Mollington Parish Council have made the following comments regarding the following Planning Application:

**20/04324/FUL, Warren Farm Townfield Lane Mollington Chester Cheshire CH1 6LB**

Farm redevelopment including conversion of buildings to 6 dwellings, demolition of several existing buildings and the erection of new agricultural building.

With reference to **the National Planning Policy Framework** & **CW&C Local Plan (Part One) Strategic Policy STRAT 9 - Green Belt and countryside,**Mollington Parish Council are concerned that the proposed development will be detrimental to the openness of this area of Greenbelt within our community.

The existing farm buildings are closely clustered together, resulting in a reduced visual impact of the farm within the local context. The Parish Council are concerned that the scale & siting of the proposed new agricultural sheds, in what is now an open expanse of field away from the newly created dwellings is such that it will have a detrimental effect on & loss of openness of this area of Greenbelt within our community.

As such we would like to see the scale of the proposed sheds reduced & conditions attached to any approval to ensure that appropriate facing materials are used in the construction sympathetic to the surrounding context.

**In accordance with CW&C Local Plan (Part One) Strategic Policy ENV 6 - High quality design & sustainable construction**, Mollington Parish Council believe that the proposed development should comply with paragraph 8.58 of the above policy - *“sustainable design and construction techniques, adaptive reuse, and energy efficiency measures, in both new and existing development, should be used”* & in line with this adopted policy we wish to see due consideration & appropriate use of alternative sustainable technologies within the proposed development such as solar thermal, solar electric, ground & air source heat pumps etc.

**In accordance with CW&C Parking Standards - Supplementary Planning Document 2017**, Mollington Parish Council believe that the proposed development should comply with the minimum cycle parking/storage standards of 2 covered & secure spaces per dwelling/house.

**In accordance with CW&C Local Plan (Part One) Strategic Policy STRAT 10 - Transport and accessibility,**Mollington Parish Council believe that the proposed development should incorporate charging points for electric vehicles