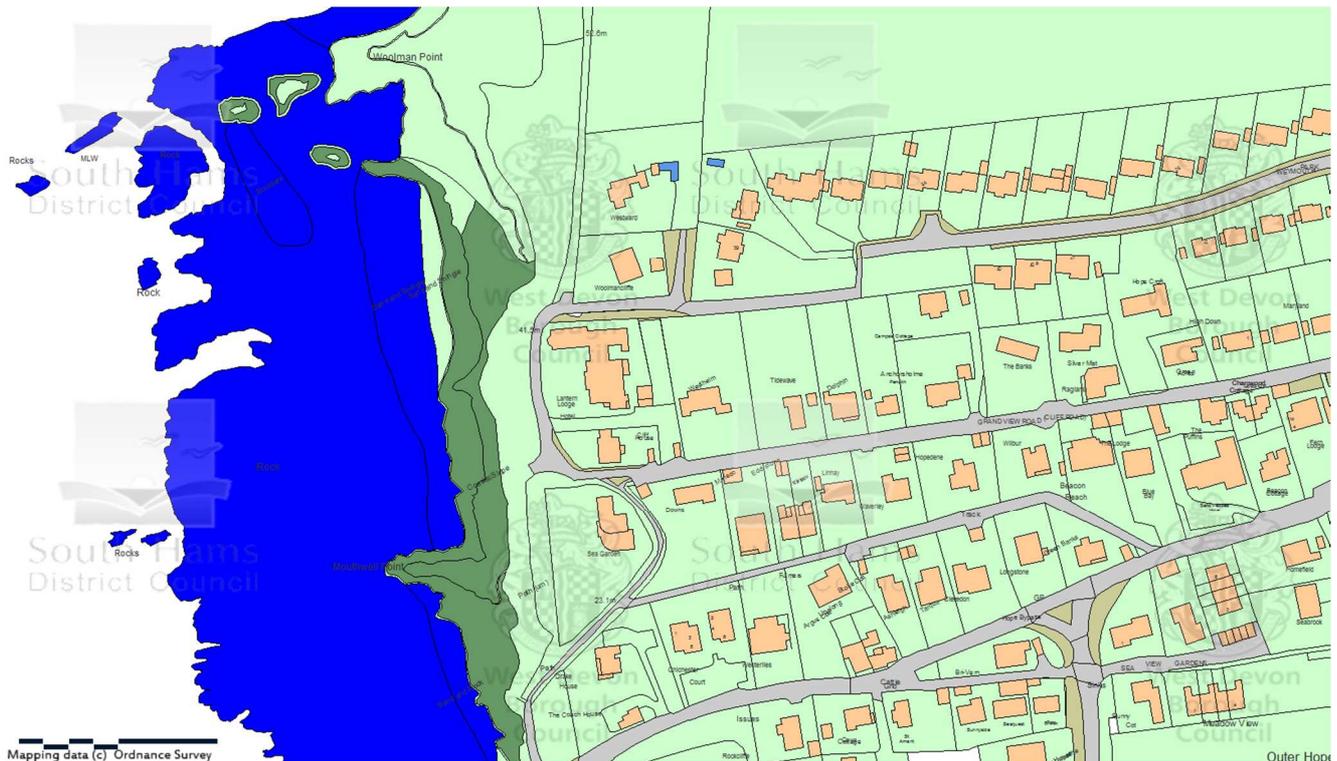
The Hope Group
Reston Kiln
Higher Oakshott
Hawley
Nr Liss
Hants
GU33 6LR

Site Address: Lantern Lodge Hotel, Grand View Road, Hope Cove, Devon, TQ7 3HE

Development: Planning permission for demolition of the Lantern Lodge Hotel and construction of 5 Dwellings

Reason taken before Development Management Committee:

The ward members have requested that this application be determined by Development Management Committee as this is a prominent development in the AONB and undeveloped coastal area and due to concerns regarding potential conflict with policy DP12.3 which relates to the loss of a tourist asset



Recommendation: Conditional approval subject to completion of S106 legal agreement

Conditions

Time

Accord with Plans

Joinery details prior to installation

Roof specification and sample prior to installation

Cladding sample prior to installation

Stonework detail and sample prior to installation

Eaves and verges details prior to installation

External attachments and rainwater goods prior to installation

Drainage details prior to commencement

Landscape plan prior to commencement

Lighting scheme prior to commencement

Porthole windows obscure glazed and fixed shut

Privacy screen walls fully complete prior to occupation

Retention of parking to serve dwellings

Accord with recommendations within ecological report

Removal of Permitted Development Rights for alterations, outbuildings, fences

Construction Environment Management Plan prior to commencement

Unsuspected contamination

Key issues for consideration:

The main issues are the loss of the employment use and tourist asset, the social benefit of providing dwellings on the land, the visual impact of the proposal and any impact on the South Devon AONB, drainage, ecology, access and parking, and any impact on the amenity of neighbouring properties

Site Description:

The application site is a detached hotel located within the village of Hope Cove. The site is adjacent to the South West Coastal Path, which is to the west, with vehicular access from Grand View Road which is the south. The main bulk of the existing building is two storeys under a pitched roof which runs parallel to the coastline with three gables protruding towards the sea.

The nearest properties to the proposal are Cliff House, immediately to the south and surrounded by the application site on three sides, Westhelm, which is directly to the east, and two detached properties to the north and north east, which are separated from the site by an access track.

Existing finish materials are terracotta tiles to the roof with render and upvc or wooden joinery. To the rear is a range of two storey flat roof extensions which generally house utility spaces and toilets for the rooms. Parking is located to the rear with the main external amenity area on the seaward side. This area also houses a swimming pool.

The application site is within the Hope Cove Development Boundary and is also within the South Devon Area of Outstanding Natural Beauty

The Proposal:

Planning permission is sought for the demolition of the Lantern Lodge Hotel and the construction of 5 residential dwellings. The proposed dwellings are set back from the existing principal seaward elevation of the hotel and are over three storeys, including accommodation within the roof. The proposed buildings are clad in a mixture of render, timber under a natural slate roof with upvc and metal joinery. Parking is retained in the area to the east of the new units and the vehicular access is also retained.

Consultations:

- County Highways Authority

No objection subject to CEMP condition (concerns raised regarding northernmost parking spaces)

- DCC Education Authority

Request £26,600 Primary School Pupils, £3,040 Secondary School pupils and associated legal costs

- South Huish Parish Council

Objection -

- *'The application contravenes the policy that states that no hotels in Hope Cove can be converted to homes or apartments*
- *Contrary to NPPF para 28 'plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas', this proposal would mean both the loss of a tourist establishment and employment for local people. It is a policy of this Parish Council to support local businesses*
- *We dispute most of the supporting claims; in particular that the hotel is not viable and that adjacent properties do not have main views overlooking the site*
- *The site lies in an AONB, a Coastal Conservation Area and borders the South West Coastal Footpath*
- *The Parish Council have had large response from parishioners objecting to the development including 10 letters of objection and none of support*
- *Currently 75% of homes in the parish are holiday homes. We need businesses to sustain our local economy'*

Representations:

Approximately 30 letters of objection have been received at the time of writing this report. Material concerns raised within the submitted letters are summarised as follows:

- Could lead to further loss of hotels within the village
- Will lead to loss of employment
- The proposal is out of character with the existing area
- The existing hotel is viable
- The existing building warrants retention
- There is a lack of hotels in the wider area
- Would not meet local need as would be unaffordable and probably second homes
- Structural issues associated with the development and its construction and the adjacent cliff
- There are misleading statements within the submission
- The number of proposed units is excessive
- Privacy screening should be provided
- Access for emergency vehicles should be maintained and enhanced
- The access is too restrictive
- There is a restrictive covenant on the land
- The plans are misleading
- The scheme will adversely impact the amenity of neighbouring properties
- The northern boundary treatment should not be so high as to affect the neighbouring property

Relevant Planning History

The Cottage Hotel, Hope Cove, Kingsbridge TQ7 3HJ - Development and extension of hotel to provide 56 bedrooms, 3 staff and 1 owners accommodation, new parking facilities plus new restaurant, bar, lounge and function room – Conditional approval

2015 – A pre-application enquiry was submitted to the Council which did not involve engagement with the potential unviability of the Lantern Lodge Hotel

Analysis

Principle of Development

The site is within the Hope Cove Development Boundary where the principle of new residential development is accepted. However, the current hotel is a tourist and employment asset and the retention of the hotel land use is managed through planning policies DP12 and DP14 which state respectively, where relevant, that:

‘Proposals involving the loss of tourist or leisure development, including holiday accommodation, will only be permitted where there is no proven demand for the facility and it can no longer make a positive contribution to the economy’

And

‘Development proposals that result in the loss of employment land, including Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) and other employment generating uses, such as the marine economy, will only be permitted where it can be demonstrated that:

- a. the employment use of the site is no longer viable, and has no prospect to becoming so; or*
- b. there is a sufficient supply and variety of alternative available employment uses to provide a range of employment opportunities in the local area; or*
- c. the use is no longer appropriate in its context and there is a suitable replacement site available in the same locality; or*
- d. the nature of the employment provided at the site is not of strategic importance to the wider economy nor has locational requirements that could not be met elsewhere.*

Where the change of use of an employment site is considered acceptable, mixed use development will be sought. Where necessary, the proposal will only be permitted if the scheme contains an element of employment which, as a minimum, provides for the same number of jobs.’

Tourist asset

Policy DP12 seeks to retain uses which provide a positive contribution to the economy but this is expanded upon within the policy’s preamble which states that *‘It would not be reasonable to insist on all tourist and leisure facilities remaining in that use if they are unviable, therefore the policy offers scope for some change of use. In such circumstances it will be necessary to prove the tourist and leisure facility has been effectively marketed at a fair market price for at least 1 year. Evidence will also need to be provided of occupancy rates for at least 2 years. Where the use is considered to make a positive contribution to the economy, or where it is suspected that a tourist use has been allowed to run down, then it may be necessary to get an independent assessment of applicants’ evidence.’*

The planning statement accompanying with the application submits that:

- The property has been marketed at a fair price for four years
- Occupancy rates for the last two years are below 50% (with 75% required to achieve viability)
- The hotel has made a loss for four of the last five years
- Prohibitive maintenance costs are predicted which renders the retention of the building unviable

The planning statement is appended with the following evidence:

- Appendix 1 - Summary of Business Accounts;
- Appendix 2 - A summary of the professional surveyor's report including letters from professional pool and sauna suppliers Appendix;
- Appendix 3 - Letter corroborating the refurbishment figures from a professional hotelier, the owner of the Whitehouse boutique hotel in Chillington.

Further to the planning statement, the applicants have also sought the advice of a commercial hotel specialist who has not only verified the submissions within the planning statement, but concluded that necessary investment is in excess of that originally predicted. The Savills report states that the hotel has been marketed at a fair, competitive market price but that the degree of investment required to bring the site up to a modern four star standard is unviable. Indeed, the professional surveyors report describes such an investment as 'financial suicide'.

Officers have carefully considered the statements made within the submission and the corroboratory evidence and conclude, on this basis, that the current Lantern Lodge Hotel is not a viable enterprise. An hotel which is failing to generate an acceptable income and has a low occupancy rates below 50% will still provide a degree of economic benefit. However, the applicant has evidenced that the hotel is faltering, has no prospect of viable survival and will therefore reach a point where it no longer provides an economic benefit.

Officers are also mindful that there are extant permissions for significant redevelopments and extensions to existing hotels within Hope Cove which will add additional competition if implemented, which could potentially further jeopardise the viability of the Lantern Lodge Hotel.

Policy DP12 rightly points out that it is not reasonable for the planning system to insist upon the retention of an unviable enterprise, and it provides the opportunity for the loss of the facility to be justified on that basis. That necessary justification, as required by the policy, is considered by officers to be met within the submission. As such, officers do not believe that its retention can be insisted upon and therefore that its loss and change of use is subsequently supported in principle.

A formal offer has been made during the life of the application on 8 August 2016. However, although officers acknowledge that a formal offer has been made and acknowledge the genuine aspirations of the interested third party, making a formal offer requires no legal or financial commitment, nor any requirement to demonstrate viability, and, on this basis, less weight can be attributed to the offer during consideration of the viability of the current building. The interested third party has made an assessment of the existing site but this is not to the same degree, depth or professional standard as that provided by the applicant. The work undertaken by the applicant allows the conclusion that, should the offer be successful, the site would remain unviable as a hotel regardless.

The third party has submitted a representation which questions the accuracy of a degree of the agent's planning statement accompanying the application, but that planning statement is appended by evidence which officers believe corroborates the statements made and is now joined by the Savills report.

Employment asset

The policy consideration for the viability of the site as an employment asset is along the same lines as policy DP12, with policy DP14 offering within its preamble that:

'Development that would lead to a loss of employment opportunities will only be permitted where an employment site is no longer viable or is not necessary to meet the area's current or longer term economic development strategy. Proposals will have to provide evidence that employment use of the site is no longer viable through relevant marketing information, and feasibility or viability studies. This will include a viability assessment, copies of accounts for the last 5 years, and evidence that the site has been marketed for an agreed length of time for an appropriate market value/rent. Where there is

evidence that a business has been allowed to run-down, an independent viability assessment may be required.'

For the reasons outlined within the above analysis, this part of the policy is also considered to be met within the submission.

The policy does require that a mixed use scheme replaces the unviable facility and this is not presented within the proposal, leading to a degree of conflict with Policy DP14. However, the scheme does provide a social benefit through the provision of housing, with the Council currently unable to demonstrate a five year land supply, and it is envisaged that occupation of the proposed dwellings will accrue an indirect economic benefit through investment into other existing economic assets within the village.

Design, siting and massing

The current building presents its unattractive and utilitarian rear elevation to the roadside and is viewed as the site is approached along Grand View Road, leading to a negative impact within the streetscene. Although tired in appearance, the seaward elevation features elements of the vernacular, such as the pitched roofs, and therefore renders a neutral impact when viewed from that direction, including from the SW Coastal Path. The current building is not considered to be of sufficient architectural quality to warrant its retention.

The proposed buildings maintain a similar massing and also presents a traditional appearance. The landward elevation is considered an enhancement on the utilitarian and ad hoc design of that existing elevation. Architecturally, officers are of the opinion that, with high quality materials secured through condition, the design response is acceptable within this context.

Landscape character and the AONB designation

What does weight significantly in favour of the scheme is that the proposed footprint of the dwellings is set back further towards the rear of the site, further inland. This will reduce the visual impact and prominence of the built form when viewed both from the water and from the SW Coastal Path. This presents an enhancement with regard to the character and appearance of the AONB and the undeveloped quality of the coastline and mitigates the small increase in height of the ridge compared to the existing hotel.

In addition, the proposal provides the opportunity for the Local Planning Authority to secure a scheme for lighting, to, so far as reasonable, control and manage light pollution into the landscape. Light pollution from the current hotel is unrestricted.

Overall, the proposal is not considered to have a harmful impact upon the character of the landscape, undeveloped coast and the AONB designation.

Neighbour Impact

The nearest properties to the proposal site are Cliff House, immediately to the south and surrounded by the site on three sides, Westhelm, which is directly to the east, and two detached properties to the north and north east, which are on higher land and are separated from the site by an access track.

The row of first floor windows on the existing east elevation gives the impression of intense overlooking towards Westhelm but this is reduced to an extent due to the fact that a number of the windows are obscure glazed. Nonetheless, there is an existing situation of overlooking from the hotel towards that property. The proposal will provide additional overlooking from the first floor and roof windows. Overall, the intensification of the existing degree of overlooking is not considered to lead to material harm towards the property 'Westhelm' to the extent that a reason for refusal can be justified or sustained at any subsequent appeal. This is on the basis that the portholes within the gables are restricted to an obscure glaze finish, preventing new overlooking from second floor level.

The proposed dwellings will bring the overall massing of buildings on the site closer to the neighbouring dwelling Cliff House. However, the retained separation is considered to prevent an unacceptable degree of dominance towards that property, and the proposed dwelling's siting due north of the neighbour will prevent a material loss of daylight of sunlight. There will be additional overlooking from the first floors towards the rear garden but this will be oblique and not unacceptable within the context of Hope Cove, where high levels of mutual overlooking prevail.

The access track, the physical separation between the new buildings and the properties to the north and north east, the relief of the land, combined with the fact that the main aspects from the development are east and west, will prevent any materially harmful impact on their amenity. The height of proposed boundary treatments can be secured through a condition requiring submission of a landscape plan prior to the commencement of development.

Overall the proposal is considered to render an acceptable impact upon the amenity of neighbouring properties.

Access and parking

The proposal generally maintains the existing parking arrangements and is considered by officers to provide adequate levels of onsite parking. The highways officer has registered a degree of concern regarding the layout of the spaces at the northern end of the site, but concedes that this is a small detail which does not warrant refusal of the application on highways grounds. The highways officer is not objecting to the proposal and the parking provision, access and impact on highways infrastructure are considered acceptable.

Drainage

The site is considered to provide adequate land to site proportionate soakaways and the full specification of the soakaways can be reasonably secured through the imposition of a planning condition. Foul water will be dealt with through the existing sewer connection.

Ecology

The submitted ecological survey indicates that the demolition of the existing building will not prejudice the welfare of any protected species or wildlife. Ecological enhancements can be secured through adherence to the recommendations outlined in the submitted ecological report and this is secured through planning condition.

Planning obligations

The scheme attracts the payments requested by the education authority as listed in the consultees section. As the scheme is for only five units, the proposal avoids the need for a financial obligation towards affordable housing.

Other matters

The potential loss of other hotels within the village would require planning applications which would be considered on their own individual merits. Privacy screens are integral to the buildings and a condition will require their construction prior to occupation of any of the units. Any existing covenants on the land relate not to planning but to civil law.

With regard to land instability, this is a brownfield site with an existing large building and there is no specific constraint identified on the land with regard to its structural integrity. In any case, the NPPF makes it clear that *'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.'*

Conclusion

For the reasons outlined above this application is considered acceptable and broadly in accordance with the relevant development plan policies. This application is therefore recommended for approval subject to appropriate conditions.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy

South Hams LDF Core Strategy

CS1 Location of Development
CS7 Design
CS9 Landscape and Historic Environment
CS12 Tourism

Development Policies DPD

DP1 High Quality Design
DP2 Landscape Character
DP3 Residential Amenity
DP5 Conservation and Wildlife
DP6 Historic Environment
DP7 Transport, Access & Parking
DP12: Tourism and Leisure
DP14: Protection of Employment Land

South Hams Local Plan

SHDC 1 Development Boundaries

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Planning Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to installation, full details of all new joinery shall have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour in respect of new

windows, doors and other panels. The work shall thereafter be carried out in accordance with the approved details and shall thereafter be permanently retained in that form unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area.

4. The roofs of the buildings shall be clad in natural slates, fixed in the traditional manner with nails rather than slate hooks. Hips shall be finished with a close mitre or narrow cement fillet rather than hip tiles. Prior to installation, a full roofing specification including the types and sizes of natural slates to be used, together with the type, colour and the profile of the ridge tiles, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development displays good design practice and to allow the Local Planning Authority to assess the details of the scheme to ensure that their character is maintained.

5. Prior to installation, details of the colour and finish of the timber cladding, including a sample, shall have been first submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure that the development displays good design practice and to allow the Local Planning Authority to assess the details of the scheme to ensure that their character is maintained.

6. All areas of new stone walls shall be constructed of natural random stone laid traditionally on its quarry bedding and pointed in a mortar finish recessed from the outer face of the walls. A sample panel or not less than two square metres shall be provided for inspection and written agreement by the Local Planning Authority prior to the construction of any of the new walls.

Reason: To enable the Local Planning Authority to consider the details of all stonework to be constructed as part of the development hereby permitted in order to ensure that the development displays good design

7. Prior to installation, constructional details at a scale of 1:20 of all eaves and verges shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development displays good design practice and to allow the Local Planning Authority

8. Prior to installation, full details of all ducts, flues, rainwater goods, vents and other external attachments shall have been first submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details and shall thereafter be retained in that form unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area.

9. Notwithstanding the submitted details, the development hereby permitted shall not be commenced until:

Percolation testing in accordance with BRE digest 365 will be required to support the use of soakaways. The report should include the trial logs and calculate the infiltration rate. SuDS to be designed for a 1:100 year event plus 30% for climate change.

If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority. The drainage scheme shall be installed in

strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

10. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the site and details of any to be retained, together with measures for their protection in the course of development, details of areas of hardstanding and all means of enclosure

All planting, seeding, turfing or hardsurfacing comprised in the approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or 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. The landscaping scheme shall be strictly adhered to during the course of the development and thereafter.

Reason: To ensure the provision of an appropriate landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings

11. Prior to the commencement of the development hereby authorised details of any external lighting (including security lighting) to be erected, placed or operated on the site shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details and under no circumstances shall it cause light pollution nor shall external illumination be operated on the site other than in accordance with the approved scheme.

Reason: In the interests of the amenities of the occupiers of neighbouring residential properties.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re enacting this Order) the second floor porthole windows hereby approved on the approved drawings shall be glazed in obscure glass, be fixed closed, and thereafter so maintained.

Reason: To protect the amenity and privacy of residents of the adjoining property.

13. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking and re-enacting this Order), prior to the occupation of any of the units hereby permitted, the privacy screening shall be erected in accordance with the positions and heights as shown on the approved drawing and subsequently maintained in those fixed positions and heights. It shall not be demolished/removed, lowered or raised in height, in whole or in part, without the prior written approval of the local planning authority

Reason: To protect the amenity and privacy of residents of adjoining property

14. The hardstanding parking area as shown on the approved plan hereby permitted shall remain available in perpetuity for the parking of motor vehicles in association with the use of the dwelling.

Reason: To ensure that the off-street parking facilities remain available in the interests of highway safety.

15. Notwithstanding the details set out on the submitted drawings, the development hereby permitted shall be carried out in accordance with the comments and recommendation set out in the Bat Survey

Reason: To safeguard the welfare of a protected species of wildlife, in the interests of the amenity of the area and the Conservation (Natural Habitats) Regulations 1994 and the 1981 Wildlife and Country Act (as amended)

16. Notwithstanding the provisions of Article 3 of the Town and Country Planning General Permitted Development Order, 2015 (and any Order revoking and re-enacting this Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:-

- (a) Part 1, Class A (extensions and alterations)
- (d) Part 1, Class E (a) swimming pools and buildings incidental to the enjoyment of the dwellinghouse
- (c) Part 1, Class F (hardsurfaces))
- (d) Part 2, Class A (means of enclosure) and;

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.

17. No development hereby permitted shall be commenced until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) confirmation (by means of a site location plan) of the route(s) to and from the site to be used by delivery and construction traffic exceeding 7.5 tonnes
- (d) any road closure;
- (e) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6:00pm Mondays to Fridays inc.; 9:00am to 1:00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays;
- (f) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (g) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (h) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
- (i) hours during which no construction traffic will be present at the site;
- (j) the means of enclosure of the site during construction works;
- (k) details of wheel washing facilities and obligations;
- (l) photographic evidence of the condition of adjacent public highway prior to commencement of any work; and
- (m) site management arrangements, including the site office and developer contact number in the event of any construction/demolition related problems, and site security information.

This CMP shall be strictly adhered to during the construction of the development hereby permitted, unless variation is approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity, public convenience and highway safety and preventing inconvenient obstruction and delays to service vehicles and to emergency vehicles.

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.