

# Development Management Sub Committee

Wednesday 9 March 2016

**Application for Planning Permission 15/04910/FUL  
At Land 191 Metres West Of The Old Dairy House, Dundas  
Home Farm, Edinburgh  
Change of use from agricultural field to form livery stable  
business comprising stable block, cabin and bedding store  
and erect associated two-storey dwelling house (as  
amended).**

<b>Item number</b>	4.2
<b>Report number</b>	
<b>Wards</b>	A01 - Almond

## Summary

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The proposals comply with the Development Plan policies and non-statutory guidelines and have no adverse impact on the open landscape character of the green belt, the historical, horticultural or scenic value of the Designed Landscape or setting of the listed building. The proposed development is acceptable in terms of scale, form, design and materials. There will be no adverse impact on significant archaeological remains, no detrimental impact on residential amenity or road safety and no adverse effect on flora, fauna, air quality or aerodrome safety. There are no identified impacts on equalities or human rights.

It is recommended that the Committee approves this application.

## Links

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[Policies and guidance for this application](#)

LPRW, RWE5, RWE6, RWE23, RWE14, RWE32, RWE41, RWE42, RWE30, RWE16, RWE18, RWTRA2, RWTRA4, LDPP, PLDP28, NSG, NSGCGB, NSLBCA, NSGD02, NSP,

# Report

## **Application for Planning Permission 15/04910/FUL At Land 191 Metres West Of The Old Dairy House, Dundas Home Farm, Edinburgh Change of use from agricultural field to form livery stable business comprising stable block, cabin and bedding store and erect associated two-storey dwelling house (as amended).**

### **Recommendations**

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1.1 It is recommended that this application be Granted subject to the details below.

### **Background**

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#### **2.1 Site description**

The application site is an open wedge-shaped field of approximately 7 hectares within the green belt to the north-east of Dundas Castle and south-west of the A90. The centre of South Queensferry is approximately 1.5km north-east of the site.

A mature broadleaf woodland lies to the south and east of the site separating the site from Dundas Castle. This woodland, along with the application site, forms part of the 19th century Designed Landscape of the castle.

Dundas Castle is a category A listed Gothic style mansion house, dating from 1818 (listed 22.02.1971, ref. 45474) alongside a 15th century keep (listed 22.02.1971 ref. 5512).

The site is accessed off a farm track at the end of the single-track road leading to Dundas Home Farm which junctions off the B800.

The surrounding area is rural in nature and there are existing residences occupying the former steading of Dundas Home Farm in close proximity to the east of the site on the north side of the access road. This building is category B listed (listed 30.01.1981, ref. 5520). There are four other detached houses on this side of the road and another residence occupying the Old Dairy House opposite Dundas Home Farm.

#### **2.2 Site History**

There is no relevant planning history for this site.

## **Main report**

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### **3.1 Description Of The Proposal**

The application is for the change of use from an agricultural field to form a livery stable business with associated dwelling house.

The stables, cabin and bedding store will be located along the roadside towards the centre of the site and this complex will include a parking area for 15 cars and two horse boxes and an outdoor arena. The proposed buildings are single-storey, pitch-roofed timber sheds measuring 25m x 10m, 12m x 6m and 12m x 6m respectively.

The proposed dwelling associated with the livery business is a two-storey, traditional style, seven-bedroom structure with two of these bedrooms, a sensory room and living area above a store within an adjoining wing. A triple garage will be located on the opposite side of this wing with a plant room and utility area linking the garage to the house. The house and wing will form two sides of a walled garden to the rear.

The main house, garage and link structures will be finished in smooth render with a mix of natural and reconstituted sandstone detailing and the wing will have natural and reconstituted sandstone walls. The pitch roofs will be in artificial slate and the doors will be timber. The windows will be uPVC framed.

A new access will be formed in the north-east corner of the site with a drive leading to the house with two external parking spaces and another entrance will be formed further along the farm track to access the parking area at the stables. The remainder of the site will comprise paddocks.

#### **Scheme 1**

The original scheme sited the stable complex in the north-east corner of the site in close proximity to Dundas Home Farm.

#### **Supporting Statement**

The applicant has submitted a supporting statement. This document is available to view via Planning and Building Standards Online Services.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle in this location;
- b) the proposals adversely affect the open landscape character of the green belt;
- c) the proposals adversely affect the Designed Landscape;
- d) the proposals have an adverse impact on the setting of the listed building;
- e) the proposals are acceptable in terms of scale, form, design and materials;
- f) the proposals have any adverse effect on flora or fauna;
- g) the proposals have an adverse impact on significant archaeological remains;
- h) the proposals are detrimental to residential amenity or road safety;
- i) the proposals have any adverse impact on air quality or aerodrome safety;
- j) any impacts on equalities or human rights are acceptable; and
- k) public comments have been addressed.

#### **a) Principle**

Adopted Rural West Edinburgh Local Plan (RWELP)

This site lies within the green belt in the Rural West Edinburgh Local Plan. Policy E5 presumes against development in the green belt other than for the purposes of agriculture, horticulture, forestry, countryside recreation or other uses appropriate to the rural character of the area.

Second Proposed Local Development Plan

Policy Env 10 of the Second Proposed Local Development Plan, approved by the Planning Committee in June 2014, also presumes against development in the green belt other than for the purposes of agriculture, horticulture, forestry or countryside recreation and provided any structures or hard-standing areas are of a scale and quality of design appropriate to the use.

The proposed livery business is a countryside recreation use. RWELP Policy E23 permits the development of outdoor recreational and sporting facilities within the green belt if the development is well integrated into the rural landscape, reflecting the landscape character and quality of place, does not result in a significant loss of prime quality agricultural land and provides any required additional infrastructure.

The proposed use requires extensive areas of open space with a relatively small percentage of built structures and the new dwelling is appropriate in scale as a larger family residence associated with the business. A condition has been applied to ensure that the livery business is up and running before any occupation of the house occurs in order to ensure that the primary use is for countryside recreation.

The proposed development therefore complies with Rural West Edinburgh Local Plan Policies E5 and E23 and the Second Proposed Development Plan Policy Env 10 with respect to development within the green belt in principle.

### **b) Open Landscape Character of Green Belt**

The majority of the site will remain as green open space and the proposed structures will only occupy a relatively small percentage of the overall site.

These structures are mainly single storey and will not therefore affect any significant views beyond the site. The buildings will be set against a backdrop of dense mature woodland and will be absorbed in views of the site from the north. The supporting statement provides photos of key views to the site which demonstrate that the site is well screened from the main external vantage points.

The proposals therefore have no adverse effect on the open landscape character of the green belt in keeping with RWELP Policy E6 in terms of the impact on the general landscape setting.

### **c) Designed Landscape**

The site is located within the Dundas Castle Designed Landscape which comprises an expansive 18th and 19th century landscaped park with notable walks and views around a loch.

RWELP Policy E14 assumes against development which will adversely affect the artistic merit, historical, horticultural, arboricultural, archaeological, architectural, nature conservation or scenic value of the landscape.

The proposed development is beyond the most significant central part of the Designed Landscape which contains the loch and main landscape features. The relative small scale of the development compared with the extent of the Designed Landscape will ensure that it has no significant impact on any of these key horticultural or architectural features. The impact on any significant archaeological remains is addressed in section g).

The proposals therefore comply with RWELP Policy Env 14 - Designed Landscapes.

#### **d) Setting of Listed Building**

Dundas Castle is located to the south-west of the site and cannot be seen beyond the mature woodland. This open field is not a key part of the castle's landscape setting and the proposed limited structural development will have no significant impact on the setting of the listed building.

The proposals therefore comply with RWELP Policy E32 - Listed Buildings.

#### **e) Scale, Form, Design and Materials**

Policy E6 of the Rural West Local Plan provides design and amenity criteria for development in the Green Belt and provides a list of criteria to ensure high standards of design and landscaping and to safeguard local amenity.

As regards, the location of the development, the structures required for the livery business are relatively small-scale within this large open space and are in the style of traditional timber barns. These buildings will respect the rural location and have minimal visual impact on the landscape setting.

The proposed dwelling associated with this business has been designed to reflect the scale, form and materials of the predominantly two-storey traditional farm houses and steadings in the surrounding area. These buildings often have single storey wings and other additions. The existing dwellings in the vicinity are mainly agricultural related or were built as part of farms or estates and are in isolated locations within the open countryside. The proposed house will follow this pattern.

The scale of the new house is large compared with the smaller dwellings in the area. However, it is not a large structure in comparison with the former steading of Dundas Home Farm, nor is it excessive when compared to larger farmhouses in the vicinity.

In terms of materials, while sandstone is the predominant construction material for the traditional buildings nearby, the Old Dairy House is a rendered pavilion, so the proposed mix of stone and render for the new house is in keeping with these materials. The use of reconstituted sandstone and artificial slate is acceptable in principle in this isolated location and a condition has been applied to ensure that the quality of all proposed external materials, including those for boundaries and hardstanding, is sufficiently high to complement the sensitive landscape setting.

The proposed development does not require a high level of associated landscaping as the existing field will remain dominant, merely divided into paddocks, and the woodland backdrop will be unaffected. The incorporation of a walled garden to the rear of the proposed house will be an attractive and appropriate feature within the context of the historic Designed Landscape as Dundas Castle has its own walled garden. Any areas of hardstanding will be confined to narrow access roads and two modest-scale parking areas.

The criteria of Policy E6 regarding the effects on rural environment and amenity and protection of species is addressed in sections (f) and (h).

The proposals are therefore acceptable in terms of scale, form, design and materials and will have no adverse effect on the landscape character of the area in compliance with RWELP Policy E6.

#### **f) Flora and Fauna**

The development site is within the Dundas Estate Site of Importance for Nature Conservation (SINC). However, the location of the development within a field currently used for the purpose of agriculture is not considered to have any significant effect on the nature conservation value for the SINC. The proposals therefore comply with RWELP Policy E18.

No trees will be affected either directly or indirectly as a result of the proposed development so there are no concerns with regards to Policy E16 - Protection and Enhancement of Trees.

#### **g) Archaeological Remains**

The site lies within an area of archaeological potential and the associated ground works of the development could disturb archaeological remains in the area. Accordingly, a condition has been applied requiring that an archaeological investigation is undertaken prior to works commencing.

This will ensure that the proposals will have no adverse impact on significant archaeological remains in compliance with RWELP Policy E30.

#### **h) Residential Amenity and Road Safety**

The proposed livery business is appropriate to this rural location and sufficiently removed from nearby residential properties to negate any potential noise from horses and odours from the manure store. The stable complex has been relocated from the north-east corner of the site to the central area of the site in the revised scheme. This is now a sufficient distance from Dundas Home Farm and the Old Dairy House to mitigate against any significant noise or smells associated with the business.

The proposed development raises no residential amenity concerns such as privacy and overshadowing as the distances between the new house and commercial buildings and the existing houses in the vicinity meet the standards of the Edinburgh Design Guidance. The revised location for the stable complex and siting of the house towards the south edge of the site will prevent any light intrusion being significant.

This site offers a private and tranquil green environment for the occupiers of the new development. The proposed dwelling is large scale with extensive areas of glazing and generous private external amenity space.

Environmental Assessment has recommended a site survey to check for potential contaminants in, on or under the soil and implementation of any necessary remedial and/or protective measures as the historic use of the site is uncertain. A relevant condition has been applied.

As regards traffic generation, the proposed livery facility is limited to twelve stables and this means a very low level of trip generation over the course of a week, given that customers often have more than one horse. The main traffic will occur at weekends and this will be comparatively light with limited and infrequent movement of horse boxes. HGVs will not be required to visit the site on any regular or frequent basis after the construction process and the control of this process is outwith planning legislation.

This limited additional traffic will have no significant detrimental impact on pedestrian or road safety and these vehicles will be required to follow the existing speed restriction of the access lane.

Horse movement in this lane will be confined mainly to within secure vehicles, but any animals on foot will be kept under control and moving slowly due to the narrowness of the access and shared use with vehicles.

The proposals will therefore have no detrimental impact on residential amenity or road safety in compliance with RWELP Policy E6.

#### **i) Air Quality and Aerodrome Safety**

A development of the proposed nature and scale will not generate sufficient additional levels of traffic to have any significant effect on air quality and none of the processes involved in the livery business will have a detrimental impact on air quality.

The development lies outwith the Public Safety Zone and Bird Strike Limit of Edinburgh Airport. This is a relatively small-scale development in terms of area and height and will therefore have no detrimental impact on aerodrome safety.

#### **j) Impact on Equalities and Human Rights**

This application was assessed in terms of equalities and human rights and no impact has been identified.

#### **k) Public Comments**

The material concerns raised are as follows:

- Neighbour notification was carried out incorrectly as only 13 and 14 Dundas Home Farm were notified out of 18 properties within Dundas Home Farm. This matter has been investigated and only 13 and 14 Dundas Home Farm fall within the 20 metre buffer zone requirement for neighbour notification so this process was carried out correctly.
- The development is contrary to Green Belt policy - this has been addressed in section 3.3 a). The proposed livery business is a countryside recreation use and therefore complies with Policy E23 of the Rural West Edinburgh Local Plan. The proposed dwelling is ancillary to this business.

- The proposed livery business is a pretext for residential development policy - this has been addressed in section 3.3 a). The proposed dwelling is ancillary to the commercial use and a condition has been applied to ensure that the livery business is up and running before any occupation of the house occurs.
- The proposed house is over-large - this has been addressed in section 3.3 e). The proposed dwelling associated with this business has been designed to reflect the scale, form and materials of the farm houses and steadings in the surrounding area and is not excessive for a larger family.
- The development will cause light pollution within a sensitive landscape - this has been addressed in section 3.3 h). The stable complex has been relocated further away from the existing dwellings and the proposed house is sufficiently far from the nearest residences to prevent any light intrusion being significant.
- Detrimental impact on residential amenity from horse/traffic noise, odour and light pollution - this has been addressed in section 3.3 h) and in the point above. Traffic generation from this development will be low and the stables and manure store will be located sufficiently far from the existing residences to produce any significant noise or smells.
- Loss of privacy - this has been addressed in section 3.3 h). The proposals meet the requirements of the Edinburgh Design Guidance in terms of privacy.
- Adverse impact on air quality - this has been addressed in section 3.3 i). A development of the proposed nature and scale will have no detrimental impact on air quality in terms of traffic levels and processes involved in the livery business.
- Road/pedestrian safety will be compromised by increased car traffic, lorries and startled horses - this has been addressed in section 3.3 h). The stables will generate a low level of traffic and lorry traffic will be infrequent. Traffic will have to adhere to the existing speed restriction of the access lane and any horses on foot will be kept under control.

The concerns regarding horse welfare, the viability of the business, road safety during construction and access to the woods are non-material in planning terms and can be addressed under different legislation.

## **Conclusion**

The proposals comply with the Development Plan policies and non-statutory guidelines and have no adverse impact on the open landscape character of the Green Belt, the historical, horticultural or scenic value of the Designed Landscape or setting of the listed building. The proposed development is acceptable in terms of scale, form, design and materials. There will be no adverse impact on significant archaeological remains, no detrimental impact on residential amenity or road safety and no adverse effect on flora, fauna, air quality or aerodrome safety. There are no identified impacts on equalities or human rights.

It is recommended that this application be Granted subject to the details below.

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. The dwelling hereby approved shall not be occupied until the livery business subject of this permission is operational.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
5. Prior to the commencement of construction works on site:
  - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
  - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
    - ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

#### **Reasons:-**

1. In order to ensure that the dwelling hereby approved is ancillary to the livery business and not a standalone residential development.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
4. In order to safeguard the interests of archaeological heritage.

5. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

## **Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

## 8.2 Publicity summary of representations and Community Council comments

The application was not advertised. Twelve representations were received from neighbours objecting to the proposals.

### Material Objections

- neighbour notification incorrect;
- contrary to green belt policy;
- livery business pretext for residential development;
- over-large house;
- light pollution within sensitive landscape;
- detrimental impact on residential amenity from horse/traffic noise, odour and light pollution;
- loss of privacy;
- adverse impact on air quality; and
- road/pedestrian safety compromised by increased car traffic, lorries and startled horses.

### Non-material Objections

- horse welfare concern from regular shooting and fireworks displays nearby;
- viability of business in this location;
- road safety issues during construction; and
- access to woods.

## Background reading/external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

The site is located within the Rural West Edinburgh Local Plan, in the Green Belt

### **Date registered**

25 November 2015

### **Drawing numbers/Scheme**

01 - 09 + 10A \_ 11A,

Scheme 2

## **John Bury**

Head of Planning & Transport  
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## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Rural West Edinburgh Local Plan.**

Policy E5 states that in order to protect the landscape quality, rural character and amenity of the Green Belt and countryside areas, development will be restricted.

Policy E6 states that where acceptable in principle, development proposals in the Green Belt or countryside must meet the criteria which aim to achieve high standards of design and landscaping.

Policy E23 says that in the Green Belt and countryside policy areas, development, improvement or extension of outdoor recreational and sporting facilities will only be supported in certain circumstances.

Policy E14 says that proposed development which would adversely affect Designed Landscapes or their setting will only be permitted where it assists restoration and would not adversely affect other landscape features.

Policy E32 seeks to ensure that proposals affecting a listed building will be considered for their effect on the character of the building. The restoration of architectural character will be an overriding consideration. Alterations will only be permitted where they respect the architectural integrity of the building.

Policy E41 encourages high standards of design for all development and its careful integration with its surroundings in terms of scale, form, siting, alignment and materials. New development should improve energy efficiency and reduce noise pollution.

Policy E42 requires new buildings to make a positive contribution to the overall quality of the environment and the street scene, making provision for high quality landscaping and, where appropriate, new open spaces.

Policy E30 says that any planning application affecting a site of archaeological significance will require an archaeological field evaluation to be undertaken in consultation with the Council's Archaeologist.

Policy E16 promotes the protection of significant individual trees, tree groups and shelter belts through Tree Preservation Orders. No new development shall be sited within 20 metres of the trunk of a protected tree or within 10 metres of its canopy, whichever is the greater. Through its Urban Forestry Strategy, the Council will promote and support additional woodland planting, promote the enhancement of existing woodland and to ensure the sympathetic integration of new trees in woodlands, particularly in Areas of Great Landscape Value where there will be a presumption against large scale coniferous afforestation.

Policy E18 protects identified sites of local nature conservation interest. Development within or affecting Sites of Interest for Nature Conservation will not be permitted unless there are appropriate mitigation measures to enhance or safeguard the nature conservation interest of the site.

Policy TRA2 states that proposals will not be permitted where it would have an unacceptable impact on the existing road network; public transport operations; air quality; road safety, residential amenity and walking and cycling.

Policy TRA4 says that development proposals should make specific provision for the needs of cyclists and pedestrians and provide convenient and safe access to existing or proposed networks where practicable.

### **Relevant policies of the Proposed Local Development Plan.**

Second Proposed LDP Policy Env 10 (Development in the Green Belt and Countryside) identifies the types of development that will be permitted in the Green Belt and Countryside.

### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT, provide guidance on development in the Green Belt and Countryside in support of relevant local plan policies.

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

**Non-Statutory guidelines** Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

**Non-statutory guidelines** on 'PARKING STANDARDS' set the requirements for parking provision in developments.

# Appendix 1

## **Application for Planning Permission 15/04910/FUL At Land 191 Metres West Of The Old Dairy House, Dundas Home Farm, Edinburgh Change of use from agricultural field to form livery stable business comprising stable block, cabin and bedding store and erect associated two-storey dwelling house (as amended).**

### **Consultations**

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#### **CECAS (Archaeology)**

*The site lies within the northern limits of the 17-19th century designated Garden and Designed Landscape for Dundas Castle (G1755), home of the Dundas family who have occupied the site from at least 1120. The site also occurs to the west of the historic farm of Newbigging whose origins date back to the early 17th century. Although no sites have been recorded from within the sites boundaries, evaluation work in advance of both the M8 extension and new Forth Crossing access have revealed evidence for medieval rig and furrow and a possible medieval cobbled surface, indicating that archaeological remains survive in the immediate area.*

*The site is regarded as occurring within an area of archaeological potential and this application must be considered under terms of the Scottish Government's Scottish Planning Policy (SPP), PAN2/2011 and Scottish Historic Environment Policy (SHEP) and also Rural West Edinburgh Local Plan policies E30. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.*

*It is considered that a development will not significantly affect the character of the encompassing designed landscape. However development may reveal evidence for archaeological remains associated with the medieval and later estate. Accordingly development in this area is considered to have a low-moderate archaeological impact. It is therefore recommended that a programme of archaeological works is undertaken prior to development in order to fully excavate, record and analysis of any surviving archaeological remains affected. The first phase of which will be the undertaking of an archaeological evaluation (max 10%) and metal detecting survey of the eastern part of the site subject to new construction.*

*It is recommended that these programme of works be secured using a condition based upon the model condition stated in PAN 42 Planning and Archaeology (para 34), as follows;*

*'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Excavation, reporting and analysis, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'*

*The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation (WSI) submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.*

## **Environmental Assessment**

*The applicant proposes the development of an agricultural field to form a dwelling house, stable block and associated buildings of a proposed livery stables business. The site is bordered to all sides by further fields and undeveloped forested areas, the nearest residential property being the Old Dairy House approximately 190m to the east.*

*The historic use of this site is uncertain, therefore a condition is recommended to ensure that the land is safe for residential use. Existing amenity is unlikely to be adversely affected by this proposal; Environmental Assessment has no objections to this proposed development subject to the following condition:*

*Prior to the commencement of construction works on site:*

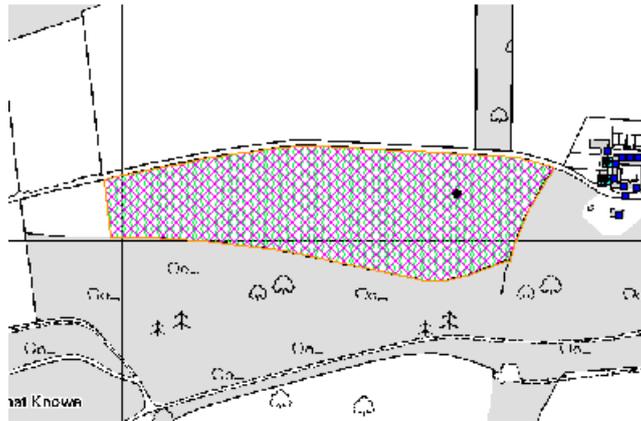
*(a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*

*(b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning*

*Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.*

## Location Plan

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**END**