S Gladwin
Chief Executive
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James Probert
OakenStone Design Planning Build
2B Cromford Creative, Cromford Mill
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Our Ref: LSP-PDR/2025/0052
Your Ref: 16926
Date: 20 May 2026
Ask For : Laura Anthony
Direct Dial : 01773 841506
Email : laura.anthony@ambervalley.gov.uk

Dear James

Proposal	**Application to determine if prior approval is required for a proposed change of use of former poultry shed to dwellinghouse**
Location	**Watergate Farm Longway Bank Whatstandwell**
Applicant	**Mr And Mrs J Craig**
Agent	**James Probert OakenStone Design Planning Build 2B Cromford Creative, Cromford Mill Cromford**

I write in response to your application to determine if Prior Approval is required for the proposed change of use of agricultural building to dwelling house. The proposal has now been assessed against the criteria of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

I can confirm that the Prior Approval of the Local Planning Authority is granted subject to the following planning conditions:

1. The hereby approved development shall be completed within a period of 3 years starting from the prior approval date of this notice.

   Reason: To comply with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q.

2. The development shall be carried out in accordance with the details contained in the submitted plans / documents listed below:
   Proposed elevations ref 14_Prop Elevs A received 21.10.2025.
   Proposed floor plans ref 13_Prop Plan a Received 21.10.2025.
   Proposed site plan Ref 04_Prop Site B received 21.10.2025.
   Location Plan received 21.10.2025.
   Block Plan ref 02_Block Plan D received 11.11.2025.

   Reason: In order to define the permission

Informative notes:

The applicant is advised to consider whether there have been any potentially contaminative activities, processes or materials brought to the development site which might have resulted in ground contamination. Agricultural, commercial and industrial land can be associated with fuels, oils, lubricants, solvents, other chemicals; sheep dips, pesticides, manure heaps / slurry pits; poor waste handling practices, including disposal of materials by burning and burial; asbestos fragments/fibres; 'made-ground' – importation and use of non-native soils. Exposure to these materials can, in certain circumstances, be harmful to human health and the wider environment.

In accordance with S197 of the National Planning Policy Framework (NPPF), responsibly for contaminated land rests with the developer. The developer is responsible for any harms that may subsequently occur as a consequence of their actions or inactions. As such, it is in the developer's interest to disclose any contaminated land constraints of a material concern at the planning stage. The developer should be aware that actions or omissions on their part could lead to liability being incurred, e.g. where development fails to address an existing unacceptable risk or creates such a risk by introducing a new receptor or pathway.

The applicant should seek professional advice (as appropriate) should contamination be suspected at any stage of the development and inform the Council's Scientific Officer at the earliest opportunity.

More information regarding land contamination can be found on the Councils Land Pollution web page (Land contamination).

The developer should seek professional advice if they suspect Asbestos Containing Material (ACM) is present on any building to be demolished or altered. More information regarding ACM can be found on the Health and Safety Executives web page (www.hse.gov.uk/asbestos).

Yours faithfully

S Gladwin
Chief Executive