

Demolition of existing reconstituted stone dormer bungalow and replacement with new build dwelling and associated works at Gardners Cottage Back Lane Upper Oddington Moreton-In-Marsh Gloucestershire GL56 0XL

Full Application 23/02283/FUL	
Applicant:	Talbot Square 2 Ltd
Agent:	The DMD Group
Case Officer:	Harrison Bowley
Ward Member(s):	Councillor David Cunningham
Committee Date:	8th November 2023
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Principle of Development
- (b) Impact on the Cotswolds Area of Outstanding Natural Beauty
- (c) Design and Impact on the setting of Oddington Conservation Area
- (d) Impact on Residential Amenity
- (e) Highways Safety
- (f) Biodiversity and Geodiversity

2. Reasons for Referral:

2.1 Seven letters of objection have been received, as well as a letter of objection from the Parish Council.

3. Site Description:

3.1 The application site contains Gardeners Cottage, also known as 'The Cottage', a mid 20th-century detached bungalow located along Back Lane within Upper Oddington. Oddington constitutes a Non-Principal Settlement as designated in the Cotswold District Local Plan 2011-2031. The property is set back from the highway with off road parking to the front and garden space to the rear. The wider area contains a mix of historic and modern dwellings, often set directly adjacent to the highway.

3.2 The site lies within the Oddington Conservation Area and within the vicinity of a number of listed buildings, including 'Cottage Attached to Top Cottage' to the north, which is Grade II listed.

3.3 The site is also located within the Cotswolds Area of Outstanding Natural Beauty.

4. Relevant Planning History:

N/A

5. Planning Policies:

- TNPPF The National Planning Policy Framework
- DS1 Development Strategy
- DS3 Small-scale Res Dev non-Principal Settle
- EN1 Built, Natural & Historic Environment
- EN2 Design of Built & Natural Environment
- EN4 The Wider Natural & Historic Landscape
- EN5 Cotswolds AONB
- EN8 Bio & Geo: Features Habitats & Species
- EN9 Bio & Geo: Designated Sites
- EN10 HE: Designated Heritage Assets
- EN11 HE: DHA - Conservation Areas
- EN15 Pollution & Contaminated Land
- INF3 Sustainable Transport
- INF4 Highway Safety

6. Observations of Consultees:

- 6.1 CDC Conservation officer - No objection.
- 6.2 CDC Drainage Officer - No objection subject to conditions.
- 6.3 CDC Tree Officer - No objection subject to conditions.

7. View of Town/Parish Council:

- 7.1 Comments submitted 15/09/2023:

"The Parish Council objects to this application. The site is located within Oddington Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. The proposed development, by virtue of its modern design is not in keeping its surroundings and is detrimental to the character and appearance of the conservation area. As such it is contrary to Local Plan Policies EN2, EN10 and EN11 and guidance contained in Sections 12 and 16 of the National Planning Policy Framework"

- 7.2 Comments received 29/09/2023:

"The changes are minor and do not respond to the concerns already raised by the Parish Council. The Council therefore continues to object to the application on the grounds that it is detrimental to the conservation area."

8. Other Representations:

- 8.1 Seven letters of objection have been received raising concerns of:
 - i. Increase in scale and volume;

- ii. Misleading plans;
- iii. Poor and inconsistent design;
- iv. Out of keeping in design and materials with wider area;
- v. Use of green roof;
- vi. Removal of healthy maple tree;

9. Applicant's Supporting Information:

Proposed and existing plans; 3D perspective plans; Design and Access Statement; Drainage Strategy; Arboricultural Survey and Impact Assessment.

10. Officer's Assessment:

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

10.2 The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.

10.3 The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

Background and Proposed Development

10.4 The application proposes the replacement of an existing detached bungalow with a replacement dwelling of a contemporary design approach. The building would comprise two ranges, a two storey gable, flanked by a single storey flat roof. The building would span a width of 13.4m, and a depth of 11.9m. The two-storey gable element would have a ridge height of 7.45m, with eaves of 3.2m set above the single storey element. The gable would span a width of 5.9m, and would be adjoined by a 2.6m tall glazed link, connecting to a 2.9m tall single storey range. The dwelling would be finished in a mix of Cotswold stone, Flemish antique brickwork, Natural blue slate and a green roof.

(a) Principle of Development

10.5 Upper Oddington has been identified as a Non-Principal Settlement within former planning applications within the village, notably through an appeal in 2019. The village contains some limited services including two public houses, a playground and a village hall. The site also lies within reasonable proximity to the nearby Principal Settlement of Stow-on-the-Wold, with access via the A436. The village therefore contains a range of services that would create a 'sense of community' and has reasonable access to services within neighbouring principal settlements. Oddington is therefore considered to constitute a non-principle settlement.

10.6 In light of this, residential development on the site is covered by the following Local Plan policy:

Policy DS3 Small Scale Residential Development in Non-Principal Settlements

1. In Non-Principal Settlements, small-scale residential development will be permitted provided it:

- (a) demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally.*
- (b) is of a proportionate scale and maintains and enhances sustainable patterns of development;*
- (c) complements the form and character of the settlement;*
- (d) does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period*

10.7 The erection of a replacement dwelling would not result in any net increase in residential units and as such, would be considered to be small scale. The proposal to replace the existing modestly sized bungalow with a two storey, three bedroomed dwelling would not result in an increase in residential units. The proposal would provide a dwelling suitable for a family, which has the potential to enhance the vitality of the village and support facilities in the wider local area including neighbouring settlements. The development is there considered proportionate in scale to the site and would support the objectives of Local Plan Policy DS3.

10.8 The principle of the proposed development is therefore considered to be acceptable.

(b) Design and Oddington Conservation Area and the Setting of a Listed Building

10.9 The site lies within the Oddington Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

10.10 The application site is also located within 20m of 'Cottage Attached To Top Cottage' a Grade II listed building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.

10.11 Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

10.12 Local Plan Policy EN10 'Historic Environment: Designated Heritage Assets' states that in considering proposals that affect a designated heritage asset or its setting, great weight should be given to the asset's conservation. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted. Proposals that lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless clear and convincing justification of public benefit can be demonstrated to outweigh that harm.

10.13 Local Plan Policy EN11 states that development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features. Development in conservation areas will not result in loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the conservation area.

10.14 Section 12 of the NPPF requires good design, providing sustainable development and creating better place to live and work in. Paragraph 130 states decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which are sympathetic to local character and history maintaining a strong sense of place.

10.15 Section 14 of the NPPF addresses climate change. Paragraph 153 of the NPPF states that, 'in determining planning applications, local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. Development should also take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'

10.16 Section 16 of the NPPF (2018) seeks to conserve and enhance the historic environment and is consistent with Policies EN10 and EN11.

10.17 The existing dwelling is of a modern construction and is not of any historic interest. The existing building is considered to be a negative feature within the street scene and conservation area, mitigated only by its modest size, visual recessiveness, and reference to the vernacular. Consequently, the principle of the demolition of the building is reasonable.

10.18 The application proposes a building of a contemporary design. To the front, the building would read as a two-storey gable, flanked by a flat roofed, single storey wing. The rear elevation introduces a lower ground floor, resulting in a three storey gable, beside a two storey flat roof. The proposed building therefore forms two main elements; a gabled, stone-clad range to the west, and a green-roofed, brick-clad range to the east. The building would in part rise higher than the existing bungalow, but would be between the heights of the flanking Inglenook and Sedgely Cottages.

10.19 The contemporary design approach is generally considered acceptable, making subtle references to the vernacular, through the gable treatment and use of traditional materials. The use of a green roof and landscape planting would soften the overall appearance of the building. The stone range would be at a right-angle to the road, however, as it would be set further back than the adjacent parallel buildings. The range is intended to be a contemporary interpretation of the vernacular; the gables are vertically split, and the front gable is simply fenestrated, echoing more an outbuilding than a dwelling, with detailing in the stone to add texture. The use of natural blue slate is considered appropriate, with this further reflecting the traditional appearance of the area and allowing for the discrete incorporation of photovoltaics in the side elevation.

10.20 The brick range will flank the gable to the north-east, maintaining a low level in order to retain a sense of the important gap. The design would incorporate a green roof, designed to have greenery overhang the eaves to front and rear, and would soften this part of the building, blurring the distinction between built form & landscaping. The proposed material palette would continue to make reference to local precedent.

10.21 The rear elevation, which would not be readily visible from the public realm, is heavily-glazed at lower ground floor level, but with less fenestration above. Nonetheless, the overall hierarchy of forms and materials of the front elevation are here repeated.

10.22 Overall, it is considered that the proposed development presents a contemporary response to the constraints of this site, replacing an existing building that it a detracting, negative feature. The design is considered to preserve the character of the conservation area, and the significance of the listed building. The development would therefore be in accordance with Local Plan Policies EN1, EN2, EN10 and EN11 and Sections 12 and 16 of the NPPF.

(c) Impact on the Cotswolds Area of Outstanding Natural Beauty

10.23 The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

10.24 Local Plan Policy EN5 relates specifically to the Cotswolds AONB, and states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

10.25 Section 15 of the NPPF seeks to conserve and enhance the natural environment. More specifically Paragraph 176 states Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (amongst other sensitive areas), which have the highest status of protection in relation to these issues.

10.26 The application site lies within the built centre of Upper Oddington and is therefore within a built up, all be it rural, setting. The proposed replacement dwelling would not result in any encroachment of urban built form into the open countryside. External lighting would be proportionate to the residential use of the building, and would not therefore result in excessive light spill, beyond that of the existing site context.

10.27 Overall, it is considered that the proposed development would not result in a detrimental impact on the special qualities of the AONB, in accordance with Local Plan Policies EN4, EN5 and Section 15 of the NPPF.

(d) Impact on Residential Amenity

10.28 Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

10.29 Local Plan Policy EN15 stated that development will be permitted where there will be no unacceptable risk to public health or safety, the natural environment or the amenity of existing land uses. This includes impacts from pollution, noise and light as well as other disturbances such as spillage and smell.

10.30 The proposed dwelling lies at least 11m from the exterior of any adjoining neighbour. Owing to the level of separation, the development would not result in any loss of light to the neighbouring properties. The dwelling would abut neighbouring garages to the south, and the parking area and 'courtyard' of another neighbour to the south. A gap would therefore be retained between the neighbouring dwellings and proposed building, and the primary garden spaces. It is therefore considered that there would be no overbearing impact, or overshadowing of neighbouring dwellings.

10.31 The proposal would contain two upper floor windows to the rear, however, would overlook the host dwellings garden and the rear courtyard of the neighbour to the east. There would be substantial screening along the eastern boundary and would not therefore result in any overlooking. There are no upper floor window openings on either side elevation, and as such the development would not result in any facing windows.

10.32 Overall, it is therefore considered that the proposed development would preserve the amenity of neighbouring properties, and is therefore acceptable in this regard.

(e) Biodiversity and Geodiversity

10.33 Local Plan Policy EN8 outlines that development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible. Furthermore, it outlines that proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.

10.34 Section 15 of the NPPF also outlines that development should conserve and where possible enhance biodiversity and geodiversity and should not result in the loss or deterioration of irreplaceable habitats and resources.

10.35 The application site comprises a previously developed site, with a relatively modern dwelling existing within the plot. Subsequently, the site is unlikely to be of high biodiversity value and the development is unlikely to result in any detrimental impacts upon ecology. The site offers opportunities for biodiversity enhancements, and in accordance with Policy EN8, this will be secured through condition.

10.36 An Arboricultural Survey, Impact Assessment and Protection Plan confirming that no trees shall be removed as a result of the development. The Council's Tree Officer has advised that they are "*satisfied that no important, veteran or ancient trees will be lost as a result of the proposal. The tree protection outlined is adequate and should be conditioned.*" As such, a condition would be included with any recommendation of permission securing the tree protection measured.

10.37 Overall, it is considered that the proposed development would be in accordance with Local Plan Policies EN8 and EN9.

Other Matters

10.38 The proposed development is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).

11. Conclusion:

11.1 The proposal is considered to comply with Local Plan Policies and as such is recommended for permission.

12. Proposed conditions:

1. The development shall be started within 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be implemented in strict accordance with the following approved plans: Proposed Site Plan (Drawing No. A1-17-04 REV 00); Proposed Basement Floor Plan (Drawing No. A1-17-05 REV 01); Proposed Ground Floor Plan (Drawing No. A1-17-06 REV 01); Proposed Top Floor Plan (Drawing No. A1-17-07 REV 02); Proposed Roof Plan (Drawing No. A1-17-08 REV 02); Existing and Proposed Front Streetscene (Drawing No. A1-17-09 REV 01); Proposed Front Elevation (Drawing No. A1-17-10 REV 00); Existing and Proposed Rear Elevations (Drawing No. A1-17-11 REV 00); Proposed Rear Elevation (Drawing No. A1-17-12 REV 01); Proposed East Elevation (Drawing No. A1-17-13 REV 01); Proposed

West Elevation (Drawing No. A1-17-14 REV 00); Proposed Section AA (Drawing No. A1-17-15 REV 00); Proposed Roof Details (Drawing No. A1-17-16 REV 00).

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies EN2 and EN11, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies EN2 and EN11, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

5. No external woodwork shall be installed in the development hereby approved, until a sample of the external woodwork finished in the proposed colour has first been submitted to and approved in writing by the Local Planning Authority. The external woodwork shall be finished fully in accordance with the approved details within one month of its installation and shall be retained as such thereafter unless a similar alternative is first agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2 and EN11. The colour of the finish of the external woodwork will have a material effect on the appearance of the proposed development.

6. The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2 and EN11.

7. No external doors or windows, proposed solar panels shall be installed/inserted/constructed in the development hereby approved, until their design and details, including final colour/finish, have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2 and EN11.

8. The external brick walls of the development hereby permitted shall be constructed in Flemish bond with slightly burnt headers.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2 and EN11.

9. Notwithstanding the approved drawings, prior to the erection of an external wall of the development hereby approved, details of the green roof, including details of the eaves (designed for vegetation to overhang on north, south, and east elevation), shall be first submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2 and EN11.

10. Prior to the first use/occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development. The scheme should be implemented and maintained in accordance with the approved details.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

11. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

12. Prior to the first use/occupation of the development hereby approved, at least 2 No. bat boxes and 2 No. bird boxes shall be installed within the application site and they shall be retained as such thereafter.

Reason: To ensure that bird and bat species are protected and their habitat enhanced. (Nesting birds are protected under the Wildlife and Countryside Act 1981 as amended. All species of bats are protected under the Wildlife and Countryside Act 1981 as amended and the Conservation of Habitats and Species Regulations 2010).

13. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved details specified in MHP Arboricultural Impact Statement and Tree Protection Plan Drawing number 22309.502 before any development including demolition, site clearance, materials delivery or erection of site buildings, starts on the site. The approved tree protection measures shall remain in place until the completion of development or unless otherwise agreed in writing with the local planning authority. Excavations of any kind, alterations in soil levels, storage of any materials, soil, equipment, fuel, machinery or plant, site compounds, latrines, vehicle parking and delivery areas, fires and any other activities liable to be harmful to trees and hedgerows are prohibited within any area fenced, unless agreed in writing with the local planning authority.

Reason: To ensure adequate protection measures for existing trees/hedgerows to be retained, in the interests of visual amenity and the character and appearance of the area and in accordance with CDC Local Plan Policy EN7.

14. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper provision for surface water drainage and to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

15. Notwithstanding the provisions of Schedule 2 Part 1 Class A, Class C and Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions shall be erected or constructed within the application site or new windows, doors or other openings inserted in the application building other than those permitted by this Decision Notice.

Reason: To preserve the character and appearance of the dwelling hereby approved, in accordance with Cotswold District Local Plan Policies EN2, EN4 and EN6.

16. Prior to the erection of any external walls of the development hereby permitted, details of the energy efficiency measures to be introduced into the dwelling shall be submitted to, and approved in writing by the Local Planning Authority. The energy efficiency measures shall, at a minimum, accord with the recommendations set out in Section 3 'Sustainable Design Features' of the document titled Design Statement dated July 2023. The approved measures shall be installed in the dwelling fully in accordance with the approved details prior to the occupation of the development.

Reason: In order to ensure the creation of an energy efficient development that addresses the impact of climate change.

Informatives:

1. Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.

2. If a protected species (such as any bat, great crested newt, dormouse, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures that have already been drawn up by your ecological advisor and approved by the Local Planning Authority then these should be implemented. Otherwise a suitably experienced ecologist should be contacted and the situation assessed before works can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.