

NYM / 2014 / 0806 / E1A



Maria Ferguson

PLANNING CONSULTANCY



Proposal

Site

Client

PLANNING STATEMENT

Date

Reference

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1.0 INTRODUCTION AND BACKGROUND

- 1.1 This report has been prepared on the instructions of JC Malthouse to accompany a planning application for the erection of an agricultural storage building at Thirsley Farm, Silpho.
- 1.2 The application for planning permission follows the refusal of planning permission for an agricultural building in the same location, and seeks to address the reasons for refusal therein and provide further supplementary information to allow the thorough assessment of the proposed development by the National Park Authority.
- 1.3 The proposal has been amended in order to reduce its visual impact, and further information provided in relation to emissions to fully consider the impact of the development on protected sites.
- 1.4 The proposal will allow the introduction of a new livestock enterprise to assist in the viability of the overall farming business, improve cash flow, make better use of the produce of the farm (feed) and reduce where possible use of chemical fertiliser and soil improvers. This will allow the farm to continue to support the family in the future.

2.0 SITE DESCRIPTION

- 2.1 The application site comprises an area of agricultural land adjacent to the existing farm steading. The site lies on the north west side of a structure planting belt, adjacent to a hedgerow to the south.
- 2.2 The site lies within the North York Moors National Park.
- 2.3 There are a network of footpaths in the locality, including to the north of the site, close to Thirsley Cottage which is in third party ownership.

3.0 PROPOSAL

- 3.1 Planning permission is sought for the erection of a general purpose agricultural building which is intended for use as storage and livestock accommodation (pigs), on a straw based system, for 24 weeks at a time (to finished weight). The manure will be removed and spread on the land.

4.0 RELEVANT PLANNING HISTORY

- 4.1 There have been a number of planning applications made in relation to the farm, although none are directly relevant to the current application. Permission was refused earlier this year for the erection of a livestock and storage building in this location



which was of a different design (reference NYM/2014/0198/EIA applies). The current application is a resubmission of those proposals and seeks to overcome the reasons for refusal which are:

- By virtue of its size, bulk and isolated location detached from the main farm buildings in open countryside, the proposed building is considered to have a seriously detrimental impact of the character and appearance of this rural landscape within the National Park. As such the development would be contrary to Core Policy A and Development Policies 3 and 12 of the Local Development Framework which seek to minimise sporadic development in the countryside and conserve the special character of the National Park and ensure agricultural development respects the character and appearance of the area.
- The proposed development would have a detrimental impact on the quality of life enjoyed by neighbouring residential properties, by reason of the harm caused to the peace and tranquillity of this part of the Park, and the level of activity that would result from the movement of pigs. As such the development would be contrary to Core Policy A of the Local Development Framework.
- Insufficient information has been submitted to demonstrate that the proposal would not damage or destroy the interest features for which Cockrah Wood, Raincliffe and Forge Valley Woods, Robin Hoods Bay, Maw Wyke to Beast Cliff and North York Moors SSSIs have been notified particularly by reason of reduced air quality as a result of the pig farm. As such, the development would be contrary to Core Policy C of the Local Development Framework which seeks to conserve and enhance the natural environment and the biological and geological diversity of the Park.
- The levels of activity that would result from large vehicle movements associated with the transportation of livestock to and from the new building would be detrimental to the peaceful character of the locality and the amenities enjoyed by the occupiers of adjoining residential property. The proposal would therefore be contrary to Core Policy A of the North York Moors Local Development Framework which seeks to ensure that development will not have an adverse impact on the peace and tranquillity of the Park, nor detract from the quality of life of local residents.

5.0 KEY ISSUES AND CONSIDERATIONS

5.1 Visual impact

5.1.1 Planning permission was refused previously for a building in the same location as that proposed. One of the reasons for refusal was the visual impact of the building, caused by its size and design.

5.1.2 The current proposal proposes the same floorspace. However, it is designed to be more compact in appearance, mitigating its visual appearance particularly from the north and south. This has the benefit of keeping the building closer to the existing steading.





- 5.1.3 An assessment of alternative locations has been undertaken, but because of the proximity of residential property, the location of the access, and visibility, there are no other suitable locations for the proposed building. The application site is flat, and owing to the topography will be naturally screened from long range views. Local planting, including a hedgerow to the south, tree belts to the east and west, and sporadic planting and hedgerows to the north, mean that the visual impact of the proposed building will be further mitigated and softened.
- 5.1.4 The proposed building will appear smaller from the north and south, which are the most sensitive views, and closer to the existing farm buildings. The building will be read against those existing buildings, rather than a building detached from them.
- 5.1.5 There is scope to provide further planting along the north boundary of the site, to provide further screening from the footpath to the north and from Thirsley Cottage. This is proposed of native species, and a condition may be imposed accordingly.
- 5.1.6 Subject to the above, it is suggested that the amended design overcomes the concerns raised previously in relation to the visual impact of the development and the impact on the character of the landscape.

5.2 Ecology

- 5.2.1 The application site is located in close proximity to a European Designated Site and has the opportunity to impact upon it. In particular, consultation with Natural England has identified a number of sites which may be affected, including the North York Moors SPA and SAC, Beast Cliffe Whitby (Robin Hoods Bay) SAC, as well as a number of SSSIs in the locality.
- 5.2.2 The applicant, in consultation with Natural England, has assessed the proposals using a Simple Calculation of Atmospheric Impact Limits (SCAIL) tool, and the results are provided below.
- 5.2.3 To summarise the outcome of the assessment, the impact on the protected sites of the proposed development, because of its size, operation, design and appearance, is likely to be negligible, and certainly within acceptable limits.





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Site Information site 3 ?

Region: England
 Site Name: Cockrah Wood
 Site Code: 3146
 Designation Status: SSSI
 Distance from Installation (m): 2972
 Habitat Type: Habitat
 Grid Reference: 496640.6,488585.7
 Met Site: CHUR
 Run Mode: Conservative
 PM₁₀ Percentile: Average

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Installation Information ?

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kO _u /a)	Dep II (kg/ha/yr)	Conc PM ₁₀ (µg/m ³)	Conc NH ₃ (µg/m ³)	Conc Odour (O _u /m ³)	Dep Acid (kEq H ⁺ /ha/yr)
1	Livestock (pig) building	1	1	-	3.0	-	0.75	-	0.1	-	0.05

Total Depositions/Concentrations and Exceedances ?

Concentrations/Depositions and Critical Loads	PM ₁₀ (µg/m ³) ?	NH ₃ (µg/m ³)	Odour (O _u /m ³)	II Dep. (kg H ⁺ /ha/yr)	Acid Dep. (kEq H ⁺ /ha/yr)
Process Contribution (PC) at receptor edge	-	0.10	-		
Background concentration at receptor edge ?	-	1.42	-		
Predicted Environmental Concentration (PEC) ?	-	1.52	-		
Process Contribution (PC) at receptor edge				0.78	0.053
Background deposition at receptor ?				32.06	2.63 (N:2.29[S:0.34])
Predicted Environmental Deposition (PEC) ?				32.84	2.68
Environmental Assessment Level or Critical Load / Level ?		1 or 3 ?	-	Broad-leaved, mixed and yew woodland 5.0	Broad-leaved, mixed and yew woodland maxN: 1.14 maxS: 0.85 minN: 0.14
Alternative Critical Load Info					
% of relevant standard PC ?	-	10% or 3%	-	16%	4%
% of relevant standard PEC ?	-	152% or 51%	-	657%	235%
EXCEEDANCE ?	-	0.52 or No exceedance	-	27.84	1.54

Project Notes



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Site Information site 1

Region: England
 Site Name: Hackness Rock Pit
 Site Code: 3285
 Designation Status: SSSI
 Distance from Installation (m): 1341
 Habitat Type: Habitat
 Grid Reference: 496592.1,490674
 Met Site: CHUR
 Run Mode: Conservative
 PM₁₀ Percentile: Average

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Installation Information

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOU/a)	Dep H (kg H ₂ a/yr)	Conc PM ₁₀ (µg/m ³)	Conc NH ₃ (µg/m ³)	Conc Odour (OU/m ³)	Dep Acid (kEq H ⁺ /a/yr)
1	Livestock (pig) building	1	1	-	3.0	-	1.77	-	0.34	-	0.12

Total Depositions/Concentrations and Exceedances

Concentrations/Depositions and Critical Loads	PM ₁₀ (µg/m ³)	NH ₃ (µg/m ³)	Odour (OU/m ³)	H Dep. (kg H ₂ a/yr)	Acid Dep. (kEq H ⁺ /a/yr)
Process Contribution (PC) at receptor edge	-	0.34	-	-	-
Background concentration at receptor edge	-	1.21	-	-	-
Predicted Environmental Concentration (PEC)	-	1.55	-	-	-
Process Contribution (PC) at receptor edge	-	-	-	1.80	0.120
Background deposition at receptor	-	-	-	18.76	1.64 (N:1.34)(S:0.30)
Predicted Environmental Deposition (PEC)	-	-	-	20.56	1.76
Environmental Assessment Level or Critical Load / Level	-	1 or 3	-	No sensitive habitat or species at this site	No sensitive habitat or species at this site
Alternative Critical Load Info					
% of relevant standard PC	-	34% or 11%	-	n/a	n/a
% of relevant standard PEC	-	155% or 52%	-	n/a	n/a
EXCEEDANCE	-	0.55 or No exceedance	-	n/a	n/a

Project Notes

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Site Information site 4

Region: England
 Site Name: Raincliffe & Forge Valley Woods
 Site Code: 3175
 Designation Status: SSSI
 Distance from Installation (m): 3370
 Habitat Type: Habitat
 Grid Reference: 498990.3,488203.9
 Met Site: CHUR
 Run Mode: Conservative
 PM₁₀ Percentile: Average

Installation Information

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOu/a)	Dep N (kg N/ha/yr)	Conc PM ₁₀ (µg/m ³)	Conc NH ₃ (µg/m ³)	Conc Odour (OU/m ³)	Dep Acid (kEq H ⁺ /ha/yr)
1	Livestock (pig) building	1	1	-	3.0	-	0.61	-	0.08	-	0.041

Total Depositions/Concentrations and Exceedances

Concentrations/Depositions and Critical Loads	PM ₁₀ (µg/m ³)	NH ₃ (µg/m ³)	Odour (OU/m ³)	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H ⁺ /ha/yr)
Process Contribution (PC) at receptor edge	-	0.08	-	-	-
Background concentration at receptor edge	-	1.42	-	-	-
Predicted Environmental Concentration (PEC)	-	1.5	-	-	-
Process Contribution (PC) at receptor edge	-	-	-	0.62	0.042
Background deposition at receptor	-	-	-	32.06	2.63 (N:2.29 S:0.34)
Predicted Environmental Deposition (PEC)	-	-	-	32.68	2.67
Environmental Assessment Level or Critical Load / Level	-	1 or 3	-	Broad-leaved, mixed and yew woodland 5.0	Broad-leaved, mixed and yew woodland maxN: 0.94 maxS: 0.65 minN: 0.14
Alternative Critical Load Info					
% of relevant standard PC	-	8% or 3%	-	12%	4%
% of relevant standard PEC	-	150% or 50%	-	654%	284%
EXCEEDANCE	-	0.50 or No exceedance	-	27.68	1.73

Project Notes

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Site Information site 11

Region: England
 Site Name: North York Moors
 Site Code: 4003
 Designation Status: SSSI
 Distance from Installation (m): 7365
 Habitat Type: Habitat
 Grid Reference: 494645,498016
 Met Site: CHUR
 Run Mode: Conservative
 PM₁₀ Percentile: Average

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Installation Information

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOu/a)	Dep II (kg/ha/yr)	Conc PM ₁₀ (µg/m ³)	Conc NH ₃ (µg/m ³)	Conc Odour (Ou/m ³)	Dep Acid (kEq H ⁺ /ha/yr)
1	Livestock (pig) building	1	1	-	3.0	-	0.11	-	0.02	-	0.008

Total Depositions/Concentrations and Exceedances

Concentrations/Depositions and Critical Loads	PM ₁₀ (µg/m ³)	NH ₃ (µg/m ³)	Odour (Ou/m ³)	II Dep. (kg H ⁺ /ha/yr)	Acid Dep. (kEq H ⁺ /ha/yr)
Process Contribution (PC) at receptor edge	-	0.02	-		
Background concentration at receptor edge	-	0.88	-		
Predicted Environmental Concentration (PEC)	-	0.9	-		
Process Contribution (PC) at receptor edge				0.10	0.007
Background deposition at receptor				18.34	1.64 (N:1.31 S:0.33)
Predicted Environmental Deposition (PEC)				18.44	1.65
Environmental Assessment Level or Critical Load / Level		1 or 3	-	Dwarf shrub heath - upland 10.0	Dwarf shrub heath - upland maxN: 0.79 maxS: 0.15 minN: 0.50
Alternative Critical Load Info					
% of relevant standard PC	-	2% or 1%	-	1%	1%
% of relevant standard PEC	-	90% or 30%	-	184%	209%
EXCEEDANCE	-	No exceedance or No exceedance	-	8.44	0.86

Project Notes



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Region: England
 Site Name: North York Moors
 Site Code: UK0030228
 Designation Status: SAC
 Distance from Installation (m): 7366
 Habitat Type: Habitat
 Grid Reference: 494652.3,498019.7
 Met Site: CHUR
 Run Mode: Conservative
 PM₁₀ Percentile: Average

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Installation Information

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOU/a)	Dep II (kg/ha/yr)	Conc PM ₁₀ (µg/m ³)	Conc NH ₃ (µg/m ³)	Conc Odour (OU/m ³)	Dep Acid (kEq H ⁺ /ha/yr)
1	Livestock (pig) building	1	1	-	3.0	-	0.11	-	0.02	-	0.008

Total Depositions/Concentrations and Exceedances

Concentrations/Depositions and Critical Loads	PM ₁₀ (µg/m ³)	NH ₃ (µg/m ³)	Odour (OU/m ³)	II Dep. (kg I/ha/yr)	Acid Dep. (kEq H ⁺ /ha/yr)
Process Contribution (PC) at receptor edge	-	0.02	-		
Background concentration at receptor edge	-	0.88	-		
Predicted Environmental Concentration (PEC)	-	0.9	-		
Process Contribution (PC) at receptor edge				0.10	0.007
Background deposition at receptor				18.34	1.64 (N:1.31 S:0.33)
Predicted Environmental Deposition (PEC)				18.44	1.65
Environmental Assessment Level or Critical Load / Level		1 or 3		Blanket bogs 5.0	Blanket bogs maxN: 0.50 maxS: 0.18 minN: 0.32
Alternative Critical Load Info					
% of relevant standard PC	-	2% or 1%	-	2%	2%
% of relevant standard PEC	-	90% or 30%	-	369%	330%
EXCEEDANCE	-	No exceedance or No exceedance	-	13.44	1.15

Project Notes

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Region:	England
Site Name:	North York Moors
Site Code: ?	UK9006161
Designation Status: ?	SPA
Distance from Installation (m): ?	7369
Habitat Type:	Habitat
Grid Reference:	494644.9,498020.1
Met Site: ?	CHUR
Run Mode: ?	Conservative
PM ₁₀ Percentile: ?	Average

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Installation Information ?

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOu/a)	Dep II (kg/ha/yr)	Conc PM ₁₀ (µg/m ³)	Conc NH ₃ (µg/m ³)	Conc Odour (Ou/m ³)	Dep Acid (kEq H ⁺ /ha/yr)
1	Livestock (pig) building	1	1	-	3.0	-	0.11	-	0.02	-	0.008

Total Depositions/Concentrations and Exceedances ?

Concentrations/Depositions and Critical Loads	PM ₁₀ (µg/m ³) ?	NH ₃ (µg/m ³)	Odour (Ou/m ³)	II Dep. (kg II/ha/yr)	Acid Dep. (kEq H ⁺ /ha/yr)
Process Contribution (PC) at receptor edge	-	0.02	-		
Background concentration at receptor edge ?	-	0.88	-		
Predicted Environmental Concentration (PEC) ?	-	0.9	-		
Process Contribution (PC) at receptor edge				0.10	0.007
Background deposition at receptor ?				18.34	1.64 (N:1.31 S:0.33)
Predicted Environmental Deposition (PEC) ?				18.44	1.65
Environmental Assessment Level or Critical Load / Level ?		1 or 3 ?		Pluvialis apricaria (North-western Europe - breeding) 5.0	Pluvialis apricaria (North-western Europe - breeding) maxN: 0.47 maxS: 0.15 minN: 0.18
Alternative Critical Load Info					
% of relevant standard PC ?	-	2% or 1%	-	2%	2%
% of relevant standard PEC ?	-	90% or 30%	-	369%	351%
EXCEEDANCE ?	-	No exceedance or No exceedance	-	13.44	1.18

Project Notes

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Site Information site 16

Region: England
 Site Name: Robin Hoods Bay: Maw Wyke To Beast Cliff
 Site Code: 3814
 Designation Status: SSSI
 Distance from Installation (m): 7866
 Habitat Type: Habitat
 Grid Reference: 500525.2,498702.7
 Met Site: CHUR
 Run Mode: Conservative
 PM₁₀ Percentile: Average

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Installation Information

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOu/a)	Dep II (kg H ₂ A/yr)	Conc PM ₁₀ (µg/m ³)	Conc NH ₃ (µg/m ³)	Conc Odour (Ou/m ³)	Dep Acid (kEq H ⁺ /ha/yr)
1	Livestock (pig) building	1	1	-	3.0	-	0.15	-	0.02	-	0.01

Total Depositions/Concentrations and Exceedances

Concentrations/Depositions and Critical Loads	PM ₁₀ (µg/m ³)	NH ₃ (µg/m ³)	Odour (Ou/m ³)	II Dep. (kg H ₂ A/yr)	Acid Dep. (kEq H ⁺ /ha/yr)
Process Contribution (PC) at receptor edge	-	0.02	-		
Background concentration at receptor edge	-	0.81	-		
Predicted Environmental Concentration (PEC)	-	0.83	-		
Process Contribution (PC) at receptor edge				0.16	0.011
Background deposition at receptor				25.90	2.20 (N:1.85 S:0.35)
Predicted Environmental Deposition (PEC)				26.06	2.21
Environmental Assessment Level or Critical Load / Level	-	1 or 3	-	Broad-leaved, mixed and yew woodland 5.0	Broad-leaved, mixed and yew woodland maxN: 2.79 maxS: 2.43 minN: 0.36
Alternative Critical Load Info					
% of relevant standard PC	-	2% or 1%	-	3%	0%
% of relevant standard PEC	-	83% or 28%	-	521%	79%
EXCEEDANCE	-	No exceedance or No exceedance	-	21.06	-0.58

Project Notes

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5.3 Residential amenity

- 5.3.1 The site is located close to existing non-agricultural residential properties, and Thirsley Cottage is also located next to the access to the site. Planning permission was previously refused for a new agricultural livestock shed because of the uncertainty over likely impacts on the living conditions of occupiers of residential property.
- 5.3.2 The proposed building itself will have very limited impacts on amenity. Its relative isolation from neighbouring residential dwellings mean that residents are unlikely to notice adverse affects in terms of direct noise from the building.
- 5.3.3 Planting, wind direction, and the fact that the pigs will be on a straw based system mean that odour is not likely to cause nuisance over and above that normally expected on an agricultural livestock holding.
- 5.3.4 Further planting is proposed to further mitigate the impact of the proposed development on Thirsley Cottage,
- 5.3.5 It is vehicle movements associated with the proposed development which are considered to have the most likely impact causing harm to the residential amenity of occupiers of, in particular, Thirsley Cottage. However, vehicle movements associated with the enterprise proposed are such that disturbance will be limited.
- 5.3.6 The principle vehicle movements associated with the proposed new enterprise consist of feed wagons, and livestock wagons. Whilst these are large vehicles, their frequency will be very low, limited to only 2 no. feed wagons per week. This will be more than offset by the reduction in grain and feed being transported off the holding, and a small reduction in the importation of chemical fertiliser and soil improvers.
- 5.3.7 Pigs will be imported and exported on a 6 monthly rotation. Therefore, whilst around 6 no. HGVs will be required to import new pigs and export finished pigs, vehicle movements associated with the movement of livestock will occur very infrequently, and at a maximum of six monthly intervals.
- 5.3.8 For the above reasons, the disturbance and activity associated with the proposed new enterprise is likely to be minimal, and no greater than that associated with typical farming activity. There is unlikely to be a significant impact on the residential amenity of occupiers of nearby dwellings.

6.0 DESIGN AND ACCESS CONSIDERATIONS

6.1 Scale and Amount

- 6.1.1 The proposed building is comprised of two sections with an overall combined width of just over 30 metres, and a maximum length of 36.6 metres. It will have a dual pitch running from north west to south east, and a ridge height of 7.7 metres.
- 6.1.2 The proposed building will allow sufficient space to meet future storage needs on the farm, as well as accommodation for around 1,000 pigs to finishing stage.



6.1.3 Currently on the farm there are a range of existing traditional farm buildings, which allow incidental storage. There is also a grain store, capable of holding around 600 tonnes of grain (less than that which can be produced on the holding). There is no space for additional store of feed or produce, or machinery.

6.1.4 There is an existing need for further storage, and to assist in the financing of this, as well as contribute to the viability of the farm business and market / profit stability, the livestock enterprise is proposed. The proposed building will provide sufficient space for both.

6.2 Appearance

6.2.1 The proposed building has been designed to minimise its impact on the landscape. It is comprised of two sections, with a dual pitch to keep its height to a minimum. In two sections, it is possible to reduce its apparent bulk from the north and south views, and ensure it is close to and read against the existing farm steading and the buildings contained on the farm.

6.2.2 Concrete lower walls are proposed to provide the building with strength and enclosure, with Yorkshire boarded upper walls typical of this location. The roof will be profile sheets, in a dark grey colour, to ensure it is recessive and does not appear prominent in the landscape.

6.3 Layout

6.3.1 The building is an essential requirement of the business going forward. There are few possible locations for it, owing to various constraints, the main one being the proximity of a neighbouring dwelling in third party ownership. Nonetheless, the building is proposed as close as possible to the existing farm buildings, without loss of an existing shelter belt of trees. This will ensure its appearance and impact is mitigated.

6.4 Access

6.4.1 Access to the farm will be as existing, and through the existing steading to the building. Further information on vehicle movements is provided in previous sections to this report.

7.0 CONCLUSION

7.1 Alterations to the design of the proposed building have been made, and further information provided to address the reasons for refusal of planning application reference NYM/2014/0198/EIA.

7.2 The proposal will, as a result of the changes, have a minimal impact on the landscape. The further information to support the application can demonstrate that the impact on residential amenity and the ecological status of protected sites can be protected.



7.3 For the above reasons, the proposed development accords with the development plan and it is hoped that a favourable decision can be made without delay.

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