

Application No: 12/2551C

Location: Dingle Farm, DINGLE LANE, SANDBACH, CW11 1FY

Proposal: Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 11 dwellings together with associated garaging, car parking and landscaping works

Applicant: The Bene of the Estate of J M Goodwin

Expiry Date: 14-Aug-2012

SUMMARY RECOMMENDATION: Approve subject to completion of a Section 106 Agreement and conditions.

MAIN ISSUES:

Principle of the Development

Amenity of Neighbouring Properties

Highway Safety

Ecology

Landscape and Trees

DEFERRAL

Members deferred the application at the Committee meeting on 24th July 2013. This was to allow officers to undertake discussions with the applicant regarding amendments to the layout of the scheme.

Members also wanted further information on the Wildlife Corridor, landscaping and the highway safety aspects of the case. The report has been updated in order to address these issues.

It should be noted that the amendments do not include a reduction in the number of dwellings.

Since the previous report 8 further objections have been received relating to this application. These re-iterate the ones that are set out in the main body of the report but also include the following points:

- The request of committee to reduce the number of dwellings has been ignored

- Loss of the Oak tree
- Turning area will cause further damage to the setting of the Listed Building
- Hedgerows have been heavily cut back before a decision has been made
- The local natural environment would be very considerably and negatively impacted by this development, which would not be mitigated by the 'tweaks' put forward by the developers

REASON FOR REFERRAL

The application has been referred to the Southern Planning Committee because it is a major development of more than 10 dwellings.

DESCRIPTION AND SITE CONTEXT

The application site comprises a part brownfield, part green field site accessed from Dingle Lane, which is in close proximity to Sandbach town centre. Contained within the site are a Grade II Listed farmhouse, barn and other ancillary buildings. Dingle Lane currently gives access through the site to Waterworks House, which currently has a planning application for 12 houses under appeal (12/1650C). Should this appeal be allowed, vehicular access to that site would be closed, but pedestrian access would still be available.

The site is designated as being within the Settlement Zone Line of Sandbach and partly within the Sandbach Conservation Area. To the west and south of the site is existing residential development.

DETAILS OF PROPOSAL

The proposal is for alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, and conversion of barn into one dwelling, and the construction of 11 dwellings together with associated garaging, car parking and landscaping works.

Part of the farmhouse adjacent to the access would be demolished in order to open up the access to the site and the adjacent barn would be converted to a dwelling. Four dwellings would be erected facing the barn to form a courtyard and two cottages would be erected to the rear of these, facing the access road. On the north western side of the access road five dwellings would be erected.

RELEVANT HISTORY

No relevant planning history relating to this site.

POLICIES

National Guidance

National Planning Policy Framework (March 2012)

Congleton Local Plan 2005

The site is not allocated in the Local Plan but the following policies apply:

PS4 Towns

H1 & H2 Provision of New Housing Development

H13 Affordable and Low Cost Housing

GR1 New Development

GR3 Density, Housing Mix and Layout
GR4 Landscaping
GR6 Amenity and Health
GR7 Pollution
GR9 Accessibility, Servicing and Parking Provision
GR22 Open Space Provision
NR1 Trees and Woodlands
NR2 Statutory Sites
NR3 Habitats
BH4 & BH5 Listed Buildings
BH8 & BH9 Conservation Areas

SPG1 Provision of Public Open Space in New Residential Development
SPG2 Provision of Private Open Space in New Residential Developments
SPD6 Affordable Housing and Mixed Communities
SPD14 Trees and Development

CONSIDERATIONS (External to Planning)

Environmental Protection:

Recommend conditions relating to the hours of construction, piling, contaminated land and an Environmental Management Plan. They have recommended refusal due to lack of information relating to loss of amenity due to noise generated from Old Mill Road.

United Utilities:

No objection.

Highways:

The Strategic Highways Manager has assessed the application, undertaken site visits and taken into consideration the comments put forward by the objectors. Two road safety audits have also been undertaken. The full assessment is contained within the Highways section of this report.

Green Spaces

Amenity Greenspace

Following an assessment of the existing provision of Amenity Greenspace accessible to the proposed development, if the development were to be granted planning permission there would be a surplus in the quantity of provision, having regard to the local standards set out in the Council's Open Space Study.

Whilst there is no requirement for new open space, the existing facilities are substandard in quality including a poor range of facilities for the needs of the local community.

Given that an opportunity has been identified for enhancing the existing Amenity Greenspace at Mortimer Drive to serve the development based on the Council's Guidance Note on its Draft Interim Policy Note on Public Open Space Requirements for New Residential Development the financial contributions sought from the developer would be;

Enhanced Provision:	£ 2,430.18
Maintenance:	£ 5,439.50

Children and Young Persons Play Provision

Following an assessment of the existing provision of Children and Young Persons Play Provision accessible to the proposed development, if the development were to be granted planning permission there would be a deficiency in the quantity of provision, having regard to the local standards set out in the Council's Open Space Study.

An opportunity has been identified for enhancing the quality of an existing facility at Mortimer Drive Play Area

The upgrading of the site will not just contribute to improving the quantity of equipment on site; it will also improve accessibility to the site in terms of DDA requirements, linking the site to a wider network of open space and the sites safety, encouraging greater use of the facility.

Given that an opportunity has been identified for upgrading the capacity/quality of Children and Young Persons Provision, based on the Council's Guidance Note on its Draft Interim Policy Note on Public Open Space Requirements for New Residential Development the financial contributions sought from the developer would be;

Enhanced Provision:	£4,212.22
Maintenance:	£ 13,731.00

VIEWS OF TOWN COUNCIL

Object on the following grounds:

- Sections of the Listed Building should not be demolished
- Site access is inadequate for contractor vehicles and residents
- Traffic generation
- The number and height of the proposed housing is unacceptable
- Adverse impact on the character of the Conservation Area
- Adverse impact on the wildlife corridor
- Over intensive development
- Negative impact on neighbouring properties

OTHER REPRESENTATIONS

At the time of report writing, approximately 731 representations have been received relating to this application, in the form of individual and 'standard' letters that have been distributed and signed. These can all be viewed online on the application file. 712 were opposed to the development and 19 in favour. Of those in favour; several came from outside the local area. The objections express concerns about the following issues:

Land Use

- Need to preserve the green areas of Sandbach
- Impact on local infrastructure
- 'Eating' up of green fields
- Lack of jobs in Sandbach and danger of becoming a 'dormitory' town
- The development would destroy so much and not be sustainable

- Does not enhance the landscape character of the area
- Cheshire East can demonstrate a 5 year supply of housing land without this development
- The proposal does not constitute sustainable development as required by the NPPF

Highways

- The junction of Dingle Lane and other roads in the vicinity are already dangerous
- Traffic generation
- The traffic assessment is flawed and inaccurate and does not agree with the findings of a trips survey undertaken by residents
- The access will cause problems for other users of Dingle Lane
- Impact on a public right of way
- Increased risk to children, families and elderly people from increased traffic
- Cars would have to reverse onto Dingle Lane
- Danger to people who use the lane for recreational purposes
- Poor access for emergency vehicles
- Poor waste disposal arrangements
- Danger and disruption from construction traffic

Design

- Inappropriate design of the dwellings
- The scale of the development is out of character with the surrounding area

Ecology

- Adverse impact on the wildlife corridor
- Adverse impact on the significant amount of wildlife in the area

Heritage

- Adverse impact on the Listed Building and the Conservation Area
- Approval would set a precedent for the partial demolition of other Listed buildings
- More detail is needed on the demolition of part of the Listed Building
- The loss of a reminder of the farming heritage of Sandbach
- Detrimental impact on the setting of the Listed Building

Other

- Impact on public right of way
- The Listed Building could be sold without the need for development
- Inadequate notification of the application
- There is no demand for more housing in Sandbach
- Property ownership issues

Those in favour of the application made the following observations:

- The site would be a beautiful place to live when developed
- It is a sustainable site within walking distance of the town centre
- Development would ensure restoration of the Listed Building
- A lot of thought has gone into the design

- Lack of new good quality housing in Sandbach

OFFICER APPRAISAL

Principle of Development

National Planning Policy Framework

Members should note that on 23rd March 2011 the Minister for Decentralisation Greg Clark published a statement entitled 'Planning for Growth'. On 15th June 2011 this was supplemented by a statement highlighting a 'presumption in favour of sustainable development' which has now been published in the National Planning Policy Framework (NPPF) in March 2012.

Collectively these statements and the National Planning Policy Framework mark a shift in emphasis of the planning system towards a more positive approach to development. As the minister says:

"The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy"

The National Planning Policy Framework published in March 2012, superseded a number of National Planning Policy Statements and consolidates the objectives set within them. The Framework sets out a presumption in favour of sustainable development.

The proposal is within the Settlement Zone Line of Sandbach where there is a presumption in favour of development and is also in a very sustainable location due to its proximity to the town centre. The proposal is therefore considered to be acceptable in principle.

Design and Layout

The proposals have been the subject of extensive negotiations between the applicant and the Council. These have resulted in a reduction in the amount of dwellings proposed, amended layouts and design alterations.

The proposal is now for 5 two-storey dwellings in what is being called 'Paddock View'. These would be constructed of traditional materials and be of a traditional design with gable features and stone detailing. Opposite the existing barn, 4 dwellings are proposed to create the feeling of a courtyard to a traditional farm complex and to the rear of these two cottages would be erected, facing 'Paddock View'.

As previously stated, the design and layout has been the subject of extensive discussions with the Council and the resultant amended plans are considered to be acceptable and would result in a development that would be in keeping with the character of the locality and the Conservation Area.

The Listed Building would undergo partial demolition to the gable adjacent to the access road and the existing barn is to be converted to one dwelling. These issues are discussed below.

Listed Building and Conservation Area

The proposal originally put forward was for the demolition of all of an extension added to the building in the 19th century; however the Conservation Officer expressed concerns about this. Amendments have now been made to allow partial demolition of this part of the building.

Dingle Farm is a Grade II Listed Building, with a shippon to the side. The farmhouse dates from the 17th century and the shippon from the 19th century. The farmhouse and barn lie within the Conservation Area and the land to the north east is outside the Conservation Area.

Dingle Farmhouse has undergone several phases in its development; evolving from a simple, single storey timber framed building to what we see today, as a consequence of being extended and adapted in the 18th, 19th and 20th centuries. There have been more recent inappropriate alterations to the building including UPVC windows on the northern and eastern elevations.

The total demolition of the western extension was considered inappropriate as, although it is later than the additions to the northern and eastern sides of the building, it still contributes to the building's significance in terms of evidencing its later evolution. Therefore amendments were sought to this element of the application, resulting in a proposal for the partial demolition of the western extension.

It is considered that on balance, the partial demolition of the later extension to the Listed Building would result in some harm to a Heritage Asset. This identified harm however is not considered to be substantial. In accordance with paragraph 134 of the NPPF this harm should be weighed against the public benefits of the proposal. This includes securing its optimum viable use. The proposal would result in the Listed Building being restored and having inappropriate additions removed and the other land being developed for housing, with its resultant economic benefits such as employment during the construction period.

As such the alterations to the farm house are considered to be acceptable, subject to conditions relating to the final details of windows and finishes and the requirement for a method statement for the demolition and rebuild.

Certain boundary walls are proposed to be realigned and altered as part of the development. It is considered that this can be achieved whilst maintaining the setting of the principal building and the character of these curtilage structures. A specific condition should be imposed seeking full working drawings of the altered walls and details of the bond, with a requirement for the use of a lime mortar.

The realignment of the wall to the front of the property means the tree to the front of the property would be removed. However, the landscape officer is not opposed to this because of the quality of the specimen. Whilst this tree has some bearing on the building's setting, it has been severely pollarded which has affected its qualities in townscape terms. Therefore the impact of its loss in setting terms would not be significant and will allow for compensatory planting that could in the longer term be beneficial.

Farmyards are often defined by the extent of hard surfacing between buildings, and at their entrances. Consequently, enclosure of the curtilage of the farmhouse with the proposed courtyard block, provides the opportunity to create a courtyard space that also acts as a

turning facility for the street serving the development. By placing the turning facility in this location it means a less formal approach can be adopted to the street further to the north, enabling retention of hedging and a shortening and de-formalising of the street where it abuts countryside. It is considered that the revisions to the scheme to provide turning facilities within the courtyard entrance rather than further toward the end of the lane will not be detrimental to the character or the setting of the listed building, provided that the surfacing materials are contextually relevant and would achieve a better, more sensitive solution on approach to the Listed Building and the Conservation Area. Full details of the material palette should be agreed in principle prior to the application being determined, this could then be controlled by condition.

It is considered that the revised proposals will not result in substantial harm to the setting of the Conservation Area. The proposals indicate the retention of hedges associated with the western paddock with new hedging along parts of the eastern boundary. To further downplay the access, the turning head has been integrated into the entrance space for the courtyard part of the scheme. This has enabled the northern part of the lane to be further narrowed and de-formalised.

Whilst the nature of Dingle Lane will change as a consequence of the development, the revisions to the siting and scale of new buildings, the introduction of further hedging and trees to the eastern boundary, the palette of surfacing materials specified and the shared surface nature of the upgraded lane, will not cause substantial harm to the setting of the Sandbach Conservation Area.

There is also potentially scope to further narrow the access points for the 2 properties to the south of Dingle Lane. This would enable more hedging to the frontage with Dingle Lane. Furthermore, there may also be scope to provide hedging between the two drives and potentially include tree planting within the hedge line. The access points to the north of Dingle Lane could also be further narrowed.

The Draft Conservation Area Appraisal and Management Plan is obviously a draft document and has not been approved for adoption by the Council but is presently out to public consultation. In the document it seeks to extend the Conservation Area boundary to include the curtilage of the farm and the remaining land in this application is identified with the suggested zone of sensitivity with regard to setting of the Conservation Area. However, this should not be interpreted to mean no change. It is part of the management strategy to help manage and shape change in and on the periphery of the Conservation Area.

Negotiations upon amendments to the scheme have been mindful of the review and the objective of seeking to integrate new development as sensitively as possible and to maintain, as much as possible, the character of Dingle Lane, notwithstanding the presence of proposed new housing. This has influenced discussions on scale, density and siting of housing, the retention of hedging where possible along the lane, supplemented by new hedging and tree planting, securing as informal an access arrangement as possible and a sensitive materials palette. In this respect therefore, and on balance, it is considered that the proposal does not lead to substantial harm to the Conservation Area as a whole and will help to ensure the future of one of the Conservation Area's historic buildings.

Noting the amendments secured and weighing the public benefit in terms of bringing these listed buildings back into use, set against the extent of change that will occur in relation to the assets and their settings, it is considered that, on balance, the proposals are acceptable subject to conditions controlling the detail of the development.

Affordable Housing

This application is for 12 additional dwellings, on a largely Brownfield site, within the Settlement Zone Line of Sandbach. As such there is no requirement within the local plan for the provision of affordable housing within the development.

Amenity

Concerns have been expressed about noise and disruption during the construction process. Whilst these concerns are understandable, the conditions recommended controlling the hours of construction, deliveries, piling and a construction method statement, will ensure that any disturbance would be limited to acceptable levels.

Having regard to the amenity of future residents, there would be adequate private amenity space and minimum separation distances would be met. In addition, a condition should be imposed requiring submission of a scheme for the protection of future residents from noise from Old Mill Road.

Highways

This development proposal is situated on a piece of land off the adopted end of Dingle Lane in Sandbach.

Subsequent to the consideration of this development proposal at Southern Planning Committee in July 2013, Planning Officers have negotiated with the applicants with regard to the access arrangements for this site. This has seen an amended plan produced that offers a change in priority for vehicular traffic entering and leaving the site and there was a requirement for the production of a Stage 1 Road Safety Audit (RSA).

The RSA1 was commissioned by the applicant's highway consultant and the provider: Madhavan Design is known to the S.H.M. having worked for CEC for a number of years.

The RSA1 judged that the design would be acceptable with a small number of adjustments and the developer's highway consultant amended the design plan to comply on all counts.

The Strategic Highways Manager's response to the revised design and RSA1 was pre-empted by a resident's group objection to the RSA1 which cited that it could not be considered independent as it was commissioned by the developer.

As a result of this and liaison with local Councillors, the Strategic Highways Manager attended a site meeting with the local member and residents to field their concerns and as a result of this meeting the S.H.M. commissioned a third party consultant to attend a further residents meeting and then complete a further independent assessment of the RSA1 which would also acknowledge residents more specific concerns with regard to the site.

A copy of the report by Sawczyn Design Limited is available to view on the application file.

It can be seen from the report that whilst the original RSA1 has been endorsed by Sawczyn Design, the consideration of specific residents' concerns has led to additional scrutiny and recommendations which the Strategic Highways Manager is recommending are addressed by the developer.

These final details will in the opinion of Sawczyn Design provide a level of detailed access strategy for the site which will be acceptable and which subject to detailed design and subsequent procedural RSA work will be satisfactory.

Recent guidance from Central Government requires developers to ensure that refuse collection access and provision for bin storage is at a certain standard for development sites. To this end the developer has added a turning facility within the site for a refuse vehicle and this is acknowledged by the Strategic Highways Manager.

The highway has a legible adoptable boundary and parking provision is acceptable.

The SHM therefore concludes that the proposal is acceptable in terms of highway safety. This is subject to an amended plan being submitted in accordance with the recommendations in the Road Safety Audit by Sawczyn. This can be controlled by condition. In addition conditions are recommended relating to access being completed prior to occupation of the dwellings and a construction management plan. A contribution of £10,000 is required for local traffic management orders and junction marking.

Ecology - Protected Species & Nature Conservation

Sandbach Wildlife Corridor

Dingle Farm is located immediately adjacent to, but outside, the boundary of the Sandbach Wildlife Corridor. The application site supports a number of habitats including improved grassland, hedgerows and semi-improved grassland. The hedgerows on site are of nature conservation value, particularly as they support native bluebells, but for the most part the hedgerows appear to be retained as part of the development. The site also supports foraging habitat that is utilised by badgers. In addition there is a bat roost on site which is dealt with separately in below. As an area of open undeveloped land the application site does currently compliment the adjacent wildlife corridor.

In terms of its impacts of the development, the habitats on site with the exception of the hedgerows are not of particularly high nature conservation value. The hedgerows will be retained on site and new hedgerows planted. There may be some disturbance of wildlife during the construction phase and some loss of badger foraging habitat.

It is considered that whilst there may be some short term disturbance of the adjacent wildlife corridor during the construction phase of this development this would be short lived and not significant in the context of policy NR4 which protects the wildlife corridor.

Bats

Evidence of bat activity in the form of a minor roost of two relatively common bat species has been recorded within the buildings on this site. The usage of the building by bats is likely to be limited to single or small numbers of animals and there is no evidence to suggest a significant

maternity roost is present. The loss of the roosts at this site in the absence of mitigation is likely to have a low impact upon on bats at the local level and a negligible impact upon the conservation status of the species concerned as a whole.

The submitted mitigation proposals recommends the provision of a bat loft above the proposed garage block as a means of compensating for the loss of the roost and also recommends the timing and supervision of the works to reduce the risk posed to any bats that may be present when the works are completed.

It is considered that if planning consent is granted proposed mitigation/compensation is acceptable and is likely to maintain the favourable conservation status of the species of bat concerned. The provision of the bat loft should be carried out in accordance with the submitted plans in terms of special features for bats.

Bluebells

Native bluebells are a Local Biodiversity Action Plan and hence a material consideration. This species was recorded around the field boundary of the northern block of the proposed development. The proposed development may have a localised adverse impact upon this species however the proposed boundary hedgerows potentially provide a suitable edge habitat for this species which may assist it to persist on the site.

Breeding Birds

The site has the potential to support breeding birds and evidence of house sparrow a BAP priority species was recorded in association with the barn on site. If planning consent is granted it is recommended that conditions be attached to safeguard breeding birds:

Badgers

Evidence of badgers foraging across the site has been recorded. The proposed development is therefore likely to lead to a localised loss of badger foraging habitat. It is considered that fruit trees should be incorporated in the boundary hedgerows to provide an additional seasonal food source for badgers to compensate for the loss of available foraging habitat.

Reptiles

Potential habitat for grass snake was identified on site. Whilst the presence of grass snake cannot be ruled out it is considered that this species is not reasonable likely to be present or affected by the proposed development and so no further survey effort is therefore required.

EC Habitats Directive

Conservation of Habitats and Species Regulations 2010

ODPM Circular 06/2005

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places

(a) in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment, and provided that there is

(b) No satisfactory alternative and

(c) No detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK has implemented the Directive in the Conservation (Natural Habitats etc) Regulations 2010 (as amended) which contain two layers of protection (i) a requirement on Local Planning Authorities ("LPAs") to have regard to the Directive's requirements above, and (ii) a licensing system administered by Natural England and supported by criminal sanctions.

Local Plan Policy NR2 (Wildlife and Nature Conservation Statutory Sites) states that development will not be permitted which would result in the loss or damage of any site or habitat supporting species that are protected by law.

Circular 6/2005 advises LPAs to give due weight to the presence of protected species on a development site to reflect EC requirements. "This may potentially justify a refusal of planning permission."

The NPPF advises LPAs to conserve and enhance biodiversity: if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) or adequately mitigated, or as a last resort, compensated for, planning permission should be refused.

Natural England's standing advice is that, if a (conditioned) development appears to fail the three tests in the Habitats Directive, then LPAs should consider whether Natural England is likely to grant a licence: if unlikely, then the LPA should refuse permission: if likely, then the LPA can conclude that no impediment to planning permission arises under the Directive and Regulations.

In this case the Council's Ecologist has assessed the application and relevant supporting ecological documentation and raises no objection to the proposed development. In terms of bats, the proposed mitigation measures have been assessed and are acceptable to ensure the protection of this species.

Having regard to the above it is concluded that the proposal would have an acceptable impact on nature conservation interests and would comply with Local Plan Policy NR2 (Wildlife and Nature Conservation Statutory Sites) and the Framework.

Open Space Provision

Greenspaces have requested a contribution of £25,812.90 towards enhanced provision and maintenance of the Mortimer Drive play area. This is considered to be reasonable and is discussed in the section on the CIL Regulations.

LEVY (CIL) REGULATIONS

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010, it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The requirement for open space provision is considered to be in compliance with the CIL Regulations 2010.

The request for contributions to public open space, traffic management and junction marking are considered to be necessary, directly related to the development or fairly and reasonably related in scale and kind to the development. As such it is in compliance with the CIL Regulations 2010 and should be required to be provided.

Other Matters

Objectors have cited adverse impacts on the Public Right of Way; however this footpath does not pass through the site as defined on the definitive map.

CONCLUSIONS AND REASONS FOR THE DECISION

Having regard to the fact that the site is in a sustainable location, in close proximity to the town centre and all its available facilities and services, it is considered to be in accordance with the NPPF's direction that the development can be approved without delay.

On balance it is considered that the impacts on the Listed Building and Sandbach Conservation Area are acceptable.

The proposal is considered to be acceptable in terms of its impact upon residential amenity, highway safety, ecology, and landscape and accordingly is recommended for approval.

RECOMMENDATION: Approve subject to the completion of a Section 106 Agreement securing contributions of £25,812.90 for enhanced provision and maintenance of public open space on the Mortimer Drive play area and £10,000.00 for highway works.

1. Standard time limit.
1. Compliance with the approved plans.
2. Submission of materials.
3. Contaminated land Phase 2 investigation.
4. Submission and implementation of a tree protection scheme.
5. Submission and implementation of drainage scheme.
6. Submission of an amended landscaping scheme.
7. Implementation of landscaping scheme
8. Submission and implementation of boundary treatment scheme.
9. Hours of construction (including deliveries) limited to 0800 to 1800 Monday to Friday, 0900 to 1400 Saturday with no working on Sundays or Bank Holidays.
10. Submission of details of the method, timing and duration of any pile driving operations.
11. Protection measures for breeding birds.
12. Submission and implementation of details for the incorporation of features suitable for use by breeding birds and roosting bats.
13. Submission of a scheme for protection of occupiers of the dwellings from traffic noise.

14. Submission of details ground levels and floor levels.
15. Submission of a method statement for the demolition and re-building of the wall of Dingle Farm.
16. Working details of the re-built wall to be submitted.
17. Working drawing of windows to the farmhouse to be submitted.
18. A full schedule of internal works to the farmhouse and barn to be provided.
19. Full photographic survey of the farmhouse and barn to be submitted.
20. All fascias, barge and verge boards to be in timber.
21. Details of dormer windows including materials for faces and cheeks.
22. Details of conservation rooflights.
23. Full details of new internal doors, surrounds, flooring and skirting boards.
24. Full landscape/public realm scheme to be submitted.
25. All rainwater goods (farmhouse and barn) to be in cast metal and painted black.
26. Removal of permitted development rights for alterations to roofs, changes to windows, porches and outbuildings.
27. All internal and access roads shall be completed prior to first occupation of any of the new dwellings.
28. Submission of a construction management plan
29. Submission of detailed plan to comply with the recommendations in the safety audit report provided by Sawczn Design.

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