

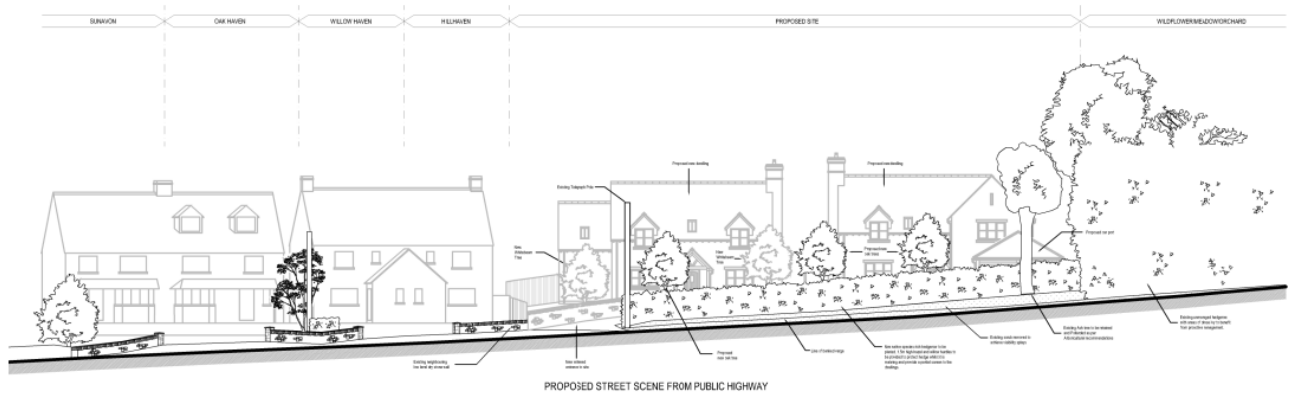


APEX
ARCHITECTURE

PLANNING STATEMENT

FOR

2 no. dwellings, with associated works at
Land East of Hillhaven
Little Rissington
Gloucestershire
GL54 2ND



Planning Statement:

Proposed Dwellings at Land East of Hillhaven, Little Rissington

1. Introduction

1.1 This planning statement has been prepared by Apex Architecture Limited and is intended to support the current Planning Application for 2 new dwellings with associated works at land east of Hill Haven, Little Rissington.

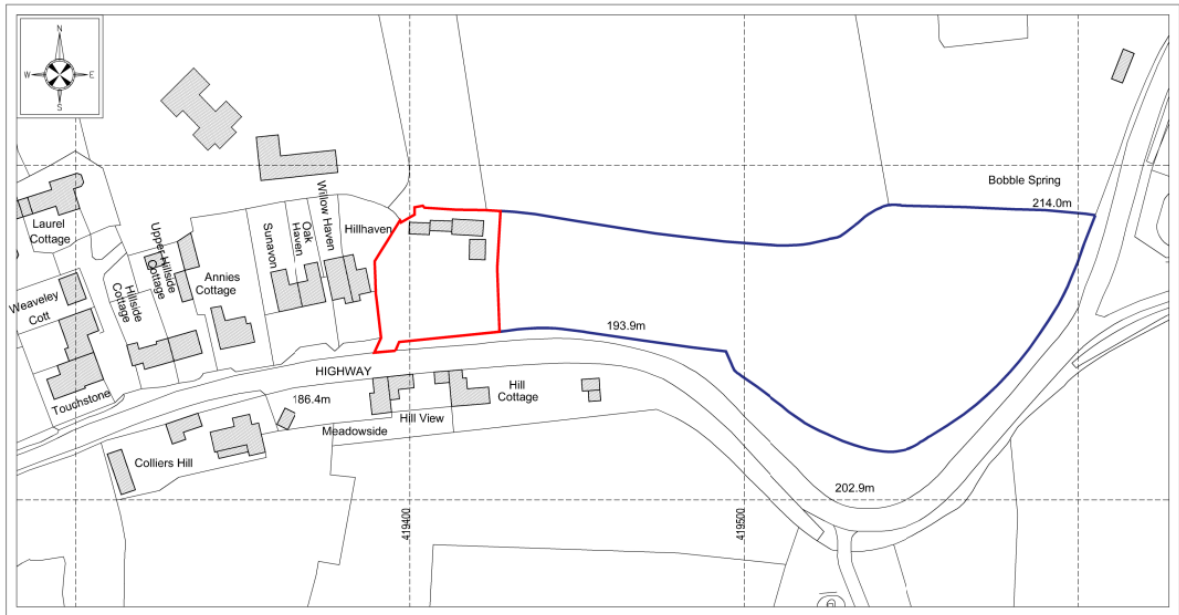
The existing site is shown below:



Google extract: Land East of Hillhaven

Planning Statement:

Proposed Dwellings at Land East of Hillhaven, Little Rissington



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The Location Pan



Existing Site Plan

Proposed Dwellings at Land East of Hillhaven, Little Rissington

- 1.2 The site currently benefits from outline outline planning consent for 2 no. dwellings under application reference. 21/00385/OUT, which was granted on 30th March 2021.
- 1.3 The outline consent required a further reserved matters application to be submitted to approve appearance, layout, landscaping and scale, together with a number of conditions to be formally discharged and a number of conditions to be adhered to as described below.
- 1.4 Condition no. 3 requested a reserved matters application to be submitted to approve appearance, layout, landscaping and scale.
- 1.5 Condition no. 4 was a statement confirming that the decision relates to the land outlined in red on drawing 20.009-03-001 and the access details shown on drawing CTP 19-574 SK01 E.
- 1.6 The outline application had approved the access from the highway and visibility splays as per conditions 5 & 6.
- 1.7 Ecology matters relating to great crested newts, dormouse and hedgerows were agreed as per conditions 7, 8 & 9 together with a further non material amendment as per application no. 21/02023/NONMAT relating to great crested newts.
- 1.8 A 10 year biodiversity management plan was also conditioned as per condition no. 10 prior to first occupation.
- 1.9 Proposed tree works were also agreed as per conditions 11 & 12.
- 1.10 A pre commencement drainage condition was also placed on the outline consent as per condition no. 13.

Following on from the outline consent granted, further tree surveys were commissioned which has identified a number of changes to the previous reports and recommendations owing to progressive ash die back. An updated Newt report has also been commissioned to reflect the proposed site layout. As a result of this, a variation of condition application (to cover conditions 7, 8, 11 & 12) would be required, resulting in an updated outline consent being issued, together with a separate reserved matters application to cover condition no. 3 and a discharge of condition application to cover the drainage pre commencement condition no. 13 to enable the development to commence on site.

In discussions with Cotswold district council planning department, it was concluded that to avoid multiple applications for the site and the potential confusion this can create, a full planning application could be submitted to cover all of the changes proposed together with addressing most of the outstanding conditions identified in the outline consent.

As a result, the full planning application seeks to address the following in relation and context to the outline consent:

- Appearance, layout, landscaping and scale (condition no. 3)
- Access to site and visibility splays have been retained in line with the already agreed condition no's 4&5 as per the previous outline consent.
- Proposed site plan addresses condition no. 6
- Updated newt report provided as an update to address condition no's 7 & 8.
- Proposed site plan is in accordance with condition no. 9.
- Condition no. 10 will be addressed prior to occupation of site. We assume this condition will be brought forward onto any full planning consent granted.
- Updated tree report and proposed tree protection provided as an update to address conditions 11 & 12.

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- Full surface water drainage scheme provided to address condition no. 13.

Cotswold District council planning department confirmed that as there are no proposed changes to the access of the site this having been agreed previously under the outline consent, this matter will not be considered further as part of the full planning application. As the proposed layout put forward is in accordance with the recommendations for dormouse and hedgerow requirements, we assume the same will apply to this also.