

APPEAL STATEMENT

LAND AT SPAUNTON QUARRY
GEORGE WINN-DARLEY, SPAUNTON ESTATE





Rural Solutions

APPEAL STATEMENT

LOCATION
LAND AT SPAUNTON QUARRY

PROPOSAL
ALTERATIONS TO AND CHANGE OF USE OF 2 NO. BUILDINGS
FORMERLY USED IN CONNECTION WITH MINERAL
EXTRACTION TO AGRICULTURAL USE TOGETHER WITH
CONSTRUCTION OF AN EXTENSION TO ONE OF THE
BUILDINGS

APPELLANT
GEORGE WINN-DARLEY, MRICS FAAV

ISSUE DATE
JANUARY 2019

CANALSIDE HOUSE
BREWERY LANE
SKIPTON
NORTH YORKSHIRE
BD23 1DR

AUTHOR	VERSION	DATE
FT	VERSION 1.0	15/01/2020
FT	VERSION 1.1	30/01/2020

CONTENTS

1.	INTRODUCTION	6
2.	SITE, SURROUNDINGS AND PLANNING HISTORY	10
3.	THE APPEAL PROPOSAL	14
4.	THE DEVELOPMENT PLAN AND THE NATIONAL PLANNING POLICY FRAMEWORK	18
5.	GROUNDS OF APPEAL	25
6.	OTHER MATERIAL CONSIDERATIONS	31
7.	CONCLUSIONS AND PLANNING BALANCE	32

I. INTRODUCTION

- 1.1: This appeal is submitted against the refusal of planning permission by the North York Moors National Park Authority (NYMNPA) for (i) alterations and change of use of 2 no. buildings formerly used in connection with mineral extraction to agricultural use together with (ii) construction of extensions to one of the buildings at Spaunton Quarry.
- 1.2: This full planning application was validated on the 7th February 2019. It was subsequently refused planning permission on the 6th August 2019 for the following reasons:

1. The site forms the greatest remaining part of the final outstanding restoration of this former large limestone quarry. The retention of the former two quarry buildings, albeit modified and extended, would have an undermining effect and seriously dilute the character and appearance of the ongoing restoration of the former quarry to a more natural form and thus detract from the Authority's approved Landscape Restoration Plan which sets a vision for an attractive landform and landscape post quarrying. The buildings are not of architectural or historic importance and do not make a positive contribution to the landscape and character of the National Park. As such their retention through conversion would be contrary to the provisions of Core Policy A, and Development Policy 8 of the NYM Core Strategy which, amongst other things, seek to retain traditional buildings which make an important contribution to the quality and character of the landscape, together with seeking to ensure development conserves and enhances the wider landscape and Special Qualities of the National Park, and avoids damage to the landscape.

2. The Local Planning Authority does not consider that the benefits to agriculture set out in the application justification outweigh the harm that would be likely to accrue from the significant harm to the Landscape Restoration Plan vision for the site which involves open access for the public to enjoy an attractive semi-natural landscape and the undermining of the social/cultural/heritage value of the common land in the locality. As such the proposals would be contrary to the provisions of Core Policy A of the NYM Core Strategy which, amongst other things, seeks to maintain and enhance the natural environment and landscape and not detract from the quiet enjoyment, peace and tranquillity of the Park. Furthermore, the proposal would conflict with Development Policy 12 which seeks to ensure the character and appearance of the Park is maintained by ensuring new farm buildings are related physically and functionally to existing buildings associated with the business. Insufficient justification has been submitted to demonstrate why buildings could not be located at Spaunton Estate's existing moor farms thus avoiding the creation of livestock and agricultural storage buildings in this isolated location away from any existing agricultural buildings.

3. The proposed development involves the creation of agricultural buildings for use by livestock with welfare and husbandry requirements which are likely to lead to pressure for a farm workers dwelling(s) which would be likely to have a harmful an urbanising impact on the locality contrary to the provisions of NYM Core policy A and Development Policy 12.

1.3: This statement responds to the reasons for refusal and is structured as follows:

- Section 2 describes the site and its surroundings, along with relevant recent planning history for the site.
- Section 3 identifies the proposal and describes the various elements of the scheme.
- Section 4 of this statement references the planning policy position – both local and national.
- Section 5 of this statement provides evidence to support the appeal with reference to the grounds of appeal.
- Section 6 identifies other material considerations which need to be taken into consideration. Note that this appeal is accompanied by a phase 1 ecology study, landscape and visual assessment in addition to a contamination report and the planning application statement.
- Section 7 discusses the conclusions and the planning balance. It also highlights the social, economic and environmental benefits of the appeal proposal.

1.4: It is considered that the following matters are areas of common ground with the NYMNPA based upon a review of the officer report. A fuller separate Statement of Common Ground is being circulated with the NYMNPA and the finalised version will be submitted into the appeal process in due course.

- It is confirmed via an independent agricultural review that there would be agricultural benefits gained with the provision of agricultural buildings in this location.
- It is agreed that the restoration plan for the quarry is based on agricultural use of the land.
- It is agreed that the appellants are in the process of making a land swap with the common land in order to provide for a more cohesive common land boundaries which will benefit those whom wish to explore and experience the recreational / leisure benefits of walking the site.

- Officers agree that there are agricultural and land management benefits of the scheme. They consider however that these benefits do not outweigh the harm to the landscape of retaining the buildings
- There is no highway objection to the scheme from the Highway Authority.
- The site is considered by officers to be accessible with excellent connections to the public road network.
- There are no drainage matters which would prohibit planning permission being granted.
- There are no known heritage assets within the site.
- The site has a low ecological value with no signs of protected species found.
- It is confirmed that there will be no requirement for any farm workers dwelling in this location. The appellant owns one of the semi-detached dwellings at the entrance of the quarry basin and all the welfare and husbandry requirements of the livestock will be serviced from those persons living in this existing dwelling.

1.5: As detailed above, the appellant remains committed to agreeing a formal Statement of Common Ground with the North York Moors National Park Authority. This will be forwarded to the appointed Inspector as soon as an agreement is reached.

1.6: Planning permission has also been refused for the additional leisure facilities on an adjacent part of Spaunton Quarry. The reference for this current appeal is APP/W9500/W/19/3243322.

THE APPELLANT

1.7: This appeal is submitted on behalf of the owner of the land: George Winn Darley.

1.8: Spaunton Quarry forms part of the Spaunton Estate. The estate itself encompasses over 2600 hectares (7000 acres) of moorland which forms a key part of the North York Moors Special Protection Area (SPA), Special Area of Conservation (SAC) and numerous Sites of Special Scientific Interest (SSSI).

1.9: These areas of sensitivity which are located to the north of the quarry, are proactively managed by the estate to ensure conservation and enhancement of the natural environment within this part of the North York Moors National Park.

1.10: Spaunton Quarry itself has been a base for the extraction, crushing and processing of limestone for well over a century. It has however become redundant as a minerals site over recent years.

1.11: The Restoration Plan for the quarry provides for agricultural use / grazing of the former quarry land along with the Common Land in this location.

1.12: Alternative appropriately scaled uses for parts of the former quarry are currently also being progressed in order to diversify the estate and to provide for a long-term future of the estate.

2. SITE, SURROUNDINGS AND PLANNING HISTORY

- 2.1: The appeal site lies at the very edge of the North York Moors National Park (NYMNP). Along its western boundary, the quarry abuts the district boundary with Ryedale District Council. It lies directly to the north of the A170 which is the main distributor road which runs through the park to the coast.
- 2.2: The appeal site is triangular shaped and is east of Catter Beck. It is part of an extensive area where quarrying has been undertaken (but has now ceased and is subject to an on-going restoration plan which has largely been completed). The quarry site itself is approximately 1.5 kilometres (0.93 miles) by 1 kilometre (0.62 miles) covering 93 hectares (230 acres).

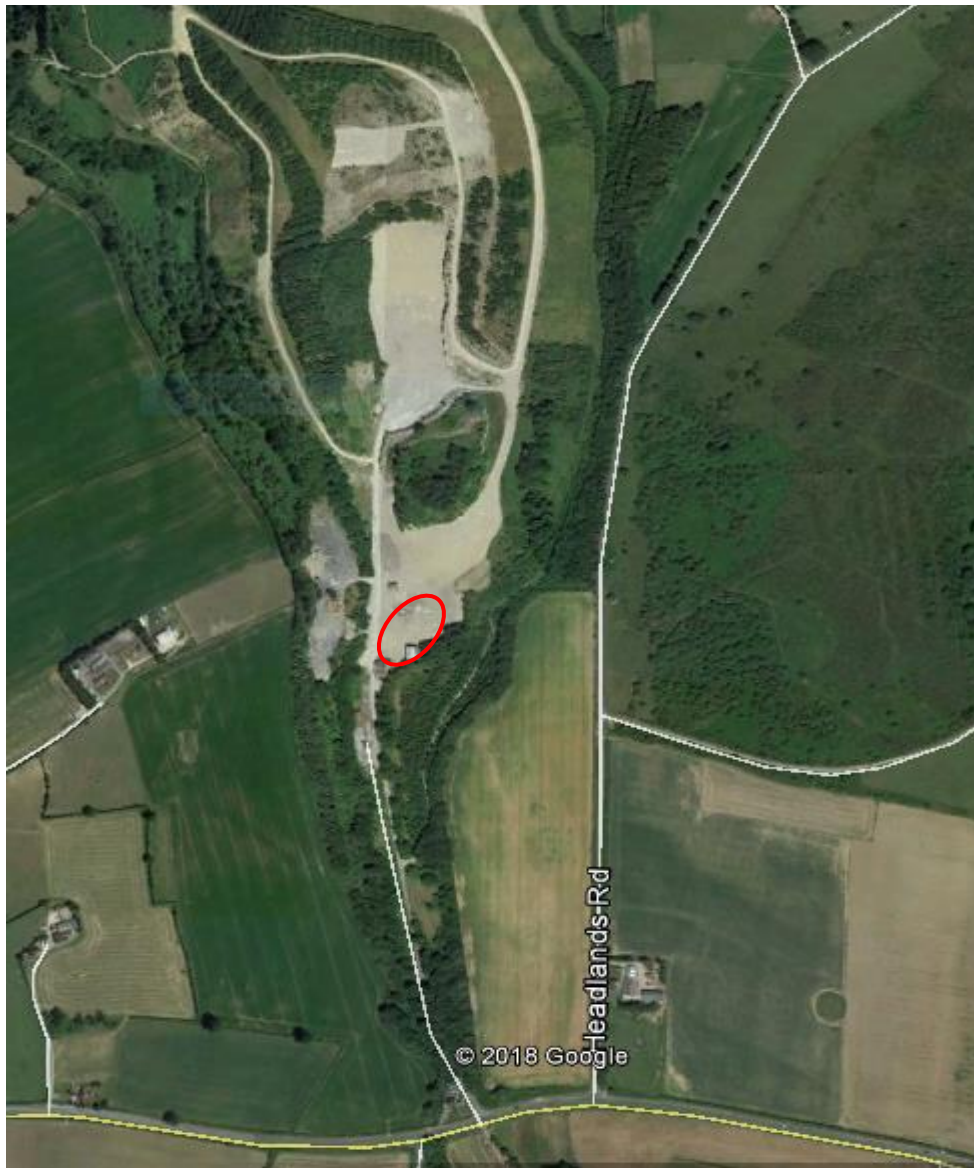


Figure 1: The location of the appeal site is identified by the red circle. Source: Google Maps

CONTEXT

- 2.3: The site and its context are fully described in both the planning statement which was submitted as part of the application proposal. For ease of reference, these have again, in part, been described in this appeal statement.
- 2.4: Several buildings still exist in the south east apex of the quarry. These buildings comprise the outstanding elements of the restoration plan which sought their demolition.
- 2.5: Whilst the majority of the existing buildings are to be demolished, this proposal seeks full planning permission to construct an extension to one of the existing buildings (formerly used as part of the quarry use) to provide housing for sheep and a lambing facility. The storage of fodder and agricultural equipment is also proposed in another existing building (which was also formerly used as part of the quarry use).
- 2.6: The buildings are to be completely overhauled with the proposed materials for the walls being of sheet steel which is covered by a dark green PVC plastisol coating and Yorkshire boarding to provide for appropriate welfare standards for ventilation. The roof is comprised of a profiled dark grey metal roof with roof lights.
- 2.7: Public Right of Way – 502012 - crosses the quarry to the north of the appeal site boundary. It runs in an east - west direction and provides access via the common land in the locality to the nearest villages of Appleton-le-Moors and Kirkbymoorside. Over half the quarry is open access.
- 2.8: The appeal site is located on the eastern side of the former quarry.
- 2.9: The appeal site is relatively flat and is located within Flood Zone 1¹.
- 2.10: There are no statutory designated nature conservation sites within the red edged line, and it is currently scrub and grassland with more mature vegetation around its boundaries.
- 2.11: Mature trees exist in belts which run along the existing access road which leads into the site from the A170 and also along both the eastern and western boundaries of the site. These trees range in maturity but do not include any ancient or veteran specimens. Species poor hedgerows are also evident in limited parts of the site.
- 2.12: There is no nearby Conservation Area. The nearest listed structures are over 500 metres away in the small settlement of Kirkbymoorside or in the village of Appleton-le-Moors.

¹ Environment Agency website

2.13: None of these listed structures or their setting are impacted by the proposed development.

SITE ACCESSIBILITY

2.14: The nearest settlement is at Appleton-le-Moors, a small village with a population of 164² which is located approximately 1.73 kilometres (1 mile) to the north east of the application site. It can be reached via public rights of way/bridleways which lead to the heart of the village. To the west, Kirkbymoorside is sited 2.14 kilometres away (1.33 miles) away.

2.15: A key distribution road (A170) through the National Park lies immediately to the south of the application site.

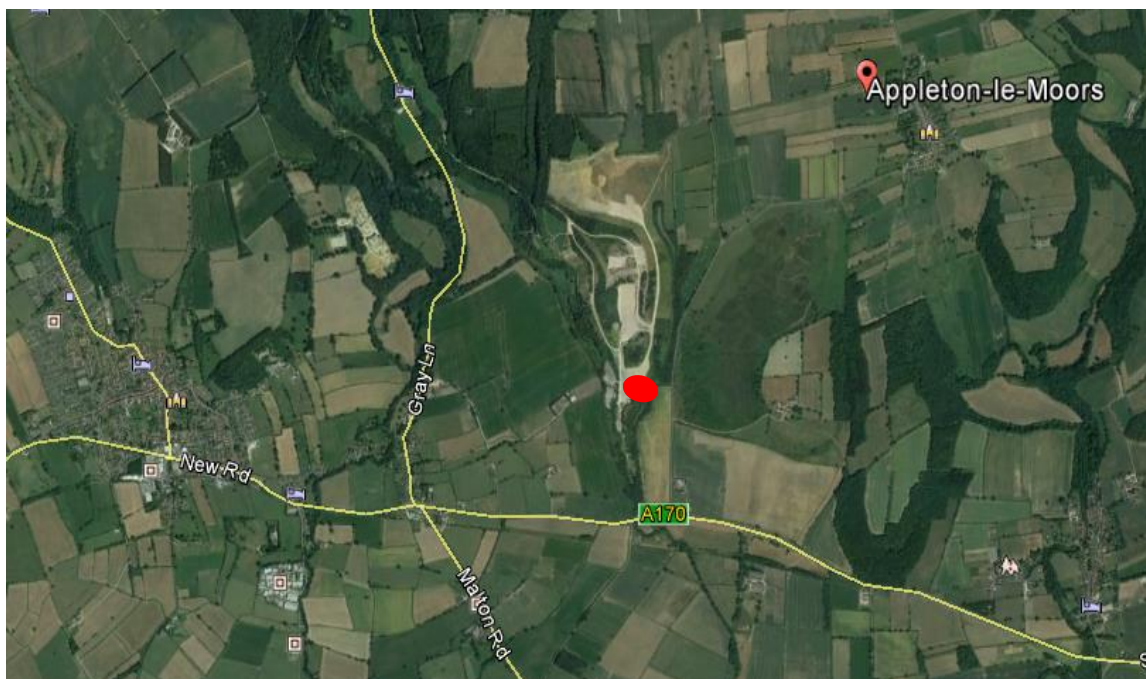


Figure 2: The context of the appeal site and its close relationship to the surrounding farming land and the existing common land grazing. The appeal site is identified by a red dot. The A170 road runs to the south of the site and access to the quarry is taken directly from this route.

Source: Google Maps

PLANNING HISTORY

2.16: The quarry has been mined for well over a century and was fully established prior to the advent of Town Planning in 1947. Relevant recent history includes:

- Application NYM/2007/0491/FL for the erection of 5 no log cabins for holiday accommodation – granted permission subject to conditions. This permission has been lawfully implemented and is therefore extant.

² 2011 ONS Census

- Enforcement Reference NYM0002/2017 seeking the demolition of the existing buildings which were used as part of the mineral extraction operation – on-going.

2.17: The site comprises a small part of this redundant quarry. Due to the mineral workings, there are several buildings on the site which can be effectively repurposed to facilitate the agricultural uses in the quarry and on Spaunton Estate in general.

2.18: Indeed, the restoration plan for the quarry which is in place is based on agricultural use being re-established. This has in the main been implemented which substantial amounts of native planting being undertaken.

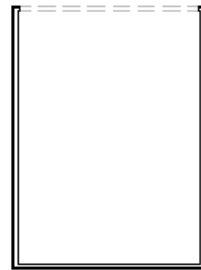
2.19: The north western part of the quarry area is grazed by sheep.

3. THE APPEAL PROPOSAL

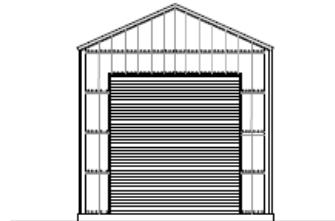
- 3.1: The appeal proposal is for the:
- alterations to and change of use of two of the existing buildings for agricultural purposes, and;
 - construction of an extension to one of the existing buildings
- 3.2: All other structures on the appeal site are to be removed. All the land around the retained structures remains as calcicolous grass as specified in the landscape restoration plan.
- 3.3: Whilst not part of this appeal submission, the existing car parking area is retained for visitors and walkers to the Common Land.
- 3.4: Plans show a scheme that is well-conceived, and which is deemed sustainable development by effectively reusing (and significantly upgrading the appearance) the existing building structures.
- 3.5: There is a clear functional need for the retention of two of the existing buildings and the extension of one of them and the proposed development is designed to reflect the sensitivities of this location. It allows this scarred site (following mineral extraction) to be beneficially used for the provision of agriculture (sheep housing for small ewes and their lambs) which is a use which fully supports the restoration plan for the quarry
- 3.6: The Estate is keen to work together with other commoners to share facilities and as such this facility could allow opportunities for other commoners to house sheep as required.
- 3.7: As the site is visually contained, the landscape setting does not compromise the landscape and scenic beauty of the National Park. The buildings already exist in this location and it is proposed that these are suitably re-purposed as an agricultural storage facility and an agricultural building to house sheep to support the agricultural use being promoted as part of the restoration plan. This is an approach advocated by national planning policy.

Materials:

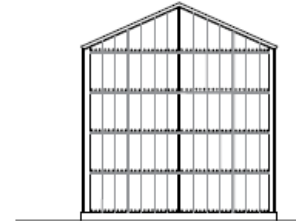
Walls - re-clad in trapezoidal profile galvanised vertical sheet steel cladding with dark green PVC plastisol coating
 Base - concrete flooring
 Roof - profiled metal roof with sheet steel cladding
 Structure - steel portal frame
 Door - steel vertical roller shutter to keep machinery and fodder secure



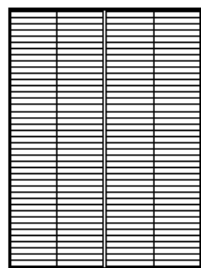
Floor Plan



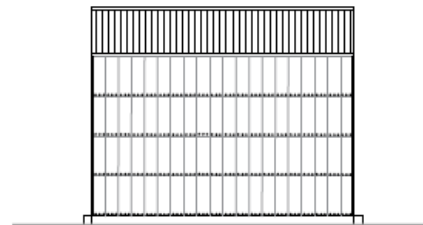
Front Elevation



Rear Elevation



Roof Plan



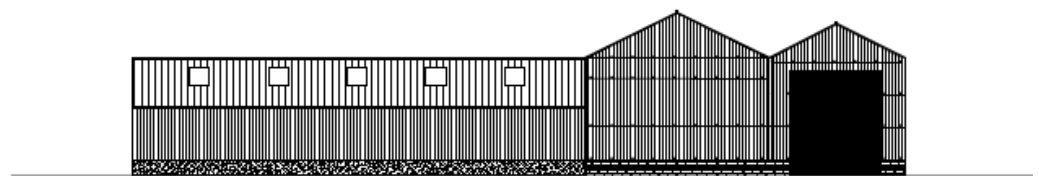
Side Elevation

Figures 3 (above) and 4 (below): The change of materials and reuse of the existing buildings for agricultural storage and animal welfare. Note an extension is provided to the livestock building.

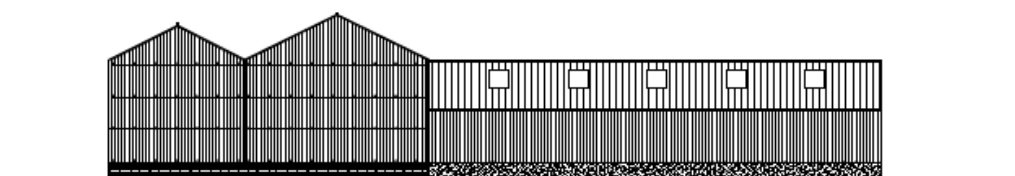
Source: Rural Solutions drawing package.

Materials:

Walls - clad in trapezoidal profile galvanised vertical sheet steel cladding with dark green PVC plastisol coating and Yorkshire boarding and breeze block as per appropriate welfare standards for ventilation
 Extension - clad in trapezoidal profile galvanised vertical sheet steel cladding with dark green PVC plastisol coating and Yorkshire boarding and breeze block as per appropriate welfare standards for ventilation
 Base - concrete flooring
 Roof - re-clad profiled dark metal roof with rooflights
 Door - steel vertical roller shutter
 Structure - steel portal frame



Front Elevation



Rear Elevation

- 3.8: Vehicular access to the appeal site already exists directly from the A170. This leads to the existing buildings on the appeal site.
- 3.9: An agricultural justification for the use and extension of the buildings was submitted to the NYMNPA during the application process. This justification was examined on behalf of the NYMNPA by an agricultural consultant from Savills.
- 3.10: The conclusion of the agricultural report from Savills is that
- it is clear that the business case of using the sheds for agricultural purposes at Spaunton Quarry is strong (our emphasis):**
- it will allow lambs to be over-wintered increasing the return and therefore farm margin.
 - it is more cost effective to convert the buildings at Spaunton Quarry rather than build a new shed a Bank arm for housing lambs.
 - the business resilience will be increased, allowing for the business to grow and thrive.
- 3.11: The proposed scheme repurposes and upgrades the external materials of the buildings to reflect the sensitivities of this location. The appeal proposal allows this scarred site (following mineral extraction) to be beneficially used for the provision of appropriate agricultural storage and shelter facilities
- 3.12: There are no technical reasons as to why planning permission cannot be granted for this agricultural development at this appeal site in the manner proposed. Further, the agricultural consultant employed by the NYMNPA confirms that there is a strong business case which will increase resilience allowing for the business to grow and thrive.
- 3.13: A primary reason the local planning authority rely on in their refusal is that that proposal seeks to retain existing buildings which they argue will undermine the effect and dilute the character and appearance of the landscape restoration of this former quarry.
- 3.14: The local planning authority also state that the proposal is unacceptable because it is not physically and functionally related to existing buildings associated with the business. This argument is made despite the fact the appellants put together an agricultural justification statement and that justification has been accepted by the independent agricultural consultant appointed from Savills. Indeed, the agricultural consultant states:
- it is therefore advisable for upland farms to reassess their farming systems, in an effort to create greater margins. By utilising the buildings at Spaunton Quarry, the business will become more resilient through increasing margins
-

on the number of lambs sold. This will in turn allow for the continued grazing of sheep on Spaunton Moor, which will maintain and enhance the environment and condition for biodiversity and geodiversity.

3.15: Further, the agricultural justification statement from Savills (acting as advisor to the NYMNPA) states:

Spaunton Moor is located approximately 3.6 miles from the former Spaunton Quarry site meaning it is within a suitable distance for gathering sheep.

3.16: It is notable however that the scheme provides for a significantly enhanced exterior to the existing buildings. Despite these works, the independent agricultural consultant for the NYMNPA agree that it is more cost effective to convert the buildings at Spaunton Quarry rather than build a new shed at Bank Farm for housing lambs.

3.17: The sustainable reuse of an existing structure, and the recladding of its exterior to provide for a sympathetic visual appearance it considered to conserve and enhance the landscape of the Park.

3.18: This is especially so due to the location of the proposed agricultural buildings on the valley floor of a former quarry. Evidence is provided in the submitted landscape and visual assessment which shows that at both local and county level, the sensitivity to change from this development is low.

4. THE DEVELOPMENT PLAN AND THE NATIONAL PLANNING POLICY FRAMEWORK

- 4.1: Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that
- if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2: The statutory development plan is made up of:
- The North York Moors Core Strategy and Development Policies document adopted November 2008.
- 4.3: There are also a number of other supporting documents (Supplementary Planning Documents). This includes the Supplementary Planning Document Part 5-New Agricultural Buildings (adopted February 2013).
- 4.4: The new Local Plan (the North York Moors National Park Local 2016-2035) has recently been examined but the appointed Inspector has not produced any report / guidance to date. As such, the policies within the emerging plan have little weight at present. This position is further confirmed by the NYMNPA stating that as emerging policies on agriculture have received significant objection these policies therefore carry little weight at present
- 4.5: There are no neighbourhood plans which cover this application area or any adjoining areas.
- 4.6: The planning policy context for the planning appeal is identified by the local planning authority in their decision notice as being the North York Moors Core Strategy and Development Policy 2008 and the National Planning Policy Framework (NPPF).

ADOPTED LOCAL PLAN POLICY

- 4.7: The decision notice cites conflict with Core Policy A of the North York Moors Core Strategy and Development Policies 8 and 12 of the North York Moors Core Strategy.
- 4.8: The details of these policies have been outlined below. Where relevant this appeal statement provides commentary (in blue text to differentiate these comments from the identification of the adopted policy text) on how the appeal proposal meets the policy tests.

4.9: Core planning policy A is one which provides a strategic framework for future development in the National Park. It encourages a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. It gives priority to:

- providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park,
- maintaining and enhancing the natural environment and conditions for biodiversity and geodiversity, conserving and enhancing the landscape, building features and historic assets of the landscape character areas,
- strengthening and diversifying the rural economy and providing tourism-based opportunities for the understanding and enjoyment of the Parks' special qualities.

RSL commentary: The appeal proposal is small scale in nature with the re-use of two existing buildings and the extension of one of them. The independent agricultural report provided by Savills advises that there is need both for a storage building of a certain size and a livestock building of a certain size. The independent report also agrees with the appellants agricultural justification in that the HLS agreement at Spaunton Moor is due to expire in 2021 and the future of the Basic Payment is also uncertain. As such, it is agreed that it is advisable for upland farms to reassess their farming systems, in an effort to create greater margins. By utilising the buildings at Spaunton Quarry, the business will become more resilient through increasing margins on the number of lambs sold. This will in turn allow for the continued grazing of sheep on Spaunton Moor, which will be maintained and enhance the environment and conditions for biodiversity and geodiversity.

The proposal is evidenced with a landscape and visual assessment and an ecology survey.

The landscape visual appraisal demonstrates and concludes overall that 'the proposal will not have any overall significant effects upon landscape character, nor will there be any significant loss of landscape fabric at the national, county and district scales'³.

The visual assessment section of the appraisal concludes visibility of the site is strictly limited to views from within the site, due to the local topography and the mature woodland which surrounds and encloses the quarry. In addition, this assessment also concludes that the proposal will

³ Landscape and Visual Assessment of Spaunton Quarry October 2018 – by Collington Winters

not have any overall significant effects upon visual amenity of footpath users throughout the site.

It further concludes that:

‘whilst the quarry site is designated as CROW/Registered Common land, the site assessment found that the densely wooded character and steep slopes of the former quarry landscape dissuade open accessibility across the landscape and the availability of a well-marked footpath provides an easily accessible alternative route’⁴.

In terms of ecology, the ecological appraisal⁵ found that:

‘The appeal area was found to be of **low ecological value**. One of the three former office buildings surveyed were found to be of **low value for roosting bats** with several potential roost features (PRFs). The other office buildings and larger two workshop buildings were deemed unsuitable for bats but evidently in use by many nesting birds. The remaining land was mostly hard-standing, barren of even vegetation. With more sheltered areas such as the brook and site boundary covered by a young deciduous woodland. Whilst few trees were mature, the dense canopies would make prime nesting bird habitat’.

- 4.10: The Core Strategy advises that Core Policy A will have a positive contribution towards meeting sustainability objectives through seeking to protect the environment whilst also meeting social and economic objectives.

RSL Commentary: By converting the buildings at Spaunton Quarry, the business is seeking to strengthen its own financial position and become resilient in times of uncertainty. The independent agricultural advisor for the NYMNPA agrees with the appellants argument that ‘over time, this will strengthen the rural ecology in the area through employment whilst preserving the Parks’ special qualities.

- 4.11: Specific details in Development Policy 8 (Conversion of Traditional Unlisted Rural Buildings) is rather at odds with the appeal scheme it is not considered particularly relevant. Further, the requirements of efficient agriculture need buildings of certain sizes to be appropriate. It is unlikely that a traditional unlisted rural building (such as a stone barn etc.) would meet the needs of agricultural use – that is exactly why those types of rural buildings are more often than not converted to residential use throughout the park.
- 4.12: Further discussion on the applicability of Development Policy 8 to the appeal scheme is given in section 5 of this report.

⁴ Landscape and Visual Assessment of Spaunton Quarry October 2018 – by Collington Winters

⁵ PEA October 2018 - by Naturally Wild

4.13: Specific details in Development Policy 12 (agricultural policy) sets out the details of when new agricultural buildings, tracks and structures or extensions will be permitted.

- There is a functional need for the building and its scale commensurate with the need.

RSL Commentary: The submitted planning statement clearly articulates why the conversion of two of the existing buildings along with the extension of one of them is needed for agricultural purposes – the housing of sheep, storage of fodder and agricultural machinery etc. These buildings and the extension are reasonable in size to perform the function they are proposed for.

The Spaunton estate includes some 6500 acres of common grazing involving 11 flocks, 3 of whom have no common rights but are brought in by the estate to ensure the common is grazed sufficiently to meet the environmental objectives. There is also 1000 acres of agricultural land/farms which are predominantly grazing. There is ample need for a modern sheep shed on the estate.

In addition, in this location the sheep shed will act as an added interest/attraction to the holiday visitors using the accommodation. The sheep shed will be smartened up to ensure it acts as an attraction to the visitors who will have to drive past it to access the accommodation.

The independent agricultural consultant instructed by the NYMNPA agrees that there is a need for the storage of hay, concentrates and equipment as well as housing lambs for fattening over the winter period. At present feedstuffs and equipment is stored at bank Farm, Rosedale. It is acknowledged that Bank Farm is unable to house lambs over the winter period, meaning they have to be sold in the Autumn as stores, for a lower price.

- The building is designed for the purposes of agriculture.

RSL Commentary: The buildings are to be renovated and repurposed for agricultural use. The agricultural proposal fully upgrades the aesthetics of the existing buildings (in terms of their palette of materials) and the setting (by the removal of the canteen and the weighbridge). The overall intention is to provide a rural setting in this part of the quarry basin which will be appropriate and welcoming for those people using the leisure facilities.

As suggested within the justification text of DP12, the Authority has the option of imposing a condition on appropriate planning permissions requiring the removal of the building if it is no longer needed for agricultural purposes.

- The site is related physically and functionally to existing buildings unless there are exceptional circumstances relating to agricultural necessity for a more isolated location.

RSL Commentary: Spaunton Moor is located approximately 3.6 miles from the former Spaunton Quarry site and as such it is within a suitable distance for gathering sheep. This statement is agreed with the independent agricultural specialist appointed by the NYMNPA.

There are also exceptional circumstances for the retention of these buildings in this particular location. As advised in the submitted planning statement, the quarry is the subject of a restoration plan which returns the land back to being agricultural land.

The quarry is in excess of 200 acres in extent and the restoration plan provides for calcicolous grass to be established throughout the areas of the quarry not planted with trees. This in turn provides for the opening up of the common land for the grazing of sheep which will allow the land to be managed in the most sustainable way.

This extensive grazing area, created by the terms of the restoration plan for the former quarry, is clearly a new exceptional circumstance which provides the necessity for the agricultural buildings to be in this location.

Furthermore, the agricultural buildings are purposefully provided for in an area which is not isolated from other activity (they are on the route to the leisure use). The landscape appraisal submitted with the application provides evidence that the quarry is visually contained and that there is no undue impact on the landscape. Additional strategic landscaping screening can be provided (discussed in the section below).

The proposal is unique. There are exceptional circumstances to allow agricultural buildings in this location as there is a functional need to support the provisions of the restoration plan which provides for substantial areas of Calcicolous grass which will most appropriately be managed by sheep and which has not been grazed by sheep in most cases for many decades.

For these reasons it is considered that the requirements of criterion 3 of DPI2 is met by exceptional circumstances.

It is also confirmed that there is no requirement for additional permanent residential accommodation for any farm manager as the appellant owns one of the two properties which already exist at the entrance to the quarry.

- A landscaping scheme which reduced the visual impact of the proposal on the wider landscape and is appropriate to the locality

RSL Commentary: As noted previously, evidence in the form of a landscape and visual assessment has been undertaken which demonstrates that the 'disused mineral quarry landscape at Spaunton Quarry, has the capacity to accommodate the repurposing of redundant and dilapidated buildings, in landscape and visual terms, without having an unacceptable effect or loss of landscape character or visual amenity' .

NATIONAL PLANNING POLICY FRAMEWORK

4.14: National Planning Policy is set out in the NPPF and Paragraphs 8, 9, 38, 83, 84, 98, 118, 170, 172 and 174 are particularly relevant.

4.15: Paragraph 83 advises that planning decisions should enable

The sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based rural businesses...which respect the character of the countryside.

4.16: Paragraph 84 of the NPPF actively recognises that sites to meet local business needs in rural area may have to be found adjacent to or beyond existing settlements and the 'the use of previously developed land ...should be encouraged where suitable opportunities exist. (Note: it is acknowledged that the NPPF specifically excludes land that has been developed for minerals extraction as previously developed land if provision has been made for its restoration, it is considered that the land is still despoiled by the very fact that quarrying has created a huge chasm in this locality).

4.17: Section 15 of the NPPF articulates national policy in the National Park (Paragraph 172) and conservation and enhancement of the natural environment. It is recognised that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and the conservation and enhancement of wildlife and cultural heritage are also important considerations. The policy states that:

The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

4.18: There is no technical definition major development within the National Park; this is a matter for the decision maker, however it is considered that the construction of an agricultural building to house ewes and for lambing purposes along with the conversion of an existing building to agricultural storage does not fall with the definition of major development.

EMERGING DEVELOPMENT PLAN

- 4.19: Whilst the North York Moors National Park Local Plan 2016 to 2035 is currently under preparation (having just been examined but with no Inspector report written yet), it is considered pertinent to look at the direction of travel of these emerging strategies and policy.
- 4.20: The Vision of the North York Moors in 2035 is of
- A place where visitors are welcome and cultural and recreational opportunities and experience are accessible: and
 - A place that continues to adapt to change whilst National Park purposes continue to be furthered and pursued.
- 4.21: It is also noted that there will be a 'stronger and varied local economy based on farming, forestry, land management, tourism and **other rural enterprises** (our emphasis). There will also be a focus on development that
- helps maintain or increase job opportunities in the agricultural, forestry and tourist sectors which help maintain the land-based economy and cultural heritage of the National Park or contribute to National Park purposes.
- 4.22: Emerging policy BL5 allows for new agricultural buildings providing they are appropriate to its setting and do not have an adverse impact on the landscape, that there is a functional need for the building, that has been designed for the purposes of agricultural and uses appropriate materials with subdued colours, is physically and functionally related to existing buildings, will not significantly harm local amenities by reason of noise, odours or level of activity.
- 4.23: Indeed, the Authority state that they will support development proposed that enable farm businesses to become more competitive and comply with changing legislation. The Authority further acknowledge at paragraph 6.20 of the emerging plan that
- not only is farming an economic use and provider of jobs and income in its own right, it also significantly influences the landscape of the National Park, potentially affecting the qualities upon which other economic activity (particularly tourism) is dependent.

5. GROUNDS OF APPEAL

- 5.1: There are several key matters which the local planning authority have relied on in the decision notice. These can be summarised as:
- A. That the proposal would have an undermining effect and seriously dilute the character and appearance of the on-going restoration of the former quarry to a more natural form.
 - B. That the proposal would detract from the approved landscape restoration plan which set a vision for an attractive landform.
 - C. That the buildings are not of architectural or historic importance.
 - D. That the development does not conserve or enhance the wider landscape and damages it.
 - E. That the LPA does not consider that the benefits to agriculture outweigh the harm to the Landscape Restoration Plan which involves open access to the public.
 - F. That the buildings are not located next to other existing agricultural buildings within the business.
 - G. That the proposal creates agricultural buildings which are likely to lead to pressure for a farm worker dwelling which would urbanise the locality. These matters are discussed in the sub-headings below.

That the proposal would have an undermining effect and seriously dilute the character and appearance of the on-going restoration of the former quarry to a more natural form.

- 5.2: As discussed above, in effect, it is not the existing structures which are going to be retained. All the buildings in this location are to be demolished aside from two buildings which are going to be comprehensively repurposed both internally and externally. A palette of materials is identified in the submitted drawing package. The position of the two retained buildings has been evidenced in the landscape and visual appraisal as not compromising the landscape character of the location or the National Park in general.
- 5.3: As discussed earlier in the report, the quarry location is in a natural valley of Catter Beck and due to 100 years of quarrying is a deep basin which has been created by over years of mineral extraction. The landscape restoration of the site has in the main been completed. The quarry basin remains and there are no proposals to infill the basin. The basin however remains part of the cultural heritage of the National Park and the agricultural use of the site provides for suitable management of the land. As such, it is unknown how the retention of an existing building which is to be significantly enhanced in terms of its external

appearance would 'dilute the character and appearance of the ongoing restoration of this former quarry to a more natural form'

- 5.4: The retention of these two buildings for agricultural purposes will mean that minor amendment to the agreed landscape restoration plan can be undertaken. This minor amendment would then also take into account the appeal scheme proposals for additional native tree and hedgerow planting across this part of the quarry. The fact that the agreed landscaping restoration plan may have to evolve in a minor, but beneficial way, does not prohibit planning permission being granted for the retention of these two former mineral buildings.
- 5.5: In addition, comprehensive evidence has been provided in the form of the landscape and visual appraisal that the appeal proposals do not comprise the landscape at national, county or local level.
- 5.6: The NYMNPA have failed to take the landscape and visual assessment evidence into consideration in their consideration of the planning application. Indeed, it is disappointing that the local planning authority has not commented or assessed this evidence in their officer report.
- 5.7: The submitted landscape and visual assessment confirms that there are no undue landscape impacts if this building were to be retained in this location. In essence the development would not undermine the wider landscape of the Park or its special qualities.

That the proposal would detract from the approved landscape restoration plan which set a vision for an attractive

- 5.8: The position of the existing structures (which has been evidenced in the landscape and visual appraisal as not compromising the landscape character of the location or the National Park in general) is positioned against the backdrop of woodland trees and higher quarry land.
- 5.9: As set out in paragraph 5.3 to 5.7 above, the landscape restoration of the site has, in the main, been completed. The quarry basin remains and there are no proposals to infill the basin. The basin however remains part of the cultural heritage of the National Park. As such, it is unknown how the retention of two existing buildings which is to be significantly enhanced in terms of their external appearance would 'dilute the character and appearance of the ongoing restoration of this former quarry to a more natural form'
- 5.10: Minor amendments to the agreed landscape restoration plan can be undertaken. The fact that the agreed landscaping restoration plan may have to evolve in a minor, but beneficial way, does not prohibit planning permission being granted for the retention of these former mineral buildings when then can be put to beneficial reuse without compromising the landscape (as evidenced).

5.11: Again, it is argued that the NYMNPAs have failed to take the landscape and visual assessment evidence into consideration in their consideration of this scheme. Indeed, it is disappointing that the local planning authority has not commented or assessed this evidence in this particular report.

That the buildings are not of architectural or historic importance

5.12: Development Policy 8 discusses the conversion of traditional unlisted rural buildings which are to be converted to an employment use, short term self-catering holiday accommodation, residential annexe to an adjacent existing dwelling or permanent residential letting units for local occupancy. It does not refer to any agricultural use which is what the appeal proposal is providing.

5.13: As such it is irrelevant to the determination of this appeal and has unfortunately only been added by the NYMNPAs in the decision notice to divert attention away from the planning policies which are applicable for this scheme.

That the development does not conserve or enhance the wider landscape and damages it

5.14: These issues in the main have been covered in the above paragraphs.

5.15: Robust evidence has been provided in the form of the landscaping and visual assessment which informs that there the retention of these buildings will not damage the wider landscape.

That the LPA does not consider that the benefits to agriculture outweigh the harm to the Landscape Restoration Plan which involves open access for the public

5.16: The benefits of the conversion and enhancement of the existing buildings is agreed by independent agricultural advisor. The conclusions of the Savills agricultural justification are that:

it is clear that that the business case for using the sheds for agricultural purposes at Spaunton Quarry is strong.... the business resilience will be increase, allowing for the business to grow and thrive.

5.17: The above facts must weigh heavily in the planning balance especially since the landscape and visual assessment provides that there is no undue impact to either the local or the county level landscape.

That the buildings are not located next to other existing agricultural building within the business

5.18: The independent agricultural report informs that the distance between Spaunton Quarry and Spaunton Moor is within a suitable distance for gathering sheep. Flocks of sheep from the Estate graze on the adjacent commons at Appleton-le-Moors.

That the proposal creates agricultural buildings which are likely to lead to pressure for a farm workers dwelling which would urbanise the locality. These matters are discussed in the sub-headings below.

5.19: There will be no pressures for any farm workers accommodation. The Estate owns the property at the entrance to the quarry and if any accommodation is required, this accommodation would be available.

THE PLANNING BALANCE

5.20: The following social and economic benefits will enhance and maintain the vitality of the communities of the National Park, as required by paragraph 83 of the NPPF and the Management Plan of the North York Moors. These benefits will include:

- The sustainable growth of a rural business.
- The development and diversification of a land-based rural business.
- The provision of development which respects the character of the countryside and the landscape character of the National Park⁶.
- Provision of sustainable rural development to support agricultural use of the land, moors and commons.
- Well-designed agricultural extension of the existing building which retains the scenic qualities of the National Park and its sensitive landscape character.
- Substantial planting of trees and hedgerows has already been undertaken. Additional tree planting and hedgerows are still to be planted.
- Enhancement of the biodiversity of the site and locality in general.
- Development which fully complies with highway safety standards.
- Significant economic benefits by the provision of positive but limited scale growth both from the agricultural use and the proposed leisure use (the latter is subject to a further appeal); and
- Beneficial re-use of existing buildings on the site.

5.21: The NPPF is clear:

⁶ Landscape and Visual Assessment October 2018 – Collington Winter.

Plans and decisions need to take local circumstances into account so that they respond to the different opportunities for achieving sustainable development in different areas.

- 5.22: With regard to environmental matters, the site is located within a former quarry site which has been remediated following mineral extraction. The quarry basin is visually contained⁷.
- 5.23: In recent years the quarry has benefitted from a landscape restoration plan which was based on agrarian principles – hedgerows, tree planting and the development of calcicolous grassland habitat. In future this has the potential to create habitat corridors, linking other important, species rich sites, which is an initiative encouraged and supported by the North York Moors National Park Authority.
- 5.24: None of the benefits of the landscape restoration plan will be undermined by the proposed retention of these buildings to support the agricultural use of the quarry.
- 5.25: Indeed, evidence provided as part of the application submission, and also evidencing this appeal submission, is that this is a landscape which is currently undergoing a period of restoration, that there is scope for positive enhancement and improvement of this landscape⁸.
- 5.26: A mosaic of woodland habitats is being created on the quarry slopes and internal spaces. The existing infrastructure is one of a hard landscape and that the sensitivity to change from certain types of development (such as the appeal proposal) is low, as this is a weak and degraded landscape, in poor, yet improving condition. There is therefore scope for positive enhancement and improvement of this landscape.
- 5.27: Development of the site is therefore seen to have potential as a beneficial effect upon localised landscape character, re-using the site and the former mineral building in a positive way and contributing to the wider character of the North York Moors National Park⁹.
- 5.28: The NYMNP have agreed that the site currently has low ecological value with no signs of protected species found. Biodiversity measures are wholeheartedly supported via additional landscape planting, and this will allow for the positive growth to take place whilst also ensuring that a net gain for nature for the future can be realised.
- 5.29: In short, there are no issues that have been identified in the Ecological Appraisal submitted by the appellant that would prevent the proposed development proposal proceeding in conformity with planning policy and legislation relating

⁷ Landscape Character Appraisal for the North York Moors.

⁸ Landscape and Visual Assessment October 2018 – Collington Winter

⁹ Landscape and Visual Assessment October 2018 – Collington Winter

to nature conservation. The proposed development offers significant opportunities to enhance biodiversity in accordance with national and local planning policy.

6. OTHER MATERIAL CONSIDERATIONS

- 6.1: There are no other material considerations which would prevent planning permission being granted.
- 6.2: There are no residual cumulative impacts on transport grounds from this development which are severe (paragraph 109 of the NPPF). The highway authority has raised no objection.
- 6.3: Parking provision for any cars / Land Rovers and farming machinery can be made in accordance with adopted standards.
- 6.4: There are no issues raised with regard to air quality matters (paragraph 170 of the NPPF).
- 6.5: There are no statutory objections from any consultee to this scheme.

7. CONCLUSIONS AND PLANNING BALANCE

- 7.1: The appeal proposal provides for small-scale agricultural buildings to support the agricultural use of the quarry in this unique locality.
- 7.2: The appellant contends that the reuse of these two building for agricultural purposes is sustainable development. The independent agricultural justification report by Savills who were engaged by the NYMNPA agrees that there is a strong business case for using the sheds for agricultural purposes and that this would be a cost-effective measure rather than building a new shed at Bank Farm for housing lambs. Importantly, it is acknowledged that 'business resilience will be increased, allowing for the business to grow and thrive'.¹⁰
- 7.3: The backdrop to these existing structures is well wooded and the proposal to repurpose the buildings with an enhanced external exterior will ensure that the building has muted colours (as advised in the adopted Supplementary Planning Document – New Agricultural Buildings). Note that all the other structures in this locality will be removed.
- 7.4: A landscape and visual assessment provides comprehensive evidence that the agricultural scheme and the retention of this buildings will not have any overall significant effects upon landscape character, nor will there be any significant loss of landscape fabric at the national, county and district scales'¹¹. Further the visual assessment of the appraisal concludes visibility of the site is strictly limited to views from within the site, due to the local topography and the mature woodland which surrounds and encloses the quarry.
- 7.5: Finally, the landscape and visual assessment also concludes that the proposal for the development of land at Spaunton Quarry, will not have any overall significant effects upon visual amenity of footpath users throughout the site. It concludes that:
- whilst the quarry site is designated as CROW/Registered Common land, the site assessment found that the densely wooded character and steep slopes of the former quarry landscape dissuade open accessibility across the landscape and the availability of a well-marked footpath provides an easily accessible alternative route.
- 7.6: When considering the application, no evidence was provided by the NYMNPA to demonstrate their stance that the retention of the building would undermine and dilute the character and appearance of the restoration of the former quarry.
- 7.7: The retention of these buildings for agricultural purposes will not undermine the on-going restoration of this former quarry. Indeed, the majority of the restoration works, and native tree planting has already been undertaken.

¹⁰ Spaunton Quarry Agricultural Justification by Savills July 2019

¹¹ Landscape and Visual Assessment October 2018 – Collington Winter

- 7.8: If planning permission is given to sustainably reuse these existing buildings, a minor variation to the agreed landscape restoration plan will be then subsequently submitted.
- 7.9: Sustainable development is the fundamental principle guiding the planning process and the NPPF spells out the three dimensions of sustainable development: economic, social and environmental.
- 7.10: Paragraph 9 of the NPPF 2019 also advises that
- Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 7.11: Economic benefits arising from the proposal also include the fact that the proposed agricultural use of the buildings will allow the business resilience to be increased which in turn allows for the business to grow and thrive.
- 7.12: As previously stated, Paragraph 9 of the NPPF informs that local circumstances vary greatly and that influences the way in which contributions to sustainable development can be made. Taking into account the requirement of paragraph 9 and the overarching themes of the Framework to provide a supply of appropriate development required to meet the needs of present and future generations, this particular site at Spaunton Quarry is demonstrated to be in a location within the National Park where it is appropriate to accommodate new agricultural buildings. Sustainable development is about positive growth.
- 7.13: This appeal statement, along with the planning statement, landscape and visual assessment, and ecology study provide robust evidence that the proposed development in the manner proposed is indeed sustainable (as defined under paragraph 9 of the NPPF).
- 7.14: The proposals highlight that development on this site will be appropriately designed and will not impact on the amenities of those visiting the common land.
- 7.15: Heritage assets are a significant distance away, so it is considered that the appeal scheme conserves the historic environment. As such, the proposals fulfil the duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are in conformity with extant Local Plan policies.
- 7.16: The appeal evidence shows that the natural environment will be conserved and will be enhanced. The ecology assessment demonstrates that no protected species will be impacted. It highlights that the proposed development will conserve and enhance the biodiversity of the locality by integrating green infrastructure through the site.
- 7.17: Essentially, there are no issues which have been identified that would prevent the proposed development proceeding in conformity with national or local
-

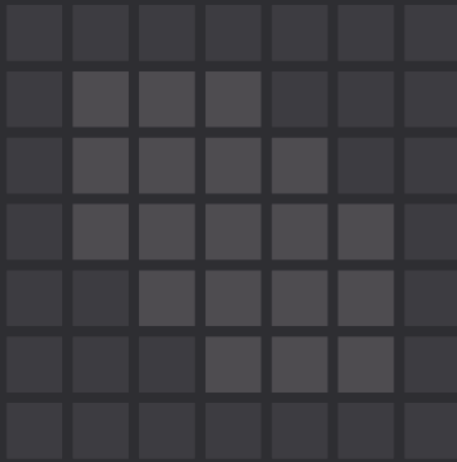
planning policy and legislation relating to landscaping character and nature conservation and the principles of the NPPF. The countryside officer has raised no objections to the scheme.

- 7.18: The appeal scheme ensures that the environmental benefits of the scheme protects and enhances the natural built and historic environment. This is achieved by the promotion of biodiversity and the re-cladding of the existing buildings
- 7.19: The carefully considered development ensures that there is no undue impact on the landscape, especially since the proposal is essentially between the bottom of the quarry basin and the wooded boundary of the site with Appleton Common and the nearby wooded boundary of the quarry itself with Ryedale District Council (which is out with the National Park)
- 7.20: Overall, it is considered that the appeal development fully reflects the requirements of the NPPF 2019 in helping to provide suitable rural business development of an appropriate scale in this rural locality. The appeal also follows the policies of the Core Strategy of North York Moors National Park in that it is a well-located small-scale development which can aid the economic well-being of the locality without detriment to the rural environment.
- 7.21: As such, it is our considered opinion that the development proposal is policy compliant.
- 7.22: It is considered that the appeal proposal would not create any undue environmental harm but recognises and appropriately respects the intrinsic character of the locality and helping support the thriving rural communities within the National Park.
- 7.23: With reference to planning policy and other material considerations, there are no significant and demonstrable adverse impacts that would arise from the proposed development. The 'planning balance' is therefore weighed positively in weight of the proposal with reference to the benefits summarised in this appeal statement. It is respectfully requested that the appeal be allowed.

Disclaimer: The information, analysis and recommendations within this document are made by Rural Solutions Limited in good faith and represent our professional judgement on the basis of the information obtained from others. No statement made within this document may be deemed in any circumstance to be a representation, undertaking or warranty and we cannot accept any liability should you rely on such statements or such statements prove to be inaccurate. In particular the achievement of particular goals depends on parties and factors outside our control. Any illustrations and otherwise in this report are only intended to illustrate particular points of argument.

This document and its contents are confidential and will remain confidential until we waive confidentiality, or the document is published by a Local Planning Authority.

Copyright © Rural Solutions Limited February 20
Any unauthorised reproduction or usage is strictly prohibited.



WE ARE RURAL



CANALSIDE HOUSE, BREWERY LANE, SKIPTON, NORTH YORKSHIRE, BD23 1DR

REGISTERED IN ENGLAND NO. 6839914 VAT REGISTRATION NO. 972 8082 90

DRAFT STATEMENT OF COMMON GROUND

The following matters are areas of common ground with the North York Moors National Park planning authority and are the subject of negotiation to finalise the details. The final agreed version of the SoCG will be submitted to the Inspectorate as soon as practicable prior to the hearing.

APPEAL REFERENCE

Not yet known

LPA reference: NYM/2018/0787/FL

SITE ADDRESS

Spaunton Quarry, Land at Spaunton Quarry, Kirkbymoorside, YO6 6NF

AGREED DESCRIPTION OF DEVELOPMENT

Alterations to and change of use of 2 no. buildings formerly used in connection with mineral extraction to agricultural use together with construction of extensions to one of the buildings.

PRINCIPLE MATTERS

1. It is common ground that the independent agricultural consultant appointed by the Local Planning Authority to assess the agricultural justification for the scheme has advised that there would be agricultural benefit gained with the provision of agricultural buildings in this location.
2. It is common ground that the restoration plan for the quarry is based on agricultural use of the land.
3. It is common ground that the appellants are in the process of making a land swap with the common land.

TECHNICAL DETAILS

4. It is common ground that there are no highway objections to the scheme from the Highway Authority.
 5. It is common ground that the site is considered to be accessible with excellent connections to the public road network.
-

6. It is common ground that there are no drainage matters which would prohibit planning permission being granted.
7. It is common ground that there are no known heritage assets within the site.
8. It is common ground that the site has a low ecological value with no signs of protected species found.

OTHER NON-ISSUES

9. It is common ground that none of the following considerations provides grounds for dismissal of the appeal:
 - o Noise
 - o Residential amenity, outlook or privacy
 - o Highway safety, parking provision or vehicle trip generation
 - o Pollution or contamination
 - o Construction impact
 - o Archaeology
 - o Loss of agricultural land.
10. The parties will seek to agree a list of planning conditions.

Signed:

Dated:

For and on behalf of the appellant

Signed:

Dated:

For and on behalf of the North York Moors National Park Authority

COSTS APPLICATION

National Planning Practice Guidance¹ includes guidance on the award of costs against appeal parties.

The appellant is concerned that notwithstanding the submission of a detailed planning application, the information they have submitted has not received a proper assessment by the officers of the NYMPA with the resultant impact being no consideration given to the comprehensive landscape and visual assessment evidence which was submitted as part of the application process. This detailed evidence by 'competent' professionals was not given due weight in the decision process.

Additionally, the appellant provided an agricultural justification of the need for the buildings to be retained for agricultural purposes. This justification was accepted by the independent agricultural consultant appointed by the NYMNPAA whom advised that 'it is clear that the business case for using the sheds for agriculture purposes at Spaunton Quarry is strong'.

The appellant feels it is appropriate to submit a costs application in this instance.

Paragraph: 049 Reference ID: 16-049-20140306 considers 'What type of behaviour may give rise to a substantive award against a local planning authority?' It is considered that the determination of the application that is appealed, has involved the NYMPA:

- Making vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis; and
- Failure to produce evidence to substantiate the reason for refusal.
-

Additional information is provided below.

I. Making vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis.

With regard to the published officer's report:

No consideration has been made of the applicants / appellants comprehensive landscape and visual assessment which fully documents in an objective manner that the scheme does not compromise the landscape of the National Park.

¹ <https://www.gov.uk/guidance/appeals#behaviour-that-may-lead-to-an-award-of-costs-against-appeal-parties>

2. Failure to produce evidence to substantiate the reason for refusal on appeal.

The officers report and subsequent decision (reason 3) states that the proposed development is likely to lead to pressure for a farm worker dwelling(s). This statement is completely at odds to the appellants statements that there is no such need for a farm worker dwelling as the Estate already owns an existing property at the entrance to the quarry which will be used to house any farm worker.

Although the decision cites that the scheme will 'seriously dilute the character and appearance of the ongoing restoration of the form quarry ...and thus detract from the Authority's approved Landscape Restoration Plan', this assessment was not supported by any formal comments from the Councils landscape officer as part of the application and no substantive assessment has been produced by the officer to justify this assessment.

For the above reasons it is considered that an award of costs against the LPA is justified in this instance.



CANALSIDE HOUSE, BREWERY LANE, SKIPTON, NORTH YORKSHIRE, BD23 1DR

REGISTERED IN ENGLAND NO. 6839914 VAT REGISTRATION NO. 972 8082 90

LIST OF PLANS AND DOCUMENTS SUBMITTED AS PART OF THE ORIGINAL PLANNING APPLICATION

- Application forms
- Planning Statement – by Rural Solutions
- Location Plan – by Rural Solutions
- Drawing package – by Rural Solutions
- Landscape and Visual Assessment – October 2018 by Collington Winter
- Preliminary Ecology Appraisal – by Naturally Wild
- Contamination Report

LIST OF DOCUMENTS SUBMITTED DURING THE CONSIDERATION OF THE APPLICATION

- Letter giving further agricultural justification details to the NYMNP

LIST OF ADDITIONAL PLANS AND DOCUMENTS SUBMITTED FOR THIS APPEAL

- Costs application
-