

# Land NE of Wychford Lodge Farm Whichford Road, Hook Norton

14/00095/F

**Ward:** Hook Norton

**District Councillor:** Cllr Ray Jelf

**Case Officer:** Rebecca Horley

**Recommendation:** Approval

**Applicant:** Mrs Sarah Jane Moore of Fanthill House

**Application Description:** Conversion of redundant agricultural buildings to form livery stables with on-site staff accommodation and construction of new indoor training school

**Committee Referral:** Major

**Committee Date:** 3 April 2014

## 1. Site Description and Proposed Development

- 1.1 The site is located to the west of Hook Norton and is access from the road which leads north to south from Lower Brailes to Great Rollright close to the edge of the district. The site comprises 22 hectares of grazing and conservation land with 3 principle buildings (2 linked agricultural buildings, referred to as a triple barn, and one long barn) relatively centrally located within the site. The boundaries are formed by hedgerows and there is an existing access track which runs west/east through the site down towards Fant Hill Farm (blue lined in the application) between the triple barn and the long barn.
- 1.2 The application is to convert the 2 linked agricultural buildings to the livery stables. There are proposed to be 25 stable bays with feed and tack rooms opening out onto an indoor school which is a new building with a proposed footprint of approximately 20.m x 40.5m. Beyond that is an area for open schooling. That development is on the north side of the track. To the south side is the long barn which is proposed to be converted to on site staff accommodation with offices at the front of the building facing onto the track and the more private accommodation to the rear to be used as a manager's house. The central block of the building will be raised to create another storey for 3 No. bedrooms to serve the new dwelling.
- 1.3 Notable planning constraints include the area being one where there is naturally occurring arsenic chromium and nickel. The site is noted as cultivated/disturbed arable land and lowland mixed deciduous woodland. The site lies within an area of High Landscape Value. Whilst there are no public footpaths across the site, there is a bridleway which runs west/east south of the site and a public footpath which runs from Hook Norton in a general northwest direction north of the site.

## 2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letter, site notice and press notice. The final date for comment was 27<sup>th</sup> February 2014. At the time of writing 55 letters of objection had been received. The comments made are available in full on public access but a summary is provided below:
  - Inappropriate development on the skyline
  - Traffic movements in the business appraisal have been grossly under estimated. 25 horses would need regular delivery of feed, bedding, veterinary services, owner visits
  - Light pollution. Outside ménage arenas need floodlighting and lighting would be required for security

- Noise pollution, especially during competitions. The plans show seating for 30 people and loudspeakers would be needed and at weekends
- Details of the exterior would need to be controlled
- The proposed development is large and prominent on a highly visible site overlooking the village. It would be a blot on the landscape given the scale and extensive car parking. It would be visually harmful to the area
- The residential and business development of this site is a far cry from agricultural buildings which were not residential
- The area for the property, at 2,500 sqm is almost 50 times the size of my 2 bed house.
- This is an area of High Landscape Value , well used and appreciated by local residents and visitors where there no development of this kind is currently present
- Many visitors come to Hook Norton and climb the brewery tower to enjoy the views and this development will become a prominent centre piece of that view detracting from the enjoyment of the landscape
- Horses are a valuable commodity where lighting would be essential. The local astronomy society regularly meet at Rollright Stones to enjoy the unpolluted darkness which will be affected.
- A 2 storey dwelling, where currently no dwelling exists would break the line of the horizon
- Loss of agricultural land
- Surrounding narrow lands are already muddy and dangerous and more large cars, horse trailers and boxes will make it worse
- Inappropriate design and materials
- Better to be sited at the bottom of the hill
- Talk of jobs is conjecture
- The whole development including the expanse of car parking and cars will be visible for miles
- There is no shortage of livery facilities in the area
- If the business venture fails this accommodation would become very desirable and valuable residential housing due to their location so the proposal requires a much more modest level of accommodation to circumvent such possibilities
- Contrary to the NPPF and adopted Local Plan policies
- There is no credible basis for financial viability. There is no projected figure for net income
- The test of whether the activity has been established for at least 3 years with one of them profitable, has not been passed.
- Water pollution with extra contamination from animal waste at the site
- The application represents a blatant attempt to circumvent the restrictions on residential development in the open countryside
- The application represents an inappropriate change of use from agricultural to commercial
- With the owners having a dwelling nearby there's no need for another residential unit

### **3. Consultations**

#### **3.1 Hook Norton Parish Council: No objection**

#### **Cherwell District Council Consultees**

#### **3.2 Landscape Architect: No objection**

Due to its proposed scale and function and its potential impact on the sensitive Area of High Landscape Value, and whether the area has capacity to accept such a development, it has to be judged under a Landscape Visual Assessment (in accord with

GLVIA Ed 3) by chartered landscape consultant. Landscape mitigation proposals should be included with the LVA.

**3.3 Ecology Officer:** No objection.

The bat and bird survey carried out in 2013 found no evidence that any of the buildings support nesting birds or roosting bats, although a wrens nest was found in one building during a previous survey in 2008. The surrounding farmland is also unlikely to support great crested newts due to a lack of suitable water bodies and terrestrial habitat nearby.

**3.4 Anti-Social Behaviour Manager:** No objection, subject to the imposition of standard conditions to ensure the appropriate and safe disposal of manure and other waste for reasons of environmental health. Also condition/s should be imposed in respect of external security and amenity lighting to safeguard the amenities of the area.

**3.5 Biodiversity and Countryside Officer:** No objection.

Hook Norton Bridleway No 8 runs in an east west direction along the northern boundary of Court Farm which is south of the application site. It will not be affected by the proposed development.

### **Oxfordshire County Council Consultees**

**3.6 Highways Liaison Officer:** No objections, subject to condition/s relating to access details and the track and a section 278 agreement to secure the required works.

The modest traffic intensification generated by the proposal, if permitted, can be safely accommodated on the local road network. Whilst being located in a rural area with poor public transport links, PPG13 details, when considering farm diversification schemes, for the LPA to be realistic about the ability of alternatives to the private car.

### **Other Consultees**

**3.7 Thames Water:** No objection in principle

**3.8 West Oxfordshire District Council:** No objection in principle

No information has been provided in relation to working hours or likely number of vehicular movements in comparison to the former agricultural levels. This is particularly pertinent for West Oxfordshire on the road network to the south and west. We presume a strong case has been made for requiring on site staff accommodation if this is to be a new residential unit (and this should be conditioned).

**3.9 Agricultural Consultant for CDC (Paul Rhodes):** Concludes the report by stating that the element of the application for a permanent rural worker's dwelling is premature. There is no clearly established existing functional need and the unit and the activity concerned have not been established for at least 3 years, been profitable for at least one of them, currently financially sound and with no clear prospect of remaining so.

## **4. Relevant National and Local Policy and Guidance**

### **4.1 Development Plan Policy**

Adopted Cherwell Local Plan (Saved Policies)

H19: Conversions of buildings in the countryside

AG5: Development Involving Horses

C7: Landscape Conservation

C8: Sporadic Development

C28: Design Considerations - Layout, design & external appearance

C33: Protection of important gaps of undeveloped land

ENV1: Pollution control  
ENV12: Contaminated Land

## 4.2 Other Material Policy and Guidance

National Planning Policy Framework

Planning Practice Guidance

### Cherwell Local Plan – Submission January 2014

The Submission Local Plan has been through public consultation and was submitted to PINs in January 2014 for Examination to take place in June 2014. The Submission Local Plan does not have Development Plan status but is a material planning consideration. The Plan sets out the Council's strategy for the District to 2031. The policies listed below are considered to be material to this case:

ESD11: Conservation Target Area

ESD16: Character of the built and historic environment

## 5. Appraisal

5.1 The key issues for consideration in this application are:

- Planning history
- Principle
- Effect on the countryside, visual amenities of the area
- Neighbour impact
- Highway Safety
- Ecology
- Other matters

### **Planning History**

- 5.2 09/00225/F – Application withdrawn for change of use of agricultural building to equestrian use with additional indoor training building. This application did not feature residential accommodation.
- 5.3 00/01711/F – Erection of new agricultural dwelling refused on 13<sup>th</sup> July 2001 on grounds of failure to provide adequate justification for a new agricultural worker's dwelling.
- 5.4 Planning history at Fant Hill Farm (within the blue line) relates only to householder type applications. There is no agricultural tie on this property.

### **Principle**

- 5.5 Government guidance contained within the NPPF attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, in indivisible from good planning, and should contribute positively to making places better for people. Further, the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Also, LPA's should be supporting a prosperous rural economy by promoting the development and diversification of agricultural and supporting enterprise in rural areas both through conversion of existing buildings and well-designed new buildings. However, isolated new dwellings in the countryside should be avoided unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.

5.6 Saved Policy H19 of the adopted Cherwell Local Plan addresses conversion of buildings in the countryside. Where their form, bulk and general design is in keeping with its surroundings, conversions to residential are generally considered favourably. The policy reads:

H19 PROPOSALS FOR THE CONVERSION OF A RURAL BUILDING, WHOSE FORM, BULK AND GENERAL DESIGN IS IN KEEPING WITH ITS SURROUNDINGS TO A DWELLING IN A LOCATION BEYOND THE BUILT-UP LIMITS OF A SETTLEMENT WILL BE FAVOURABLY CONSIDERED PROVIDED:-

- (i) THE BUILDING CAN BE CONVERTED WITHOUT MAJOR REBUILDING OR EXTENSION AND WITHOUT INAPPROPRIATE ALTERATION TO ITS FORM AND CHARACTER;
- (ii) THE PROPOSAL WOULD NOT CAUSE SIGNIFICANT HARM TO THE CHARACTER OF THE COUNTRYSIDE OR THE IMMEDIATE SETTING OF THE BUILDING;
- (iii) THE PROPOSAL WOULD NOT HARM THE SPECIAL CHARACTER AND INTEREST OF A BUILDING OF ARCHITECTURAL OR HISTORIC SIGNIFICANCE;
- (iv) THE PROPOSAL MEETS THE REQUIREMENTS OF THE OTHER POLICIES IN THE PLAN.

5.7 The ability of the proposal to comply with these criteria will establish the development appropriateness in principle. The submitted Structural report concludes that the general condition of the long barn is good with no signs of movement or distress and there is no reason why the roof steelwork could not be retained. The blockwork walls are in good condition and appear to have been adequately tied into the adjacent steel columns and so will be suitable for retention in the new scheme. The revised drawings also show that there is no need to change the form and character of the barn.

5.8 The other main consideration relates to the new build elements. The indoor arena is a large building and will have an impact on the visual amenities of the area but if it required for the equestrian business then that should form part of the consideration. The conversion of the buildings and the new build elements establish the link between the business and the requirement for a member of staff to be onsite. If the long barn is convertible under policy H19, imposing a condition (similar to an ag tie) linking it to the rest of the business would not be appropriate in itself.

5.9 But there may be other reasons for imposing a restrictive condition including assisting in the justification of developing the rest of the site for the business. Basically, if the equestrian business would require someone living on site, better that be provided by a building which can be converted than a new build property. Also a separate dwelling may be inappropriate so close to an equestrian business. Policy ENV1 seeks to ensure that the amenities of the residents are not unduly affected by development proposals which may cause environmental pollution.

5.10 Our agricultural consultant (Paul Rhodes) was instructed to consider the business case for the creation of an equestrian livery enterprise and the requirement for a dwelling on site. This would assist in justifying the tying of the property to the business if it is concluded that a dwelling would be required. That report has established that at the level of business envisaged, there would be a need for a full-time worker. If the barn is not able to be converted then there would be pressure for housing on the site.

5.11 The other key adopted local plan policy is AG5 relating to development involving horses. It states:

AG5 PROPOSALS FOR HORSE RELATED DEVELOPMENT WILL NORMALLY BE PERMITTED PROVIDED:

- (i) THE PROPOSAL WOULD NOT HAVE AN ADVERSE EFFECT ON THE CHARACTER AND APPEARANCE OF THE COUNTRYSIDE;
- (ii) THE PROPOSAL WOULD NOT BE DETRIMENTAL TO THE AMENITY OF NEIGHBOURING PROPERTIES;
- (iii) THE PROPOSAL CONPLIES WITH THE OTHER POLICIES IN THE PLAN.

5.12 Based on the government guidance and adopted policy, it is considered that the application is acceptable in principle provided that the following issues are appropriately addressed so as to determine whether or not the application is acceptable overall:

**Effect on the countryside, visual amenities of the rural area**

5.13 The existing agricultural buildings are stated as being surplus to requirements and, whilst not of any particular significance architecturally, if not utilised for another purpose would be left to ruin and dereliction. It would seem appropriate that a suitable use is found for them and their re-use for equestrian, being a rural pursuit, complies with planning policy. Conversions with a minimum amount of alterations would have little impact on the wider rural setting.

5.14 The linked barns are of a size and configuration suited to the proposed new use as a horse livery with the stables, feed stores, tack rooms and customer preparation area. The form of these buildings will remain and only cosmetic changes required through re-cladding with larch or cedar boarding and continued use of profiled cement fibre sheeting for the roofs. The proposed indoor arena is a large structure but will be no higher than the existing buildings to which it will be attached on the north side. It would be a modern clad steel structure 40m long x 20m wide. The grain silos at the front of the building will be removed.

5.15 The long barn was originally shown to be extended to create another storey in the central section of the building and whilst this might provide some visual break in this long building, it would not have served to comply with the barn conversion policy which seeks to retain the original form and character. Amended plans show how the conversion to a dwelling is possible without a change to the form or character of the building. Additional information has been received relating to the ability of the building to cope with the structural changes without major rebuild. The structural engineers report gives assurance that this single storey barn can be converted in accordance with the policy requirements (see para 5.7 above).

5.16 Introducing a domestic feature to an otherwise rural agricultural setting can impact on the countryside but as this dwelling will be linked to the equestrian business any harm will be minimal. Conditions are recommended to be imposed that would ensure the building is not inappropriately extended or domestic features such as sheds and other domestic paraphernalia is kept to a minimum.

5.17 The outdoor schooling areas will be delineated by rural style fencing which would not be intrusive being standard features in the countryside. Horse box and trailer parking is shown on the east of the site which is the most prominent elevation from the valley views but it is utilising an existing area of hardstanding which is currently used for

parking agricultural vehicles. Alternative sites would create larger areas of hardstanding and it is considered that landscaping would effectively mitigate the visual impact of parked cars in this area. The proposed horse walker is on the west (least sensitive) part of the site and unlikely to be visible from the public domain.

- 5.18 The buildings at this site are visible on this exposed escarpment but it is considered that: with minimum alterations to their existing forms and character; the development of the new build arena is no higher and of an appropriate design; and subject to conditions controlling the domestic element of the site and other details, the effect on the countryside can be minimised to a level that would not be harmful as to justify a refusal. It is for this reason that I do not consider that a Landscape Visual Assessment would be required for this scheme which is centred on converting existing buildings and any new build has a rural appearance. However, it is considered that a landscape scheme should be submitted and this can be dealt with by condition.

### **Neighbour Impact**

- 5.19 There are no neighbours who would be directly affected by this development. Wychford Lodge Farm is close to the access but the proposal includes a realignment of the access track forming a new access point to improve visibility and reduce any conflict with that property. Other residential properties are some distance away and the view points are limited by existing screening.

### **Highway Safety**

- 5.20 The application has been submitted with an amended appraisal of highway and traffic issues following the submission of the 2009 application (09/00225/F refers). The County Council, as Highway Authority, has confirmed that the proposal can be safely accommodated on the local road network. The intensification of traffic anticipated to be generated by the development is considered to be modest. Although the site is in a rural location and therefore quite reliant of private vehicles, realistically this will often be the case with any farm diversification scheme. Provided the proposed access is safe the existing point properly closed off, the application is considered to be acceptable in highway safety terms.

### **Ecology**

- 5.21 The site's proposed allocation as a Conservation Target Area in the Submission Local Plan would indicate that this is an area where work should be focussed on restoring biodiversity. However, the ecology report showed no evidence of that the buildings are supporting roosting bats, nesting birds or barn owls. The ecologist further notes that the surrounding farmland is also unlikely to support great crested newts due to a lack of suitable water bodies and terrestrial habitat nearby.

### **Other matters**

- 5.22 Many of the objectors have raised the issue of light pollution as a result of floodlights which they consider will inevitably be required to properly serve the livery business. However, there are no plans for floodlights and this can, in any event be conditioned. The proposed indoor training area will mean that outdoor activities during the winter can be moved inside. The NPPF, at para 125, asks simply that we limit the impact of light pollution from artificial light which is considered can be properly managed by condition. This is further supported by the Planning Practice Guidance.

## **Engagement**

- 5.23 With regard to the duty set out in paragraphs 186 and 187 of the Framework, it is considered that the duty to be positive and proactive has been discharged through seeking amended plans and further justification regarding the conversion of the long barn and determining the application within the statutory timeframe, in accordance with the NPPF's objectives.

## **Conclusion**

- 5.24 The thrust of policy at both national and local level is to support rural enterprise provided that there are no harmful effects. Having considered the issues of landscape impact, effect on neighbour amenity and highways, the view is held that the proposal represents sustainable development and the development can be properly and effectively be controlled by conditions.

## **6. Recommendation**

**Approval**, subject to the following conditions:

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

Reason - To comply 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. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Dwg nos. 001B, 002A, 101A and 201A received with the application and Dwg nos. 102A, 103B and 104B received by email dated 12.03.2014.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority, and in accordance with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, a schedule of materials and finishes including samples, for the external walls and roof(s) of the development (the linked barn, long barn, indoor ménage and horse walker) hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved schedule.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

4. Samples of the paving to be used in the surfacing of the areas of hard standing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Thereafter, the development shall be carried out in accordance with the samples so approved.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.



5. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs 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 current/next planting season with others of similar size and species.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

7. Prior to the commencement of the development full details of the enclosures along all boundaries of the external schooling area, junior schooling area and around the long barn shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be erected, in accordance with the approved details, prior to the first use of the site.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

8. Prior to the commencement of the development hereby approved, the proposed means of access between the land and the highway shall be formed, laid out and constructed strictly in accordance with the submitted drawing and specification details to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

9. Prior to the first use of the access hereby approved, the existing access onto the highway shall be permanently stopped up in accordance with a scheme to be submitted

and approved in writing by the Local Planning Authority. Thereafter the existing access shall not be used by any vehicular traffic whatsoever.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

10. That the site shall be used for the livery of up to 25 horses only and associated facilities (including accommodation for one 1 No. permanent manager's dwelling) and for no other purpose whatsoever.

Reason - To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the visual amenities of the area and in the interests of highway safety and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

11. Notwithstanding the provisions of Classes A to E (inc.) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 1995 and its subsequent amendments, the approved dwelling shall not be extended, nor shall any structures be erected within the curtilage of the said dwelling, without the prior express planning consent of the Local Planning Authority.

Reason – To ensure and retain the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

12. Except where otherwise shown on the approved drawings, no gate, fence, wall or other means of enclosure shall be erected, constructed or placed within the site either around the property or between the property and the stables without the prior express planning consent of the Local Planning Authority.

Reason – To retain the open character of the development and ensure its cohesion in accordance with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

13. The living accommodation hereby approved shall be occupied solely in conjunction with and ancillary to the livery business subject of this application and shall not be sold, leased or occupied as a separate unit of accommodation.

Reason –To enable the Local Planning Authority to retain planning control over the development of this site where there is a proven essential need for a worker and in order to safeguard the character and visual amenities of the area in accordance with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

14. Manure and soiled bedding shall not be allowed to accumulate and shall not be burned on the site but shall be removed at frequent intervals for disposal elsewhere.

Reason – To ensure that proper arrangements are made for the disposal of manure/slurry/waste, to ensure the creation of an environment free from intrusive levels of odour/flies/vermin/smoke/litter and to prevent the pollution of adjacent ditches and watercourses, in accordance with Policies AG5 and ENV1 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

15. Prior to the commencement of the development hereby approved, full details of the location, method of storage and disposal of all manure and waste from the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the

development shall be carried out and maintained in accordance with the approved details.

Reason – To ensure that proper arrangements are made for the disposal of manure/slurry/waste, to ensure the creation of an environment free from intrusive levels of odour/flies/vermin/smoke/litter and to prevent the pollution of adjacent ditches and watercourses, in accordance with Policies AG5 and ENV1 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

16. No external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority.

Reason - In order to safeguard the amenities of the area and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

## **PLANNING NOTES**

1. The applicant shall draw to the attention of the Local Planning Authority the presence of any unsuspected contamination encountered during development. In the event of contamination to land, water or environment being encountered, no development shall continue until a programme for investigation and/or remedial work, to be performed by a competent person, has been submitted in writing and approved by the Local Planning Authority. No part of the development shall be occupied until remedial, monitoring and certification of works have been undertaken and a remediation and validation reports submitted to and approved by the Local Planning Authority. For further information please contact the Council's Environmental Protection Officer.

## **STATEMENT OF ENGAGEMENT**

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.