

Doc Reference: 0007

Rev 01

PLANNING, DESIGN & ACCESS STATEMENT

Cotswold View Farm
Tresham
Wotton – Under - Edge
GL12 7RW

This statement should be read in conjunction with the following supporting information:

- Application Form and Ownership Certificate
- Agricultural Justification Report by The Farm Consultancy Group
- Application drawings

035-KHC-DWG-AR-0001-01 Existing Location Plan
035-KHC-DWG-AR-0006-00 Proposed Location Plan
035-KHC-DWG-AR-0005-01 Existing Site Plan
035-KHC-DWG-AR-0003-01 Proposed Site Plan
035-KHC-DWG-AR-0002-01 Proposed Access Plan
035-KHC-DWG-AR-0004-02 Proposed Plans & Elevations

01 Introduction

This planning, design and access statement has been prepared on behalf of Scott Kingston to explain and justify the granting of planning permission at Cotswold View Farm, Tresham

The statement describes the nature of the proposal, outlines the planning context, and addresses the details relevant to the consideration of this application.

The application seeks permission for the creation of a temporary residential unit to be used as rural worker housing in relation to farming activities at Cotswold View Farm.

02 Planning Policy

National Planning Policy Framework

2. Achieving sustainable development

5. Delivering a sufficient supply of homes

Stroud District Local Plan - November 2015

CP1 - Presumption in favour of sustainable development.

CP2 - Strategic growth and development locations

CP3 - Settlement Hierarchy.

CP14 - High quality sustainable development.

CP15 - A quality living and working countryside.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character

The application site forms part of Tresham Farm, an existing operational farm, dated to 1947. As of 2024, business operations and the land to which they relate are to be divided with intent to continue farming operations. The applicant is to retain 250 of some 500 acres, within which is Cotswold View Farm, the barns and yard of which will support the accommodation of 300 beef cattle, reared from calves.

The site is within the Wotton-Under Edge ward. Wotton Under Edge is identified within Policy CP3 of the Local Plan as a Second Tier 'Local Service Centre'.

"These market towns, large villages and planned urban extension have the ability to support sustainable patterns of living in the district because of their current levels of facilities, services and employment opportunities. They have the potential to provide for modest levels of jobs and homes to help sustain and, where necessary, enhance their services and facilities, promoting better levels of self-containment and viable, sustainable communities".

Located outside of the identified settlement development limits of Wotton Under Edge, the site is therefore, in terms of local policy, considered to form part of the open countryside where development is to be assessed against LP Policy CP15.

Policy CP15 of the Local Plan seeks to protect the separate identity of settlements and the quality of the countryside with development limits restricted to specific circumstances, including development essential to the maintenance or enhancement of sustainable farming within the district.

The proposal seeks the creation of a temporary residence for a period of 3 years, which is to be occupied by the applicant, in order to support the continuation of operations related to Cotswold View Farm. Further details of the proposed operational functions, as well as the financial justifications are set out in document 'Agricultural Justification to Support a Planning Application for a Farm Workers Dwelling', prepared by The Farm Consultancy Group. Provision of a temporary 3-year consent allows the applicant to establish industry viability in anticipation of a subsequent application for a permanent dwelling on the site.

Where development accords with Policy CP15, it will only be permitted in the countryside if:

It does not have an adverse impact on heritage assets and their setting.

The application site does not fall within any conservation area and is not within the curtilage of any listed buildings or heritage assets.

It does not lead to excessive encroachment or expansion of development away from the original buildings.

The rural site is situated within the Cotswolds Area of Outstanding Natural Beauty. The site and surrounding land are not considered to be in a visually prominent area, distanced from the main residential setting of Tresham. The proposed dwelling is set in close proximity to and will continue to make use of existing buildings as highlighted in Appendices 1 & 2 of the Agricultural Justification and shown in the application drawings. The siting of the dwelling considers the open nature of the site and wider area, seeking to minimise the expansion of structures to conserve and enhance the natural and scenic beauty of the landscape.

The proposed placement of the dwelling is set in close proximity to and will make use of existing buildings as highlighted in Appendix 1 and 2 of the Agricultural Justification documents and the associated application drawings. The building itself would remain part of a vastly rural setting which would not impose itself on any surrounding residential settlements.

Paragraphs 78-80 of the National Planning Policy Framework requires planning policies and decisions should be responsive to local circumstances. Development of 'isolated homes in the countryside' is considered appropriate where there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside. As detailed in the Agricultural Justification document, the proposed dwelling is required in order to properly apply Farm Assurance Codes of Practice and uphold the values of the national Strategy for Food and Farming and The Code of Recommendation for the Welfare of Livestock. In addition to this, supporting the longevity and viability of a longstanding industry of importance to the local area.

03 Design & Appearance

Delivery Policy ES7 of the Local Plan seeks to ensure that development within the Cotswolds AONB conserves and enhances the natural and scenic beauty of the landscape. Development should give regard to scale and materials being sympathetic to and complementing landscape character.

The proposed temporary 2-bedroom dwelling consists of a single storey pitched structure measuring 14m x 6m. The structure is to be produced by Keops Interlock, a company specialising in the manufacture and design of Northern Scandinavian pine log cabins. Keops promote sustainable replanting with logging taking place in well managed forests which hold PEFC certification (Pan European Forestry Commission) which is a prerequisite for FSC (Forestry Stewardship Certification).

Proposed external materials include a Northern Scandinavian pine finish, double glazed aluminium framed bi-folding doors, double glazed laminated wooden frame windows, double glazed Velux rooflights and bitumous felt roof shingles. This proposal seeks to create a modestly sized temporary dwelling which is to be constructed using high quality, sustainable materials which would not harm or detract from the AONB.

04 Access

Access to the new dwelling makes use of an existing access route to the Field and ultimately the barns and will incorporate a new section of stone track to allow appropriate access and parking provision to the dwelling and the barns. The access route would not interrupt or interfere with routes which would impact the flow of traffic to the surrounding area. The use of the site remains unchanged therefore, would not result in any increase to vehicle movements greater than that of the existing.

05 Utilities

The barns nearby have their own existing mains water supply which is also supplemented by local springs on the farm and this dwelling will make use of this service. Electricity will also be provided from the existing supplies though a 100KV Generator will be positioned at the property in case of emergencies. Electricity will provide the heating and hot water for the property and foul drainage will be placed into a new temporary septic tank. Surface water run off at present goes into soakaways for the barn and this will be the same strategy for the dwelling.

06 Conclusion

The application proposal has been carefully considered to ensure that the applicant is able to run this new farm venture and make it as successful as possible whilst principally, minimising the impact on the landscape. It is hoped that planning permission can be granted expediently.