

## **Town & County Planning (Environmental Impact Assessment) Regulations 2011**

Regulation 24 Statement for permission ref. no.: 16/00022/WASFUL for: Construction of a temporary wood storage yard including recontouring of land, concrete base, 2 storage lagoons, concrete storage bays, weighbridge, 2 water storage tanks and landscape planting at Pebble Hall Farm, Theddingworth Road, Marston Trussell, Northamptonshire, LE17 6NJ

In accordance with Regulation 24(1)(a) and (b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 the Council has informed the Secretary of State of the decision in writing and the public have been informed by way of local advertisement.

In accordance with Regulation 24(1)(c) of the said Regulations, this statement sets out the following:

- (i) The content of the decision and any conditions attached to it;
- (ii) The main reasons and considerations on which the decision is based including, if relevant, information about the participation of the public;
- (iii) A description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects of the development; and
- (iv) Information regarding the right to challenge the validity of the decision and the procedures for doing so.

### ***Regulation 24(1) (c) (i) The content of the decision and any conditions attached thereto:***

Refer to decision notices and schedules of conditions for permission reference number:

16/00022/WASFUL for the construction of a temporary wood storage yard including recontouring of land, concrete base, 2 storage lagoons, concrete storage bays, weighbridge, 2 water storage tanks and landscape planting at Pebble Hall Farm, Theddingworth Road, Marston Trussell, Northamptonshire, LE17 6NJ

A copy of each decision notice available at:

<http://www.northamptonshire.gov.uk/en/councilservices/Environ/planning/planapps/Pages/ENMWDDecisions.aspx>.

The committee report for the planning application is attached to this statement and also contains the planning conditions referred to in this statement.

### ***Regulation 24(1) (c) (ii) – The main reasons and considerations upon which the decisions are based:***

Taking into account the environmental information contained within the Environmental Statement dated May 2016, ES Addendums dated November 2016 and February 2017, and in consultation responses to planning application ref. no. 16/00022/WASFUL, the application has been approved for the reasons set out in the Northamptonshire County Council Development Control Committee Report in paragraphs 7.74 to 7.81 and paragraphs 8.1 and 8.2. The main reasons for the decision and the considerations, including representations from members of the public and external organisations are set out in the Committee Report for application reference no. 16/00022/WASFUL. The statutory requirements for public participation were complied with. The considerations taken into

account included the environmental information contained in the Environmental Statement and ES Addendums submitted with the application on 22 May 2016 and comments made by consultation bodies and representations made by members of the public.

***Regulation 24(1) (c) (iii) – A description, where necessary, of the main measures to avoid, reduce and, if possible, offset the major adverse effects of the developments.***

**Permission reference no. 16/00022/WASFUL**

The variation proposals have been the subject of an Environmental Impact Assessment (EIA). The main subject areas which are affected by the proposed variations have been assessed and mitigation proposed are highlighted in the Committee Report attached and include as follows:

**Traffic and Highway Safety**

Refer to section 8.9 of the Environmental Statement and conditions 7 to 9 of the Decision Notice.

**Amenity Impacts**

Refer to sections 8.5, 8.6 of the Environmental Statement and Addendums, and conditions 5, 6, 10, 12, 13, 14, 15 and 29 of the Decision Notice.

**Landscape and Visual Impact**

Refer to section 8.2 of the Environmental Statement and Addendums, and conditions 11, 18, 19, 23 and 30 of the Decision Notice.

**Water Resources, Flood Risk & Contamination**

Refer to section 8.3 of the Environmental Statement and Addendums, and conditions 16 and 17 of the Decision Notice.

**Ecology/Biodiversity**

Refer to section 8.4 of the Environmental Statement and Addendums, and conditions 20 and 21 of the Decision Notice.

**Archaeology**

Refer to section 8.7 of the Environmental Statement and Addendums.

**Agricultural Land**

Refer to section 8.8 of the Environmental Statement and Addendums, and conditions 23 to 26 of the Decision Notice.

***Regulation 24(1)(c)(iv) – information regarding the right to challenge the validity of the decision***

The decision to grant planning permission can be challenged by way of bringing a claim for judicial review. Any person wishing to do so must file a claim form not later than six weeks after the grounds to make the claim first arose. Refer to the notice accompanying the planning decision notice in respect of the applicants' right to appeal to the Secretary of State against a decision to grant planning permission subject to conditions.

Peter Moor  
Principal Development Control Officer  
Northamptonshire County Council

Dated: 13 December 2017