

Planning Statement

Land off Jubilee Lane, Bream, Lydney, GL15 6RE
Easting 360978, Northing 205752

Proposal: Full application for Self Build - single dwelling

Client: Mr B. Jones



Site Information

Consultant	Visionary Planning UK
Client	Mr B.Jones
Site Address	Land off Jubilee Lane, Bream, Lydney, GL15 6RE
LA	Forest of Dean Council
Description of Development	Erection of self build single dwelling
Pathway	Full application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	None known
Tree Preservation Order	None known
Heritage Assets	None
Noise Abatement Areas	None known
Explosive Hazard Areas	Unknown
Area of Outstanding Natural Beauty	No Locally Distinctive Area – Eastern Area, Bream
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No

Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy

Core Strategy

CSP.1 – Design and environment protection
 CSP.2 - Climate Change
 CSP.4 – Development at Settlements
 CSP.5 – Housing
 CSP.16 – Villages

Allocations Plan

AP.1 Sustainable Development
 AP.4 Design of Development
 AP.5 Historic Character & Local Distinctiveness
 AP.6 Locally Distinctive Areas
 AP.7 Biodiversity
 AP.8 Green Infrastructure

Self-build and Custom Housebuilding Guidance Note October 2018

National Planning Policy Framework 2019 (NPPF)

Section 2. Achieving sustainable development
 Section 5. Delivering a sufficient supply of homes
 Section 9. Promoting sustainable transport
 Section 11. Making effective use of land
 Section 12. Achieving well-designed places
 Section 14. Meeting the challenge of climate change, flooding
 and coastal change
 Section 15. Conserving and enhancing the natural environment

SPG/SPD's

Residential Design Guide
 The Forest of Dean Residential Design guide and its
 subsequent supplement – Alterations and Extensions,

Planning History

PO191/23/Full single storey dwelling Refused
 P1627/13/OUT – Outline application for the erection of a two
 storey dwelling – Application withdrawn January 2014
 The site has been subject to pre-application advice
 P0648/15/PREAPP and P1429/18/PREAPP

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P1429/18/PREAPP:

Nearby

July 2023

Report Date

Introduction

This application is a resubmission of the previously refused application P0191/123/FUL. However, it should be noted that this is an application for Self-Build and Custom Housebuilding. The previous application was refused on the following grounds:

01. Considering that the proposed dwelling will be visually prominent, the proposed modern design will not reflect the existing traditional character of the existing properties, and the development will lead to the erosion of the openness of the area, the proposal will adversely harm the character and appearance of the existing residential properties and the special character of the Locally Distinctive Area, contrary to the National Planning Policy Framework, Policies CSP.1 and

CSP.9 of the Core Strategy, Policies AP.4, AP.5 and AP.6 of the Allocations Plan, and the advice within the Council's Residential Design Guide.

It is considered that these reasons for refusal have now been satisfactorily addressed and this application is now policy compliant and an approval should be forthcoming.

Furthermore, it is important to note that at present the Council is unable to demonstrate a robust five year deliverable housing land supply, and whilst it is considered that a single dwelling would have limited weight, the proposed development will be sustainably located within a defined settlement boundary, and as such in principle the development would be acceptable.

Site and Surroundings

1.1 The application site measuring approximately 0.07ha forms an area of land located just within the defined settlement boundary of Bream, and is accessed via an unclassified highway, Jubilee Lane. To the north the site is bounded by existing residential properties, Jubilee Cottages, and Rose Cottage. To the south east the site on the opposite side of the highway, the site adjoins woodland.

1.2 The site is located in a Locally Distinctive Area – Eastern Area, Bream.

1.3 The following material considerations are relevant to the determination of this application:

The following material considerations are relevant in the determination of the application;

- Principle of Development
- Character and appearance
- Living Conditions
- Sustainability Matters
- Highway Matters
- Flood Risk Matter
- Coal Stability Matters

2.0 National Planning Policy Framework (In precis format where applicable).

2.1 Chapter 2 – Achieving sustainable development states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are 3 overarching objectives, which are independent and need to be pursued in mutually supportive ways, those being, economic, social and environmental.

2.2 Para 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

The presumption in favour of sustainable development

Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.3 The NPPF in Chapter 5 – **Delivering a sufficient supply of homes** goes on to say:

60. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

2.4 Chapter 11 **Making effective use of land** states:

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land(44).

(44) Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.

120. Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for

wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

2.5 Chapter 12 Para 130 of the NPPF **Achieving Well Designed Places** sets out the way planning policies and decisions should ensure that developments:

- a) 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;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.6 Paragraph 84 of the NPPF entitled Supporting a **Prosperous Rural Economy** states: Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;

85. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

2.7 Chapter 8 **Promoting healthy and safe communities** states:

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

2.9 Chapter 14. **Meeting the challenge of climate change, flooding and coastal change** states:

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154. New development should be planned for in ways that:

a) avoid increased vulnerability to the range of impacts arising from climate change.

When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design.

2.10 Chapter 15 paras. 174 – **Conserving and enhancing the natural environment** states: Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

Habitats and biodiversity

179. To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶¹; wildlife corridors and stepping

stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

2.11 Planning for climate change Paragraphs 152-153 of the NPPF state:

152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

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a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location,

orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

155. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. In line with the objectives and provisions of the Climate Change Act 2008.

157. In determining planning applications, local planning authorities should expect new development to minimise energy consumption.

It is considered that the proposal is compliant with NPPF Policies

3.0 Local Planning Policy (extracts from policy are shortened where appropriate).

Core Strategy

CSP.1 – Design and environment protection

CSP.2 - Climate Change

CSP.4 – Development at Settlements

CSP.5 – Housing

CSP.16 - Villages

Allocations Plan

AP.1 Sustainable Development

AP.4 Design of Development

AP.5 Historic Character & Local Distinctiveness

AP.6 Locally Distinctive Areas

AP.7 Biodiversity

AP.8 Green Infrastructure

3.1 CSP.1 – **Design and environment protection**

Design, environmental protection and enhancement (strategic objective: providing quality environments)

The design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. New development should demonstrate an efficient use of resources. It should respect wider natural corridors and other natural areas, providing green infrastructure where necessary.

In achieving the above, the following will be considered:

- The effect of the proposal on the landscape including AONBs and any mitigation/ enhancement that is necessary or desirable
- The impact on any protected sites (natural and historic sites and heritage assets and potential for avoiding and/ or mitigating any impacts, or providing enhancement, should the development be acceptable
- Whether the existing infrastructure is adequate- additional provision will be required where it is not.
- Whether the development is at risk from flooding, whether it can be permitted taking into account any risks, and the sequential approach and any mitigation that may be necessary to ensure the development is safe and flood risk is not increased elsewhere
- The impact of the development on any land contamination or risk to the development from ground instability including the mining legacy- Proposals

must undertake appropriate remediation measures and verification works where contamination and /or stability issues are identified

- The potential for the development to cause pollution and any mitigation measures to avoid pollution or make environmental improvements where existing problems occur
- The provision of water supply and the development's impact on groundwater, watercourses and any protected abstractions

Development that is not able to be satisfactorily accommodated in respect of the above will not be permitted.

3.1.1 The proposal achieves the requirements of Policy CSP1. The LVA indicates that there is minimal effect on the landscape. The existing infrastructure is adequate and there were no objections from highways who previously, in response to consultation on P0191/23/FUL stated:

From on-site observations the Highway Authority have acknowledged that vehicles using Jubilee Lane travel slowly. The observations suggest that the combination of light traffic flows, low traffic speeds, and wide verges on which to take refuge, mean that pedestrians have little difficulty navigating. The Highway Authority have considered the emerging visibility from the proposed access onto Jubilee Lane as acceptable. The on-site observations showed that the level of visibility as illustrated on drawing No. 2128DWG01 are more than adequate for the conditions. The Highway Authority have also assessed that the provision of 1 dwelling will generate on average 5 two way daily residential vehicle movements, and as such do not consider that there will be a severe impact on to the highway network.

3.1.2 There is no increased flood risk. Again, the Flood Risk Team were previously consulted on P0191/23/FUL and stated:

The Flood Risk Team have required that a full surface water drainage scheme is provided either prior to determination or as a pre-commencement condition. The agent has confirmed to be happy for the information to be dealt with as a condition. Severn Trent Water have also been consulted and have raised no objection subject to a drainage plan being submitted for the disposal of foul and surface water flows.

3.1.3 The Coal Authority were also consulted on the previous submission P0191/123/FUL and stated:

The Coal Authority conclude to have no objection to the proposed development subject to conditions requiring the submission of a scheme of intrusive investigations and a signed statement of declaration prepared by a suitably competent person confirming that the site is safe and stable for the proposed development. If the proposal were considered to be acceptable, this is a matter that could be dealt with via a condition and with this in place, the proposal would accord with policy CSP.1 of the Core Strategy and the advice in the NPPF.

3.1.4 There is a mains foul sewer located in the High Street road to the west of the site and the proposal will connect into this. Surface water disposal will be designed as per FODDC guidance document for single dwelling developments. It will likely take the form of controlled attenuation with an outfall to the adjacent watercourse. Flow exceedance routes are included on the drawings and a water butt will be installed as part of the development.

3.1.5 It is considered that the proposal will make a positive contribution to an area by way of its design which is now in keeping with the local vernacular and makes a positive contribution to the locality.

3.2 Policy CSP2 Climate Change

Proposals for development will be required to demonstrate that their design and layout will reduce the impacts of climatic change as identified in national, regional and local predictions over the lifetime of the development concerned. The following should be addressed in an integrated way, demonstrating that one element benefits another:

1 Water management

1. Improving water efficiency- proposals should demonstrate high levels of water efficiency. Rain water harvesting and grey water recycling systems should be incorporated unless it can be demonstrated that it is not appropriate in a specific location
2. Managing surface run off- Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply should be incorporated into all development unless it can be demonstrated that this is not appropriate in a specific location
3. Flood risk- ensuring that risks (including changing risks due to climate change) are taken account of in new development, including improving resistance, resilience and safety of the areas concerned.

2 Heating and cooling

Proposals will be required to demonstrate how the development comprehensively utilises passive solar gain and provides cooling for buildings, gardens and communal areas at the appropriate times of the year.

The proposal incorporates solar panels.

3 Biodiversity

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1. Developments must support green infrastructure corridors that link to existing habitat features and networks. They must show that the integrity of any affected nature conservation sites is not compromised by the development proposed. Proposals that prevent or restrict network connections will not be supported.
2. Developments will be required to make long lasting biodiversity enhancements which could include the creation of new habitats where these would be appropriate. They should support existing features (trees, ponds, hedgerows etc), provide and manage public open space and should also provide additional features for a wide variety of species and habitats in appropriate locations throughout the development. Additional features provided should be consistent with the characteristics of the surrounding area.

3.2.1 The proposal does demonstrate a high level of water efficiency with rain water harvesting and grey water recycling. It has previously been determined that there will be no increase in flooding attributed to this proposal.

3.3 Policy CSP4 **Development at Settlements**

New development must contribute to reinforcing the existing settlement pattern in a manner which emphasises the importance of the towns, especially Lydney and Cinderford where most change will take place. The following principles will be applied:

Most changes in towns and villages will be expected to take place within the existing settlement boundaries.

New housing will be concentrated where there is already good access to employment and where additional employment can be provided. In the north forest, development will be centred around Newent and to a lesser degree the villages.

Development and the provision of services will be supported where it leads to the maintenance and enhancement of the functions of the towns and larger villages.

3.3.1 The proposal is considered to accord with Policy CSP4.

3.4 Policy CSP. 5 **Housing**

The strategy is to direct the main housing developments to the towns, while some housing being directed to certain villages. A hierarchy of villages is established, informed by their landscape sensitivity and their sustainable credentials i.e. access to services and public transport.

3.4.1 The proposal accords with Policy CSP5. The site lies within the development boundary. Moreover, it is important to note that at present the Council cannot demonstrate a robust five year deliverable housing land supply. Footnote 8 to paragraph 11 of the National Planning Policy Framework makes it clear that where a Local Planning Authority cannot demonstrate a five year housing land supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 73 of the National Planning Policy Framework) the locational housing policies within a Development Plan are considered "out of date". Nonetheless, whilst the provision of a single dwelling would have limited weight to the housing land supply, the fact that the site is within a settlement boundary, will have access to amenities and facilities within the village, without the undue reliance of the private motor vehicle, it is considered that the proposal will be sustainably located for residential development.

3.5 Policy CSP16 **Villages**

Development proposals at villages will be required to comply with the "Core policies" and in doing so will take account of the scale, function and level of services accessible from their intended location and of the availability of public transport. Where appropriate, the defined settlement boundary will be a key determinant in judging the acceptability of proposals. New development will be expected to be

proportionate to the function of the settlement or group of settlements concerned and will be guided by the table above.

About 1212 dwellings will be required outside the town locations before 2026, mainly on small sites in villages and on allocated sites yet to be developed.

These will be provided approximately as follows and include existing commitments: Tutshill and Sedbury, about 111 new dwellings, Bream about 100.

3.5.1 The proposal is located in the Village of Bream and accords with Policy CSP16.

Allocations Plan

3.6 AP1 Sustainable Development

In assessing planning applications the primary consideration will be whether or not the development proposed is sustainable with the overall aim of improving the economic, social and environmental conditions of the area. Allocations in accord with the CS and the AP and in any completed neighbourhood plans **(5)** are considered to be able to be implemented in a sustainable manner and planning applications in accord with these will be permitted subject to any other material considerations. Particular reference will be made to the guidance in the CS, AP and NPPF/ NPPG in making the required judgements.

3.6.1 It is considered that the submission accords with AP1 and is sustainable development.

3.7 AP4 Design of Development

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New development will be expected to be of a high quality design making a positive contribution to the design quality of the area in which it is proposed. It should do this where appropriate by:

Establishing or supporting a strong sense of place,

Taking account of local character and history in terms of design solutions

Being visually attractive, employing good architecture and landscaping which respects the amenity of residents and others.

Contributing to environmental enhancement

The propagation of local distinctiveness by ensuring that the style and nature of materials used in developments demonstrates an appreciation of traditional characteristics, styles and materials that are in use in the locality, making use of such styles and materials where appropriate.

3.7.1 The amended proposal addresses the design elements that came under scrutiny previously and contributed to the refusal.

This new design now accords with the local vernacular. It will have limited impact on the public realm as indicated by the LVA. Notwithstanding that the local plan is out of date. The Officer in the report stated:

'the provision of a single dwelling would have limited weight to the housing land supply, the fact that the site is within a settlement boundary, will have access to amenities and facilities within the village, without the undue reliance of the private motor vehicle, it is considered that the proposal will be sustainably located for residential development.'

3.7.2 The fact is that the provision of one dwelling on several different sites does make a cumulative impact on the overall deliverable housing land supply. Several sites with consent for a relatively small number of dwellings has quite a significant impact on the overall housing target figures. It is incorrect to be so dismissive of the impact a single dwelling has especially when looking at the cumulative effect.

3.8 AP 5 **Historic character and local distinctiveness**

Development should protect and promote the special qualities, historic character and local distinctiveness of the district in order to maintain its cultural identity and sense of place. Development proposals will be required to preserve and where appropriate enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality. Particular attention should be paid to the following:

- The built form and setting of the traditional forest settlements
- Protected buildings and structures, including designated and non-designated heritage assets
- Remaining features (buildings, structures and sites) of the industrial history of the area.

3.8.1 The previous submission was not considered to follow the local vernacular. However, there appears to be very little in the way of 'special qualities' or local distinctiveness to protect or mirror. This proposal maintains the cultural identity and enhances the immediate environs. Forestry England did not object to the previous proposal. The site currently does not enhance the area and this proposal will ensure a more pleasing aspect.

3.9 Policy AP6 **Locally Distinctive Areas**

Within the Locally Distinctive Areas as identified in the Plan, development will be required to demonstrate that it complements the established character of the area as identified and described in each relevant settlement chapter or other appropriate evidence. Development will be resisted where proposals would be harmful to the character of these areas and will be supported where it provides enhancement (though not necessarily simply by the redevelopment of a superficially untidy site). Where gaps in existing frontages form important features within the settlement

and/or allow attractive views to be gained of features beyond the site their development may be resisted. Open areas will in particular be protected as they are important features in almost all of the Locally Distinctive Areas.

3.9.1 This new proposal overcomes the previous refusal and now complements the area. The view into the site from the road, cannot be described as ‘superficially untidy’. It is pretty much an eyesore that detracts from the road and the wider area as a whole as is clearly demonstrated by the photograph below.



The site

3.10 Policy AP7 **Biodiversity**

Development proposals where protected and priority species or habitats as described by section 41 of the Natural Environment and Rural Communities Act and those covered by local biodiversity plans are concerned should provide for net biodiversity gains for these species and habitats unless it can be demonstrated that no enhancement options exist or that they are likely to be ineffectual. Developments shall safeguard features and supporting habitats which form parts of ecological networks and where appropriate provide 'missing' connections. Proposals must take account of the hierarchy of nature conservation sites and species including:

International – Special Protection Areas (SPA) Special Areas of Conservation (SAC), Ramsar Sites National – Sites of Special Scientific Interest, Ancient woodland, Section 41 Species and Habitats Local – Key wildlife areas, Strategic Nature areas, Green Infrastructure strategies.

3.10.1 The previous PEA is still valid having being completed less than one year ago and is used in this submission and concluded by stating:

7.1.1 The development site comprised an area currently managed as an informal allotment. The focus of biodiversity interest was a dry-stone wall at the western boundary of the site and flowering plants within the site used as nectar/pollen sources by invertebrates.

7.1.2 The proposed construction of a new residential dwelling is unlikely to significantly alter the status of the site for wildlife if the boundary wall is retained and a garden replaces the vegetable beds.

3.10.2 Furthermore it is proposed that the retention and refurbishment of the dry-stone wall at the western boundary; treatment or removal of invasive plant species (Virginia-creeper and Montbretia) is undertaken.

3.11 Policy AP8 Green Infrastructure

New development proposals must consider and where appropriate provide green infrastructure as an integral part of development schemes. Such provision must take best advantage of nearby features in a manner that safeguards or enhances the biodiversity of the development site concerned and its surroundings, and these should consider how they can also enhance the landscape. Proposals will be evaluated against and should be guided by the Strategic Framework for GI in Gloucestershire.

3.11.1 A landscaping scheme which enhances green infrastructure and increases the biodiversity of the site is included in this submission.

3.12 Self-build and Custom Housebuilding Guidance Note October 2018

3.13 Policy CSP 5 Housing its supporting text identifies that a mix of house sizes and types will be encouraged in accordance with prevailing evidence. On housing sites comprising of 25 or more dwellings, the council will seek to secure 4% of the dwellings proposed as serviced plots for sale to self and custom builders, subject to appropriate demand being identified on the Council's Self and Custom Build Register.

Design Requirements

3.14 To ensure that self-build and custom housebuilding is of high quality design, sites with multiple serviced plots will be required to be supported by a Design Code

3.15 A Design Code should be prepared by the plot provider at the outline planning stage and should provide the Council as well as potential self and custom housebuilders with a clear set of design rules and parameters that future development will have to comply with. Design Codes are likely to be site specific and may vary between locations. A Design Code or sufficient information to ensure a

high quality design is achieved should be provided. Such information should consider:

- Building height, massing and bulk
- Plot size and width
- Plot ratios, site coverage and density
- Urban grain – street and building pattern and connectivity
- Building lines and boundary treatments
- Building orientation
- Landscaping and the public realm
- Building frontage and townscape features
- Car parking and cycle provision and access
- Provision of waste and recycling storage

4.0 The Proposal

4.1 The principle of a dwelling in this location has already been deemed acceptable.

The Officer report on the previous submission stated:

Nonetheless, whilst the provision of a single dwelling would have limited weight to the housing land supply, the fact that the site is within a settlement boundary, will have access to amenities and facilities within the village, without the undue reliance of the private motor vehicle, it is considered that the proposal will be sustainably located for residential development.

4.2 The proposed self-build dwelling will be located on land that was previously misdescribed as a paddock. It is not a paddock. It is clearly an allotment of sorts. The site is located off the unclassified track road of Jubilee Lane. To the north the site are residential properties and to the southeast. The site is located adjacent to woodland.

The allotment is not highly visible from Jubilee Road, Forest Road or Brockhollands Road and it is not considered that it will negatively impact the public realm and will be an improvement on what exists currently.

Access to the site will remain unchanged. The new dwelling will use the existing access route from Forest Road with two parking spaces proposed.

The proposal comprises a cottage style dwelling which meets the advice within the Council's Residential Design Guidance of how new dwellings should present a quality of design that reflects the local characteristics of the existing properties within the area. Whilst the site is located within the 'Eastern Area, Bream' Locally Distinctive Area (LDA), and as specified within Policy AP.6 of the Allocations Plan, it must be ensured that areas of such distinctiveness are protected from harm and preserved. It is considered that the proposed development has demonstrated that the proposal complements the character of the area.

Gross floor area proposed is 132m² with the overall site being 756 m².

It is proposed that the materials will be:

Walls - Natural forest stone facade with render to sides and rear

Roof - Natural Slate

Rainwater goods - Black PVCu

Fascias and soffits - Anthracite grey PVCu

Windows / Doors - Anthracite grey PVCu

Electric heat pump as well as high levels of insulation

Solar panels to roof

5.0 Material considerations:

- Principle of Development

- Character and appearance
- Living Conditions
- Sustainability Matters
- Highway Matters
- Flood Risk Matter
- Coal Stability Matters
- Self-Build and Custom Housebuilding

5.1 The principle of development has been established by virtue of the officer report on application P0191/23/FUL. The fact that the site lies within a settlement boundary, will have access to amenities and facilities within the village, without the undue reliance of the private motor vehicle, it is considered that the proposal will be sustainably located for residential development.

5.2 The character and appearance is now more in keeping with the local vernacular, as it replicates a 'cottage type dwelling, although complying with the vernacular is rather difficult insofar as materials and massing is considered as there are no real distinguishing elements and a mixture of plot and dwelling sizes and finishes etc.

5.4 The living conditions conform to the outdated Residential Design Guide adopted in 1998. However, considering the local plan policies , it is considered that the proposed development will not adversely impact upon the living conditions of a neighbouring property, in accordance with Policy CSP.1 of the Core Strategy, and Policies AP.1 and AP.4 of the Allocations Plan.

6. Anomalies in the Planning Officer statement (Mr Matthew Green).

6.1 The planning officer refers to the site history and includes this application below which is not an application pertaining to this site.

PLANNING HISTORY

Relevant planning history:

P1627/13/OUT – Outline application for the erection of a two storey dwelling –
Application withdrawn January 2014

This is a different site to the application

P1809/20/FUL - Use of land for equestrian business purposes (i.e. horse breeding business and farriery business), the erection of an equestrian building (incorporating 6 stables, 4 foaling boxes, a feed store and a tack / treatment store) and the provision of a temporary mobile home to be occupied by the operators of the equestrian business – Refused December 2021 – Appeal dismissed September 2022

6.2 It is noted that highways had NO objections to the previous submission however the officer refers to concerns over the access.

Therefore, subject to conditions it is considered that the proposed development will not have an adverse impact on highway safety and sufficient access and parking can be provided, in accordance with the NPPF, Policies CSP.1 and CSP.2 of the Core Strategy, and Policy AP.1 of the Allocations Plan.

“In principle, the provision of new dwellings within the defined settlement boundary has the potential to be acceptable [however] having reviewed the information it is of the opinion that if an application was forthcoming it would not be looked upon favourably given concerns over the access and the impact of the loss of the openness of the area.

CONSULTATIONS AND NOTIFICATIONS

Parish Council

Defer the decision to the officers professional judgement, with only concern with the narrowness of Jubilee Lane.

Highway Authority

No objection subject to conditions

From on-site observations the Highway Authority have acknowledged that vehicles using Jubilee Lane travel slowly. The observations suggest that the combination of light traffic flows, low traffic speeds, and wide verges on which to take refuge, mean that pedestrians have little difficulty navigating. The Highway Authority have considered the emerging visibility from the proposed access onto Jubilee Lane as acceptable. The on-site observations showed that the level of visibility as illustrated on drawing No. 2128DWG01 are more than adequate for the conditions. The Highway Authority have also assessed that the provision of 1 dwelling will generate on average 5 two way daily residential vehicle movements, and as such do not consider that there will be a severe impact on to the highway network.

The Highway Authority have also noted planning application P1809/20/FUL that was dismissed at appeal, which was associated with land on Jubilee Lane. Whilst, the Highway Authority acknowledge that the application was refused, neither highway safety or congestion was considered to be a reason for refusal, and was concluded that Jubilee Lane can safely accommodate traffic from small scale development. It is agreed that the provision of one dwelling would not adversely impact upon highway safety or congestion onto Jubilee Lane.

6.3 The officer states that the proposal is supported by policy in 2 sections:

settlement boundary, will have access to amenities and facilities within the village, without the undue reliance of the private motor vehicle, it is considered that the proposal will be sustainably located for residential development. Overall, it is considered that the proposed development will be acceptable in principle, in accordance with the National Planning Policy Framework, Policies, CSP.4 , CSP.5 and CSP.16 of the Core Strategy, Policy AP.1 of the Allocations Plan, and the Council's Residential Design Guide.

CONCLUSION

At present the Council is unable to demonstrate a robust five year deliverable housing land supply, and whilst it is considered that a single dwelling would have limited weight, the proposed development will be sustainably located within a defined settlement boundary, and as such in principle the development would be acceptable.

Moreover, it has been determined that the proposal will not adversely impact upon the living conditions of a neighbouring resident, and subject to conditions the proposal will not impact upon highway safety, flood risk, coal mining stability or protected species and habitats.

6.4 Yet the submission is refused. There are too many contradictions in the officer report to make this a coherent refusal and this would probably not stand up to an appeal.

6.5 Moreover, the Officer keeps referring to the site as a Paddock. Did he go out to the site? It is clearly not a paddock but an allotment.

7 Conclusions

7.1 It is hoped that this application submission will receive a positive response.

7.2 It is considered that all the reasons for the previous refusal have been addressed however, it should be noted this is not a paddock, it is an allotment.

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