

<u>APPLICATION NO:</u>	23/00037/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Alderley , Water Lane, Tarbock Green		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING GATES PIERS, CONSTRUCTION OF REVISED VEHICULAR ACCESS, ERECTION OF GATE PILLARS AND ACCESS GATES TOGETHER WITH HEDGE PLANTING		

KNOWSLEY LOCAL PLAN ALLOCATION –

Tarbock Green Conservation Area
Green Belt

Site Description

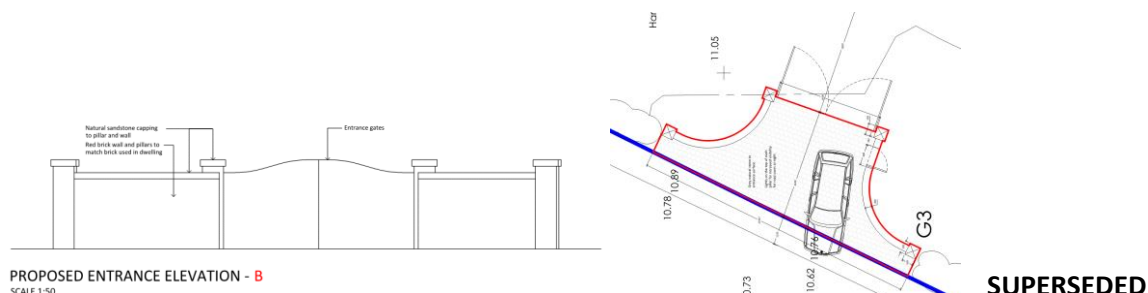
The application relates to Alderley, a dwelling in Water Lane which is within Tarbock Green Conservation Area and the Green Belt.

Alderley is a non-designated heritage asset dating originally from the 18th century which has undergone a number of changes and additions through the years; including the latter extension and in the main complete, granted under planning reference 20/00061/FUL in September 2020.

Proposal

The proposal comprises the construction of a new bell-mouth vehicular access into the site with an overall of , erection of 2 no. sandstone pillars attaining a maximum height of 1.98 m; vehicular access gates attaining a maximum height of 2.03 m at 4.5 m wide. It is proposed to utilise refurbished and modified access gates that have previously been located at the site entrance that comprise black, iron railing gates.

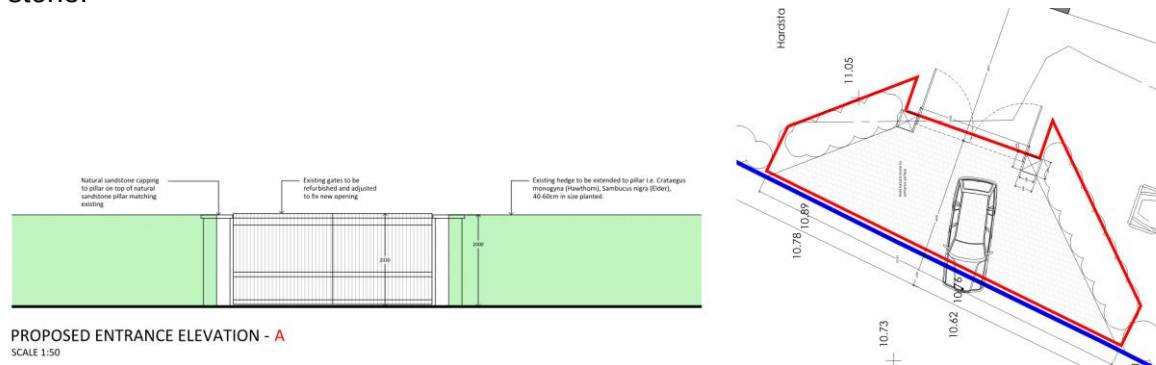
The application has been amended from the original submission. Initially, the application proposed the erection of brick boundary walls with 4 no. pillars reaching a maximum height of 2.1m together with 2.1 m high entrance gates associated with a new bell-mouth vehicular access point.



The proposed access gates would be set back off the pavement at the front of the dwelling by 4.65 m. The front of the entrance would be widened to extend up to 10.76 m wide at the

pavement edge which would result in the loss of sections of the existing hedging. New hedge planting is proposed to either side of the new bell-mouth entrance.

It is proposed to surface the entrance between the pavement and the gates in grey natural stone.



PROPOSED

Consultations

Tarbock Parish Council - No Comments Received

Highway Authority - No objection in principle.

Conservation & Design Officer - Comments on the original scheme only - In summary, a new entrance gateway here is acceptable in principle, however the design approach requires significant amendment to better relate to the rural vernacular context of Tarbock.

Representations

This application has been publicised by letters sent to 6 neighbours. It has also been advertised by Site Notice and a Press Notice. No representations have been received.

Planning History

APP. NO: K/APP/3947 (Alt Ref: 74/04071/HIST)
PROPOSAL: CONSERVATORY
DECISION: Granted
DECISION DATE: 18 May 1979

APP. NO: 05/00851/FUL
PROPOSAL: ERECTION OF PART TWO STOREY/PART SINGLE STOREY EXTENSION TO SIDE, SINGLE STOREY EXTENSION TO FRONT AND TWO STOREY EXTENSION TO REAR OF DWELLING. CONSTRUCTION OF NEW VEHICULAR ACCESS.
DECISION: Granted
DECISION DATE: 11 October 2005

APP. NO: 05/00854/CON
PROPOSAL: DEMOLITION OF SINGLE STOREY EXTENSION TO SIDE AND CONSERVATORY TO REAR OF DWELLING TOGETHER WITH DETACHED GARAGE.
DECISION: Granted
DECISION DATE: 13 October 2005

APP. NO: 13/00123/FUL

PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO SOUTH ELEVATION, SINGLE STOREY EXTENSION TO NORTH ELEVATION, PART SINGLE, PART TWO STOREY EXTENSION TO EAST ELEVATION (EXISTING EXTENSIONS TO BE DEMOLISHED) TOGETHER WITH ERECTION OF DETACHED GARAGE (EXISTING TO BE DEMOLISHED) AND NEW VEHICULAR ACCESS ARRANGEMENTS.

DECISION: Refused

DECISION DATE: 30 May 2013

APP. NO: 13/00124/CON

PROPOSAL: DEMOLITION OF SINGLE STOREY EXTENSION TO EAST ELEVATION, CONSERVATORY TO SOUTH ELEVATION, REMOVAL OF CHIMNEY STACKS AND PARTIAL REMOVAL OF EXTERNAL WALLS OF DWELLING TOGETHER WITH DEMOLITION OF DETACHED GARAGE

DECISION: Refused

DECISION DATE: 30 May 2013

APP. NO: 20/00061/FUL

PROPOSAL: ERECTION OF SINGLE STOREY SIDE / REAR EXTENSION, FRONT PORCH EXTENSION, TWO STOREY SIDE / REAR EXTENSION INCORPORATING BALCONIES TO THE EAST ELEVATION

DECISION: Granted

DECISION DATE: 8 September 2020

APP. NO: 23/00033/FUL

PROPOSAL: EXTENSION OF EXTERNAL FIRST FLOOR BALCONY TO THE SOUTH ELEVATION

DECISION: Refused

DECISION DATE: 25 October 2023

APP. NO: 23/00040/FUL

PROPOSAL: DEMOLITION OF EXISTING GARAGE AND THE ERECTION OF A SINGLE STOREY GARAGE

DECISION: Pending consideration

DECISION DATE:

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS5 - Green Belt
CS7 - Transport Networks
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment
CS21- Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt
DQ2 - Security in the Built Environment
DQ4 - Trees and Development
DQ5 - Development in Conservation Areas

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD (2016)
Householder Development SPD (2016)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The main issues to consider are the potential impacts on the openness of the Green Belt and the potential harm to the character and appearance of the Tarbock Green conservation area.

Principle of Development in the Green Belt

Paragraph 137 of the NPPF states that the Government attaches great importance to Green Belts, and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 147 of the NPPF confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 of the NPPF state that *when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt*

by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The exceptions listed within paragraph 149 of the NPPF do not include the construction of gates or walls. As such the proposed boundary treatment is considered to be inappropriate development. By definition this would harm the Green Belt and should not be approved except under 'very special circumstances'.

In terms of Policy CS5 of the Core Strategy this establishes that inappropriate forms of development will continue to be resisted in the Green Belt unless clearly outweighed by other considerations. This policy is in accordance with the NPPF. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.' It must therefore be considered whether there is harm by way of inappropriateness and any other harm and whether this harm is overcome by 'Very Special Circumstances'.

Openness is an essential characteristic of the Green Belt and this is not limited to visual matters, it also has a spatial aspect which can be taken to mean the absence of built form. The pillars and gates, as built structures, constitute the occurrence of built form; as built form, they reduce the spatial aspect of openness which results in some harm. This would be in addition to the harm caused by the inappropriateness of the development.

The applicant has presented an argument regarding the need for the amendments to the new entrance with associated pillars and gates on highway safety grounds and advances that the set back would allow for safer access into the site and egress out from.

The original scheme had large pillars, flanking walls and gates up to 2.1 m high, this would have had a significant urbanising impact harmful to the openness of the Green Belt and to the character and appearance of the rural conservation area. Amendments have been sought which have resulted in significant revision to the overall built form.

In weighing up the merit of the proposal against the degree of any perceived harm to the Green Belt, Officers are satisfied that the harm to the Green Belt is outweighed by the 'very special circumstances' set out above.

Heritage Assets and Design Considerations

Context of Site

National Planning Policy Framework (NPPF) requires that developments affecting heritage assets are accompanied by an assessment of the asset's significance, a Heritage Statement has been submitted to support the application which includes reference to the Historic Environment Record (HER).

The host dwelling is located within the Tarbock Green Conservation Area and is recorded on the Merseyside Historic Environment Record as a non-designated heritage asset (MME6216), an 18th century house. The proposed development site also contains elements of (MME6217), a second house, probably of 19th century date, that occupied the southwestern part of the site. Additionally, the site lies within the historic core of the settlement of Tarbock and may have been occupied from the early medieval period (the 7th century onwards).

Alderley is noted in the HER with reference MME6216 and described thus:

"Alderley, Water Lane, Tarbock Green, Tarbock. (1) The building is shown on the Molyneux Estate Survey map of 1769, but the plot is not numbered. (2) It is shown on

the Tithe map of 1849, and according to its apportionment the 'House, Outbuilding, Yard and Garden' at Plot No. 375 were owned by the Earl of Sefton and occupied by John and Elizabeth Ashton at that time. (3-4)"

Tarbock is an ancient settlement, previous investigations in the area have led to discoveries of roman occupation. The current layout of the area appears to be mediaeval, but deriving at least in part from a romano-british settlement pattern.

The current layout of the conservation area is largely as it was in the 18th Century (see Molyneux Estate Survey 1769 below) with its loose arrangement of buildings in very generous grounds. The generous spaced-out and low key rural settings of the buildings are key defining features of the Tarbock conservation areas.

The native hedges in particular, which tightly enclose the roads, and give a high degree of privacy to dwellings offer a strong unifying feature which adds distinctive character to the Tarbock Green Conservation Area in particular.

The Council's Conservation Officer has commented that the previous cast iron entrance gates and gate piers to Alderley were not an original feature of the site, and stylistically appeared alien in the rural vernacular context. These would be demolished to make way for the proposal and this constitutes development and 'relevant demolition' and as such needs to be considered as part of the overall development.

Historic mapping indicates that the siting of the current entrance is altered. During the 19th Century the entrance to the site from Water Lane appears to be to the south of the former stables.

Considering Potential Impacts on Heritage Assets

The impact on the heritage asset, Tarbock Green Conservation Area, must be considered in the context of requirements imposed by s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The impacts arising and therefore assessed is that of the 'setting'. Core Strategy Policies CS19 and CS20 and Saved UDP Policy DQ5 also seek to preserve or enhance the Borough's historic and architectural assets.

Paragraph 199 of the NPPF emphasises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The NPPF identifies two levels of harm: substantial harm and less than substantial harm. Case law identifies that within the less than substantial harm category there is no spectrum of degree of harm. The more important a heritage asset is, the greater the weight should be attached to its preservation or the preservation of its setting, irrespective of whether the harm caused is substantial or less than substantial. The NPPF does not explain the difference between substantial and less than substantial harm.

Paragraph 207 of the NPPF advises that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The Council's Conservation Officer has advised that substantial hedging which characterises Water Lane is perhaps the dominant feature of the Conservation Area as experienced by those passing through the area. The entrances to properties which punctuate this hedging can therefore have a significant impact on the perception of the conservation area's visual appearance and character.

The proposed scheme has been substantially amended since first submission which proposed an entrance feature with large gate piers and curved flanking walls considered by Officers to be overly sized (almost 12m wide and 1.8 - 2.1m high plus lighting) with the grandiose character of that scheme thought to be alien to both the rural vernacular character of the Tarbock Green Conservation Area, and the non-designated heritage asset 'Alderley'. The Council's Conservation Officer There is no historic precedent for an entrance of similar design and scale and all of the cottages along Water Lane have much lower key rural-styled entrance gateways, and their frontages are otherwise typified by native hedging.

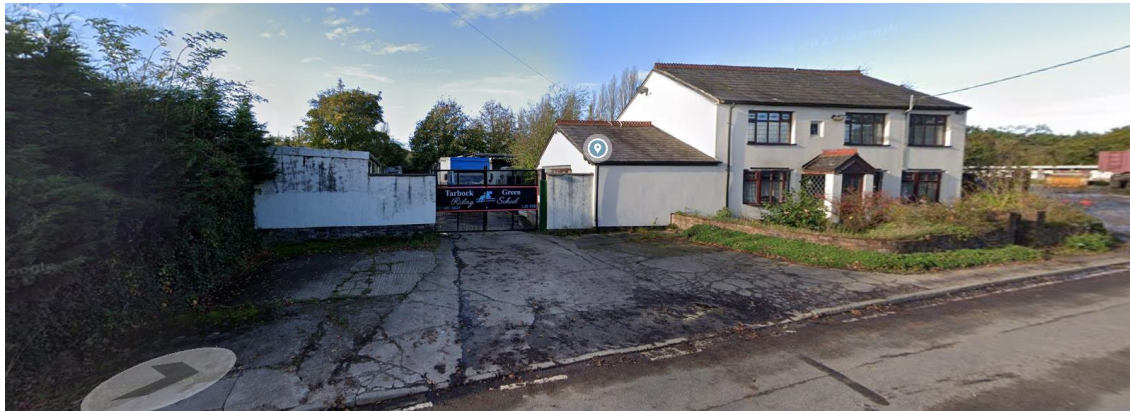
Subsequently, a revised design approach with significant amendment has been submitted for consideration. Whilst the bellmouth entrance is still proposed, the flanking walls would be replaced with new hedgerow planting and there would now be 2 no. gate piers with the former gates modified and re-utilised.

The set-back and bellmouth splay at the proposed entrance, is an aspect of the development that the Council's Conservation Officer has resisted as it is considered that this is not characteristic of the conservation area. The Conservation Officer advises that the historic arrangement at Tarbock is that all entrance gates were directly the back of the pavement with no set back and whilst similar changes have been made (fig. 1) this has resulted in harm to the conservation area's historic layout and which should not be repeated as this would result in further cumulative harm being caused.

Fig. 1



Google Image Capture November 2022



Google Image Capture November 2022

Having regard to paragraph 207 of the NPP, it is considered that the site frontage does make a positive contribution to the significance of the Tarbock Green Conservation Area. Given the comments raised above in respect of the existing gate piers, it is not considered that their demolition would be detrimental to the character and appearance of the Conservation Area. In this case it is Officer's view, taking into account the relative significance of the element affected, that the proposed overall development would amount to less than substantial harm. Harm within this category is a qualitative judgement. Paragraph 202 of the NPPF applies where the harm is assessed as less than substantial and this requires that in determining the planning application the less than substantial harm must be weighed against the public benefits of the proposal.

Paragraph 203 advises that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

The applicant has indicated that modification to the existing access is to provide safer access and egress to and from the site; to allow vehicles to turn into the entrance; and to provide an opening wide enough to cater for septic tank emptying. The 'less than substantial harm' is to be balanced in the planning consideration against public benefits delivered by the proposal, namely improving visibility to the vehicular access. The Council's Highway Engineer has advised that whilst the visibility splays shown are below the requirement for a road with a 40mph speed limit, the plans show an improvement to the maximum possible within land under the control of the applicant.

Improving highway safety could be considered a public benefit, and if the scale of the public benefit is judged to outweigh the harm, then harm can be justified. Whilst the amendments mitigate rather than fully overcome the impact on the conservation area's character and appearance, given the benefit that would arise in improving highway safety, Officers consider that this would outweigh the less than substantial harm that would be caused by the development to the significance of the heritage assets.

Residential Amenity

The host dwelling is set within a large curtilage, therefore the nearest neighbouring properties (1 and 2 Barn Cottages, Netherley Road) to the south are located between approximately 75 and 80 m of the proposed balcony.

The development would not result in any overbearing impact, loss of light or loss of privacy

to existing neighbours. The proposal can therefore be considered to be in accordance with relevant Knowsley UDP, Core Strategy policies and the NPPF in relation to residential amenity impacts.

Highways Considerations

The proposed development consists of the introduction of new gates and an enlarged area for vehicles to wait on arrival off the carriageway whilst the gates are opened.

The Council's Highway Engineer has commented that whilst the visibility splays shown are below the requirement for a road with a 40mph speed limit, the plans show an improvement to the maximum possible within land under the control of the applicant. Highways therefore have no objection to the proposals.

It is considered that the development would result in highway safety improvements for the occupiers and ultimately other road users and pedestrians.

Ecological Considerations

Hedgerow

The proposed development would see the loss of sections of existing hedge along the site frontage to allow for the increased width of the entrance. The Hedgerow Regulations 1997 which afford important hedgerows protection by controlling their removal, do not apply in this case. The Regulations do not apply to any hedgerow within the curtilage of, or marking a boundary of the curtilage of, a dwelling-house.

In general, hedges provide habitat for nesting birds, flight commuting lines for bats and cover for small mammals and invertebrates and they are considered priority habitat. The hedgerow to the west boundary, adjacent to Water Lane, which have been identified as generally species-poor that have been left in-cut for some time allowing the hedge to become taller and 'leggy' with gaps with sections. The hedgerows are dominated by Hawthorn and Holly.

Nesting/Breeding Birds

The hedgerows have high potential to support a variety of nesting birds during the breeding season (March – August inclusive). In view of the above, it is considered that it would be appropriate to advise the applicant, through a suitably worded informative that no tree felling/management, scrub clearance, hedgerow removal/management, or building works is to take place during the period 1 March to 31 August inclusive, unless first checked first by an appropriately experienced ecologist.

Reasonable Avoidance Measures for Terrestrial Mammals

Habitats on site are suitable for hedgehog which is a Priority Species and Local Plan policy CS8 applies. It is considered that reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them during development. These measures can be secured by a suitably worded planning condition if planning permission is granted.

Conclusion

The proposed development would have some impact in respect of character and appearance on the site and the Tarbock Green Conservation Area, it also remains that the development is inappropriate development in the Green Belt which is harmful by definition. However, considering this in the context of the findings on other considerations above, 'very

special circumstances' have been demonstrated that would justify the development in light of the harm. As such, the development accords with the National Planning Policy Framework and Policies CS2, CS8 and CS19 of the Between them. As such the proposal is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. Notwithstanding any details and any description of materials shown on the approved drawings or forming part of the submission, no above ground works shall commence until scheme details for the hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) *Soft Landscaping*

Planting specifications and schedule for the replacement hedge including:

- Planting plan
- Written specifications
- Schedule of hedge planting, noting species, planting size; proposed numbers / densities
- Implementation timetable

For the avoidance of doubt the planting shall comprise native species.

b) *Hard Landscaping*

- Details of the materials for the paving of the hard surfacing
- Details of surface water drainage provision

The agreed planting shall be wholly implemented in accordance with the approved details in the first planting season following the start of the development unless alternative timing is agreed in the scheme details.

Any planting forming part of the development, which is removed, uprooted, destroyed, dies, becomes severely damaged or becomes seriously diseased within a period of five years of planting shall be replaced within the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and preserving the character and appearance of the Tarbock Green Conservation Area; the nature of the proposed development and to comply with the National Planning Policy Framework (2023), Policies CS2, CS5, CS8, CS19, CS20 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

4. Notwithstanding any details or any description of materials shown on the approved drawings forming part of the submission, prior to their incorporation into the development hereby permitted, precise scheme details, finishes and sample(s), where applicable, shall be submitted to and approved in writing by the Local Planning Authority relating to:
 - a) Facing materials to be used on for the gate pillars
 - b) Access gates (including details of their design, materials and finish)

The development shall be carried out only in accordance with the approved details.

Reason: To ensure that the site is satisfactorily landscaped in the interests of visual amenity and preserving the character and appearance of the Tarbock Green Conservation Area; the nature of the proposed development and to comply with the National Planning Policy Framework (2023), Policies CS2, CS5, CS8, CS19, CS20 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

5. Within 3 months of the date of the completion of the development hereby approved, precise scheme details of the associated footway crossing modifications shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the area between the highway and the gateway shall be hard surfaced to avoid tracking of any loose material onto the highway, and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety, visual amenity, preserving the character and appearance of the Tarbock Green Conservation Area and to comply with the National Planning Policy Framework, Policies CS2, CS19 and Policy CS7 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

6. The following reasonable avoidance measures should be in place throughout the development:
 - A pre-commencement check for hedgehog mammals.
 - All trenches and excavations should have a means of escape (e.g., a ramp.)
 - Any exposed open pipe systems should be capped to prevent mammals gaining access.
 - Appropriate storage of materials to ensure that mammals do not use them.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to minimise/mitigate the potential impacts upon protected species resultant from the development and to comply with the National Planning Policy Framework (2023) and Policies CS2, CS8 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/10/2023	211	REV. A	PROPOSED SITE PLAN
16/10/2023	212	REV. A	PROPOSED SITE ENTRANCE

Signed Case Officer¹:

M Wishart

Signed Authorising Officer²:

K Foster

Date:

10 November 2023

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

- 2 It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

- 3 Breeding birds are protected under the general provision of Section 1 of the Wildlife and Countryside Act 1981 as amended. Whilst the nest is being built or is in use, the eggs, young and nest are protected against intentional and reckless taking, damage and destruction. No tree, scrub or hedgerow felling, management and/or cutting operations should take place during the period 1 March to 31 August inclusive to protect breeding birds.

Contd.....

Appendix 1 – Site Photographs





Google View Image Capture November 2022



Google Image Capture November 2022



Google Image Capture April 2021



Google Image Capture May 2012