
Change of use of land to B8 (Open Storage)

Report Item No
A4

Owen Brown Ltd Station Road Castle Donington Derby

Application Reference
13/00911/FULM

Applicant:
Mr Dan Black

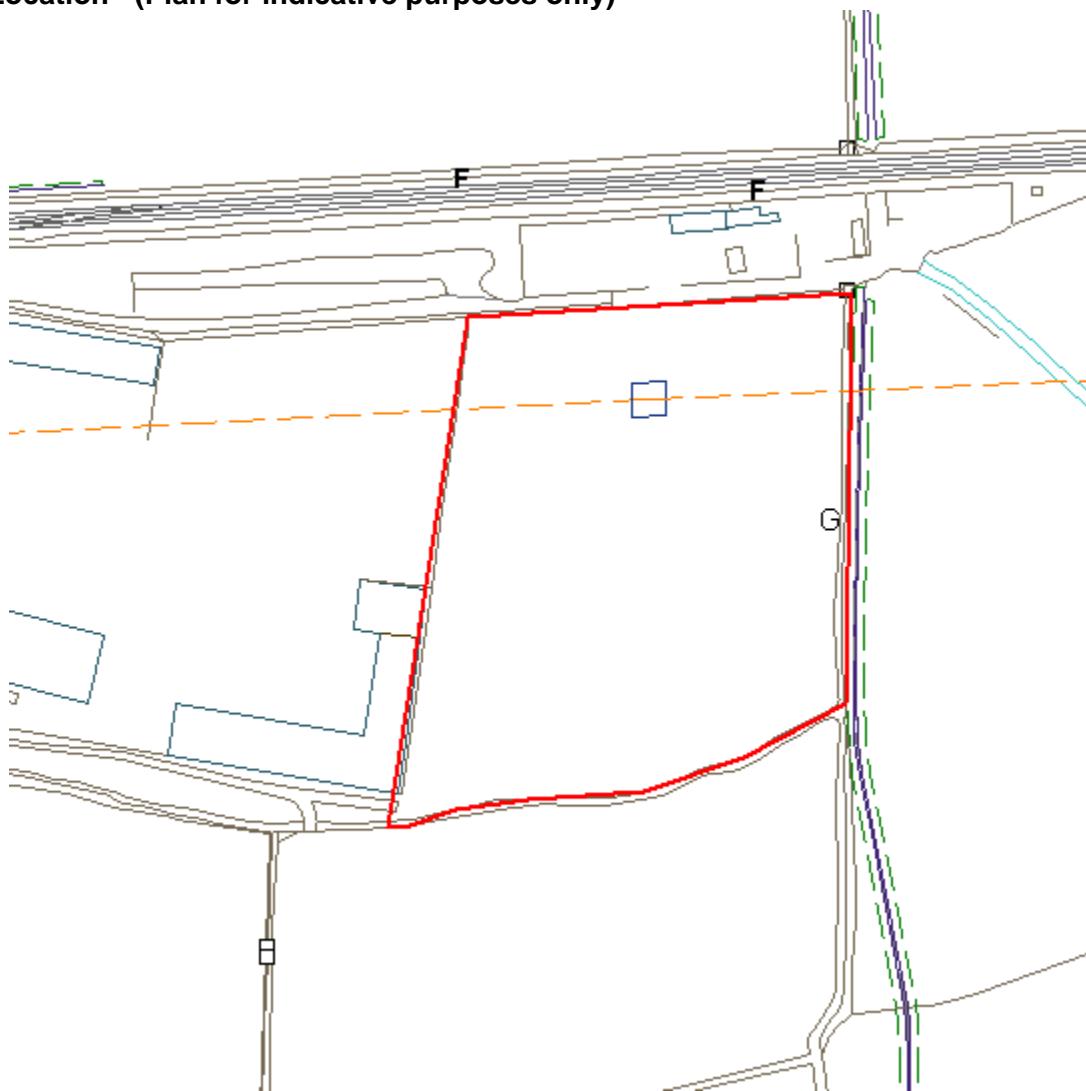
Date Registered
27 November 2013

Case Officer:
Sarah Worrall

Target Decision Date
26 February 2014

Recommendation:
PERMIT

Site Location - (Plan for indicative purposes only)



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Executive Summary

Call In

The application is brought before Planning Committee due to the proposal being for a major development outside Limits to Development of Castle Donington which would, if approved, represent a departure from the Adopted Local Plan in terms of Policy E21.

Proposal

This is a full application for the change of use of a site to the rear of the existing premises for open storage (B8 use class) for use in association with the existing business On Station Road. Owen Brown Ltd GL Events is seeking to consolidate on its Castle Donington base and requires additional open storage space in order to free up space within existing buildings on the existing business site. The agent has confirmed that the surface of the application site would be finished in accordance with the flood risk report i.e. a mix of concrete and stone. The agent has also advised that galvanised palisade fencing of 2.4m to 3.0m would be erected at the site boundaries.

A heritage risk report, flood risk assessment, planning statement, transport statement and phase 1 habitat survey have been submitted as part of the application.

The site is a field which forms part of a wider area of agricultural land and area of separation between Castle Donington and Hemington, and is situated outside the Limits to Development of Castle Donington.

Consultations

Members will note that Castle Donington Parish Council has objected to the proposal and the full representation is available to view on the working file. No other representations from local residents or businesses have been made. Statutory consultees have made observations on the proposal and are satisfied that there are no matters that have not been satisfactorily addressed or cannot otherwise be satisfied by way of condition.

Planning Policy

The site adjoins an existing employment site and would enable that operation to expand at its existing premises. Whether the principle of the proposed development would be acceptable or not at this location depends on the outcome of the balance between the proposal being contrary to the Adopted Local Plan area of separation Policy E21, and any economic benefits resulting from the proposal in accordance with Policy J14 of the Adopted Local Plan and NPPF, whilst also taking into account other material considerations of design, heritage, amenity, ecology and flooding and highways issues.

Conclusion

The report below indicates that the application site lies outside the Limits to Development of Castle Donington and within a designated area of separation. Whilst the proposal is contrary to Policy E21 of the Adopted Local Plan which relates to the area of separation between, amongst others, Hemington and Castle Donington the actual harm on the physical body of that area of separation and its visual amenities would be limited, and a clear separation between settlements would remain evident.

In addition, the existing business would be able to expand and make better use of its existing buildings allowing it to consolidate UK operations at the Castle Donington base in accordance

with Policy J14 of the Adopted Local Plan and the provisions and intentions of the NPPF. On balance, therefore, it is considered that the economic benefits of the proposal along with the limited harm to the area of separation would outweigh the fact that the proposal is contrary to Policy E21 and the proposal would, in principle, be acceptable subject to material considerations.

There would be no adverse impact on visual amenities as a result of the design and finish of the site, and there would be no adverse impact on neighbour amenities, heritage assets, flood risk, ecology or highway safety. As such, the proposed development, on balance, would be in accordance with the development plan and the provisions and intentions of the NPPF and approval is recommended.

RECOMMENDATION - PERMIT, SUBJECT TO CONDITIONS.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides a full details of all consultation responses, planning policies, the Officer assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

This is a full application for the change of use of a site to the rear of the existing premises for open storage (B8 use class) for use in association with the existing business On Station Road. Owen Brown Ltd GL Events is seeking to consolidate on its Castle Donington base and requires additional open storage space in order to free up space within existing buildings on the existing business site. The agent has confirmed that the surface of the application site would be finished in accordance with the flood risk report i.e. a mix of concrete and stone. The agent has also advised that galvanised palisade fencing of 2.4m to 3.0m would be erected at the site boundaries.

A heritage risk report, flood risk assessment, planning statement, transport statement and phase 1 habitat survey have been submitted as part of the application.

The site is a field which forms part of a wider area of agricultural land and area of separation between Castle Donington and Hemington, and is situated outside the Limits to Development of Castle Donington.

The application site is a square field used as arable land and has a pylon to the northern edge of the site with a scrap yard and the railway line beyond this. The existing business site is separated from the application site by a conifer hedge. The application site has a hawthorn hedge and ditch at its eastern boundary which separates it from agricultural land beyond. A ditch and some associated vegetation is located at the southern boundary of the site, separating it from adjoining agricultural land to the south.

Planning History

Various applications were made for minor development at the main site in 1996, 1998 and 2000. More recent planning history is as follows:

- 01/01221/FUL - Alterations to storage biding to enclose front elevation - approved;
- 05/00735/OUT - Industrial development - refused (no flood risk information);
- 05/01377/OUT - Industrial development (resubmission with flood risk assessment) - approved;
- 06/00963/RET - Retention of open storage area - approved; and,
- 06/00964/FUL - Installation of external car wash and construction of hardstanding - approved.

2. Publicity

No neighbours have been notified.

Site Notice displayed 11 December 2013

Press Notice published 18 December 2013

3. Consultations

Castle Donington Parish Council consulted 11 December 2013

Environment Agency consulted 11 December 2013

County Highway Authority consulted 11 December 2013

Severn Trent Water Limited consulted 11 December 2013

Head of Environmental Protection consulted 11 December 2013
Natural England consulted 11 December 2013
NWLDC Tree Officer consulted 11 December 2013
County Archaeologist consulted 11 December 2013
LCC ecology consulted 11 December 2013
Airport Safeguarding consulted 11 December 2013
Coal Authority consulted 11 December 2013

4. Summary of Representations Received

Representations

Castle Donington Parish Council - The Parish Council objects to the proposal and "would want to protect the area of separation and green space between Castle Donington and Hemington which is also a flood plain. Parish Council raised concern that B8 is warehousing."

LCC Ecology - No objection in principle subject to condition.

LCC Archaeology - No objection subject to conditions.

LCC Highways - No objection subject to conditions.

Severn Trent Water - No objection subject to condition.

Environment Agency - No objection subject to condition.

Natural England - No objection.

Coal Authority - No objection.

No neighbour letters of representation have been received in relation to the proposal.

5. Relevant Planning Policy

National Planning Policy

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development. It states that local planning authorities should:

- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent or where relevant policies are out of date unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF (Para 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

Paragraph 28 of the NPPF requires that the sustainable growth and expansion of all types of business and enterprise in rural areas should be supported (in principle).

Paragraph 118 of the NPPF requires biodiversity to be conserved and enhanced during consideration of development proposals.

Paragraphs 126-141 of the NPPF relate to conserving and enhancing the historic environment. Paragraph 128 states that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

The following policies of the North West Leicestershire Local Plan are consistent with the policies in the NPPF and should be afforded weight in the determination of this application:

North West Leicestershire Local Plan

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings.

Policy E4 seeks to achieve good design in new development.

Policy E21 presumes against development which would result in a reduction in the physical separation between the built-up areas of adjoining settlements.

Policy E30 seeks to prevent development which would increase the risk of flooding and remove the extra discharge capacity from the floodplain of the River Trent.

Policy T3 seeks appropriate access and servicing for new development.

Policy T8 sets out the criteria for the provision of parking associated with development.

Policy J14 sets out that the expansion of existing firms will be permitted subject to design, amenity, highways and other material considerations.

Submission Core Strategy

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

6. Assessment

Principle of Development

The NPPF advocates a presumption in favour of sustainable development. Under the extant Use Classes Order, a B8 use relates to storage and distribution, and this does not have to necessarily be warehousing. The current application proposes open storage at the site in association with the existing main business. As such, whether the principle of the proposed development would be acceptable or not depends on the balance between the proposal being contrary to the Adopted Local Plan area of separation policy and any economic benefits resulting from the proposal in accordance with Policy J14 of the Adopted Local Plan and NPPF, whilst also taking into account other material considerations of design, heritage, amenity, ecology and flooding and highways issues.

The applicants' main existing site is within an area protected for employment purposes other than a small section to the north east, which was granted permission for open storage in 2006, and originally formed part of the area of separation. Adopted Local Plan Policy E21 presumes against development which would result in a reduction in the physical separation between the built-up areas of adjoining settlements as identified on the Proposals Map, and including the area between Hemington and Castle Donington. As such, the proposed development which would extend the existing business out into the adjoining field would be contrary to this policy.

Whilst the proposal would not comply with Policy E21, the impact on the area of separation can also be considered in terms of any harm that the proposal would have on that area. The Owen Brown Ltd GL Events site is situated to the northern end of Castle Donington where the railway line is set at a higher level than the application site and the line acts as a physical boundary to the Limits to Development of the village. This side and section of Station Road is characterised by business units and operations, and the existing Owen Brown Ltd GL Events site is essentially the northern most business operation within the wider employment site area.

It is also evident that the northern section of the Limits to Development of Hemington is situated south of the application site and that the settlement of Hemington would still remain separate from Castle Donington by 250m at the narrowest point should this application be approved. In addition, the application site has physical boundaries on the east and south boundaries in the form of hedgerows and ditches, and 5-10m buffers would need to be retained at the site edges for ecological purposes emphasising the defensibility of those boundaries.

As such, whilst the proposed development would encroach into the area of separation between Hemington and Castle Donington contrary to the provisions of Policy E21 of the Adopted Local Plan, there would not be any significant adverse visual and physical impact on the area of separation due to positioning of the application site and the extent of the Limits to Development of Hemington and this has to be taken into account.

The economic benefits also have to be taken into consideration and the firm is established in the area, along with two other sites in the UK, and manufactures and installs temporary structures such as seating for events, amongst others. The business is providing structures for the Rio Olympics in 2016. In order to improve efficiency in relation to current business operations the application submits that the firm would be consolidating its three site on to one, and that Castle Donington is the preferable site due to buildings and manufacturing processes already being available on the site, it being the larger site overall, and good transport links. The alternative would be for the business to consolidate on one of the other UK sites at Redditch and Bruntingthorpe, or move abroad to its site in France.

Whilst at pre-application enquiry stage it was indicated that a building may be required, the current application seeks only open storage at the application site since this would free up space within existing buildings which could be made better use of in production terms. As such, no new buildings would be required at the site as part of the current application. The application information submits that consolidation of the business onto the one site at Castle Donington would likely lead to 5 additional full time jobs at present, with potential to increase to a further 10-15 positions which would be of benefit to the area.

To summarise, whilst the proposal is contrary to Policy E21 of the Adopted Local Plan which relates to the area of separation between, amongst others, Hemington and Castle Donington the actual harm on the physical body of that area of separation and its visual amenities would be limited, and a clear separation between settlements would remain evident. In addition, the existing business would be able to expand and make better use of its existing buildings allowing it to consolidate UK operations at the Castle Donington base in accordance with Policy J14 of the Adopted Local Plan and the provisions and intentions of the NPPF. On balance, therefore, it is considered that the economic benefits of the proposal along with the limited harm to the area of separation would outweigh the fact that the proposal is contrary to Policy E21 and the proposal would, in principle, be acceptable subject to material considerations.

Design and Heritage Issues

The proposed development would involve open storage on the application site. To ensure adequate surface water run off and flooding capacity at the site, since it lies in a floodplain, a mix of concrete and stone base would be used at the site and land levels would need to remain the same. The use of stone as a base would ensure surface permeability at the site while providing a robust enough surface on which items could be stored, and the appearance and finish of the materials could be dealt with by condition. The agent has confirmed that galvanised steel fencing would be required at the site boundaries. No details of these have been submitted and it is recommended that, should the application be approved, a condition requiring details to be submitted and approved in writing by attached to any permission. Such a condition could also ensure an appropriate coloured finish to minimise visual impact of the fencing. The proposed development would, therefore, be in accordance with Policy E4 of the Adopted Local Plan.

Various archaeological investigations have taken place over the years in relation to the village of Castle Donington and former settlements by the River Trent and a heritage risk assessment has been submitted as part of an application. The site boundary is formed by the Tipnow Bank (HER ref.: MLE4711), a medieval earthwork that defines the parish boundary between Castle Donington and Hemington. The site geology occupies an area of alluvial drift deposits consisting of Holme Pierrepont sand and gravel to the north-west and Hemington silts and gravels to the south-east; the former represent slightly higher and older gravel islands in the Trent flood plain, and appear to have been preferentially selected by prehistoric and later communities for occupation. The HER notes several Bronze Age and later settlement sites and boundary features (MLE9675, 9678-79 & 9680-1) together with evidence of burials, the latter including the extensive Lockington barrow cemetery to the east (MLE4687), as well as an isolated burial found during ground works on the Willow Farm Business Park. Later activity seems to overlap onto the Hemington gravels including evidence of Anglo-Saxon occupation (MLE9778).

Any heritage assets at risk would be buried ones due to the nature of the proposed development. The County Archaeologist submits that the site cannot be considered as a low risk site in relation to, as yet, unrecorded archaeological remains since further information would

be necessary in order to reach that conclusion. As such, the archaeological potential of the development site must be regarded as uncertain (as acknowledged in the Heritage Risk document), with a significant archaeological interest inherent given the situation of the site in an area of recognised archaeological interest (the Trent Valley).

The removal of any top soil in order to form the concrete and stone base at the existing land levels would involve disturbance of the land and any archaeological remains where present are likely to lie within c. 50cm of the existing ground surface so it is likely that soil stripping may result in exposure and/or truncation of those deposits.

Furthermore, the flood management requirements mean that it will not be possible to raise the finish surface level to avoid damage to buried archaeological remains, should such occur and impacts be anticipated. It is also noted that appropriate drainage requirements are recommended, and whilst it is unclear where the point of discharge is envisaged it should be noted that a drainage scheme may have a deeper impact than the wider surfacing.

On that basis, the County Archaeologist recommends that the developer is required to undertake a suitable post-determination programme of archaeological investigation and recording. This would be likely to involve an initial phase of trial trenching of the development area, followed as necessary by archaeological control and supervision of groundworks, supplemented by contingency provisions for targeted investigation and recording of any significant remains prior to the further development. These requirements could be dealt with by condition in accordance with provisions of the NPPF, should the application be approved.

Amenity Issues

The proposed change of use of the site would not have any adverse impact on neighbouring properties as a result of overlooking or overshadowing. It is recommended that a condition limiting the height of the open storage at the site is attached to any permission to ensure the overall appearance of the site within its setting is not overbearing.

The proposed change of use to open storage would enable the business to consolidate its UK business operations onto the existing site and the application site. Whilst no new buildings are proposed on the current application site, storage within buildings on the existing site could be relocated onto the current application site allowing a more efficient use of the existing buildings on the main site. This may involve new manufacturing equipment being installed at the existing main site. Those units are used for industrial operations at present and do not form part of the current application. Since no manufacturing machinery would be required at the current application site there would be no adverse impact on neighbouring premises as a result of noise or dust pollution.

As such, the proposed development would have no adverse impact on residential amenities, or amenities of occupiers of adjacent sites, in accordance with Policy E3 of the Adopted Local Plan.

Ecology Issues

The ecological report submitted as part of the application recommends that a 5m buffer around the site boundaries to the south and east, and a 10m buffer under the oak tree at the eastern boundary should be maintained. The County Ecologist has no objection subject to a condition requiring a buffer zone of natural habitat to be retained alongside the boundary hedges/ditches to ensure they are not impacted by storage, and to retain them as wildlife corridors with

maintenance access alongside. It is also recommended that the buffer zones are delineated with low fencing or similar to ensure that the storage use does not intrude onto the buffer areas. The agent has confirmed in the application submission that the applicant would be agreeable to implementing 5m buffer areas at the boundaries with a 10m buffer at the oak tree location. Natural England has no objection to the proposal. As such, the proposed development would be in accordance with the provisions of the NPPF.

Floodrisk Issues

The site lies within the floodplain of the River Trent and Castle Donington Brook. Policy E30 seeks to prevent development which would increase the risk of flooding and remove the extra discharge capacity from the floodplain of the River Trent. The base of the storage area would be a mix of concrete and stone which would ensure surface permeability of the site and that the site would still act as a floodplain. Land levels would remain the same, and not be raised, in order for the capacity levels to be retained. It is noted that Severn Trent Water and the Environment Agency have no objections subject to conditions.

Highway Issues

The application site would be used in association with the existing main site which is accessed from Station Road, and has off street parking within the existing site to the front and side of existing buildings. Additional space for open storage would enable further areas to be freed up from storage and could be utilised for additional car parking spaces, and the Highway Authority requires a minimum of 5 additional car parking spaces be secured by condition, should the application be approved.

The Highway Authority advises that the proposed development of B8 open storage would be acceptable at this site taking into account the existing site operations and the transport assessment information submitted, but that this would not imply that a similar proposal for B8 buildings would be acceptable in terms of the level of off-street car parking provision.

The proposed development would be acceptable in highways terms in accordance with the requirements of Policies T3 and T8 of the Adopted Local Plan.

Summary

The application site lies outside the Limits to Development of Castle Donington and within a designated area of separation. Whilst the proposal is contrary to Policy E21 of the Adopted Local Plan which relates to the area of separation between, amongst others, Hemington and Castle Donington the actual harm on the physical body of that area of separation and its visual amenities would be limited, and a clear separation between settlements would remain evident.

In addition, the existing business would be able to expand and make better use of its existing buildings allowing it to consolidate UK operations at the Castle Donington base in accordance with Policy J14 of the Adopted Local Plan and the provisions and intentions of the NPPF. On balance, therefore, it is considered that the economic benefits of the proposal along with the limited harm to the area of separation would outweigh the fact that the proposal is contrary to Policy E21 and the proposal would, in principle, be acceptable subject to material considerations.

There would be no adverse impact on visual amenities as a result of the design and finish of the site, and there would be no adverse impact on neighbour amenities, heritage assets, flood risk,

ecology or highway safety. As such, the proposed development, on balance, would be in accordance with the development plan and the provisions and intentions of the NPPF and approval is recommended.

RECOMMENDATION - PERMIT, subject to the following condition(s):

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

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

- 2 The development shall be built in accordance with the approved plans as follows:

Site Location Plan 1:2500.

Reason - To determine the scope of this permission.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking and re-enacting that Order, the use at the site shall be for B8 open storage use only.

Reason - For the avoidance of doubt and in the interests of highway, safety.

- 4 No open storage B8 use shall take place until there has been submitted to, and agreed in writing by, the Local Planning Authority a scheme of hard and soft landscaping, including details of materials for the open storage base and details of the ecological buffer zones (as set out in Section 6 of the approved Phase 1 Habitat Survey by Wildscapes dated October 2013). All planting, seeding or turfing indicated on the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a five year period from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The ecological buffer zones shall be maintained as such in perpetuity.

Reason - To ensure the satisfactory overall appearance of the completed development and in the interests of ecology.

- 5 Notwithstanding the details submitted, no open storage B8 use shall commence until a detailed scheme for the boundary treatment of the site, including fencing measures to delineate the ecology buffer zone areas within the site, has been submitted to, and agreed in writing by, the Local Planning Authority.

Reason- To preserve the amenities of the locality and for the avoidance of doubt.

- 6 Materials, plant and equipment shall not be stacked or deposited to a height exceeding 4 metres.

Reason - To protect the character and visual amenities of the locality.

- 7 The site shall be used only for the storage of goods, materials or equipment required in connection with the use of the applicants' existing premises, and shall not be used independently therefrom.

Reason - To ensure that the development takes the form envisaged by the Local Planning Authority.

- 8 Prior to its installation, precise details of any external lighting proposed for the site shall be submitted to and agreed in writing by the Local Planning Authority. No external lighting other than that approved under the agreed scheme shall be installed.

Reason - To preserve the amenities of the locality.

- 9 The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason - To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

- 10 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated December 2013, Ref No.13556/FRA compiled by BSP Consulting and the following mitigation measures detailed within the FRA:

- Any hardstanding is to be constructed at existing site levels;
- Implementation of the use of sustainable drainage methodologies as described in section 3.6.4;
- There shall be no development within 8m byelaw distance from the bank top of the Castle Donington Brook;
- The site will register to receive flood warnings to give early warning in case of flood.

Reason - To ensure that the development does not adversely impact on the existing floodplain.

- 11 No demolition/development shall take place/commence until a programme of archaeological work, commencing with an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation, submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording (including the initial trial trenching, assessment of results and preparation of an appropriate mitigation scheme)
- The programme for post-investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set

out within the Written Scheme of Investigation.

Reason - To ensure satisfactory archaeological investigation and recording.

- 12 No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (9).

Reason - To ensure satisfactory archaeological investigation and recording.

- 13 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (9) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason - To ensure satisfactory archaeological investigation and recording.

- 14 No open storage B8 use shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a scheme for a minimum of five off street car parking spaces (additional to those at the existing site) and turning provision within the site. The parking area shall be surfaced, marked out prior to the development being brought into use, and shall be so maintained in perpetuity.

Reason - To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on street parking problems in the area and to enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

- 15 No open storage B8 use shall take place until a scheme for cycle parking provision has been submitted to, and agreed in writing by, the Local Planning Authority and, once provided, shall be maintained and kept available for use in perpetuity.

Reason - In the interests of sustainability of the development and to encourage alternative transport choice.

Notes to applicant

- 1 Planning permission/or approval of reserved matters (delete as appropriate) has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).
- 2 The Castle Donington Brook is not afforded modelling along its length and thus the Trent fluvial modelled levels can only be applied in this location. There shall be no development within 8m of the Brook, considered Main River, both to the East and South of the site.
- 3 The Written Scheme of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation

PLANNING APPLICATIONS- SECTION A

of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.