

Planning Statement – Town Place Farm

Condition 6.

Please see the proposed landscape scheme attached with position of bat and swift boxes in line with the discharge of **Condition 10**. As the works commenced in December 2025, the installation of 2 x bat boxes are located on each gable end of the building (1 each end) and 2 x Swift boxes (1 x each end) were installed to comply with this condition.

Prior to the start of the development the external parts comprised of an apron of concrete leading out to a grassy bank before the hard surface track / entrance to the site. To date this concrete apron remains in place along with the grass bank. The Proposal is to remove the concrete apron and replace it with a grassed area to form a garden space. Save to the area in front of the bi-folding doors which will be paved. There will also be a paved path at the base of the external wall to allow access to both ends of the barn conversion. The proposed materials for the paved areas will be a type of Indian Stone (see the link below).

Paved area material: <https://www.marble-mosaics.com/sample-calibrated-mint-fossil-riven-indian-sandstone-paving-patio-slab-1093-p.asp>

In keeping with the ecological report, I will be planting a mixed species native hedge along the front bank to divide the front drive with the grassed garden areas. this will comprise of species such as hawthorn, blackthorn, beech and hazel (see the attached landscape plan).

The car and bike parking, along with the bin areas will all remain as per the existing concrete areas and plans.

Condition 3:

In line with this condition and accompanying this application are a range of images and links to products,

- 1) External cladding and rainwater goods (gutters and downpipes). Cladding: <https://www.mstc.co.uk/uc3-2-coats-black-paint-rebated-weatherboard-175mm-2-ex-32mm-23mm-taper-to-6mm-155mm-cover-70-pefc-certified-black175f-edgeuc3>
- 2) Rainwater Goods: <https://www.southernsheeting.co.uk/3-0m-long-125mm-dia-steel-half-round-gutter-painted-ra1gu125.html>