



PLANNING STATEMENT

Land off Old Burford Road, Bledington | December 2023

Erection of 2No. dwellings

On behalf of Tomland Limited

Contents

1.0	Introduction_____	1
2.0	The application site & proposed development _____	2
3.0	Planning history_____	4
4.0	Planning policy context and justification _____	5
5.0	Conclusion_____	13

The contents of this statement must not be copied or reproduced in part or in whole without the express written consent of SF Planning Limited

1.0 Introduction

- 1.1 This Planning Statement has been prepared by SF Planning Ltd on behalf of Tomland Limited in support of a planning application to Cotswold District Council for the redevelopment of a former vegetable garden for 2No. dwellings.
- 1.2 In addition to this Planning Statement, the application is supported by the following:
- Planning application forms;
 - Existing site plan & location plan;
 - Proposed site plan & block plan;
 - Proposed plans & elevations;
 - CIL forms 1 and 2;
 - Design statement;
 - Climate change assessment (in design statement);
 - Transport statement;
 - Preliminary ecological appraisal, and;
 - Arboricultural impact assessment.
- 1.3 This statement identifies the site within its local context, reviews the planning history in the vicinity and details how the proposed development is in accordance with national and local planning policy.

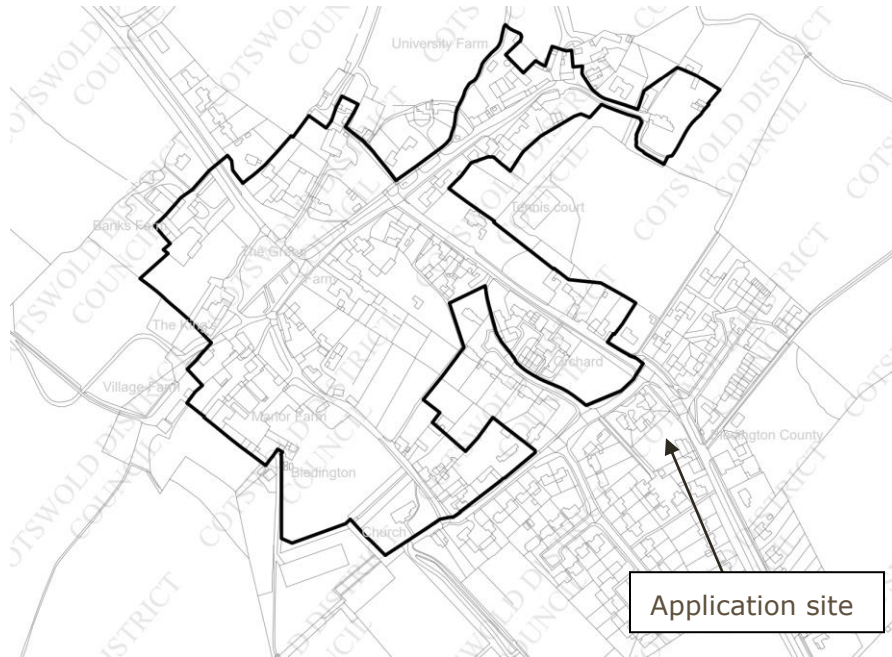
2.0 The application site & proposed development

- 2.1 The application site currently comprises a former vegetable garden, on a site which is well related to the settlement of Bledington. The proposal is to amend the existing access, and construct 2No. dwellings. The proposal also includes the reprofiling of the land to assist with the assimilation of the proposals into the surroundings, and importantly, this will help to protect the amenity of the immediate neighbours (to be explored further below).



Aerial photograph illustrating the site and the wider context

- 2.2 The dwelling originally associated with the land (Tally Ho Cottage) is currently vacant, but will be provided with a smaller (perfectly adequate) garden through the redevelopment scheme. The site sits entirely within the Cotswold Area of Outstanding Natural Beauty, but outside the Bledington Conservation Area.
- 2.3 Bledington benefits from some everyday local services including a public house, church, community shop and café, and primary school, all of which are within walking distance of the site. There are also bus stops just outside the application site with services to Kingham, Stow on the Wold and Bourton on the Water (service 802). There is also a national railway station not far from the village, at Kingham.



The application site relative to the Bledington Conservation Area

3.0 Planning history

- 3.1 There is no planning history at the site which is of relevance to the proposal.
- 3.2 Elsewhere in the village, application ref. 22/02336/FUL for the 'Demolition of dwelling and outbuildings, and the erection of two detached dwellings, outbuilding, and the formation of access and associated landscaping' off the Stow Road was approved in December 2022. The delegated report found that Bledington, *"has a variety of day-to-day services, including a primary school, post office, public house, and church, and is served by a number of bus routes and located less than 1km from Kingham train station to the east."*
- 3.3 It was concluded for application ref. 22/02336/FUL that Bledington is a sustainable location and the redevelopment of the application site at Stow Road, with a net gain of one dwelling, was of a proportionate scale. The principle of the development was therefore supported, and permission was granted.

4.0 Planning policy context and justification

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The development plan for the area comprises the Cotswold District Local Plan which was adopted in August 2018. The Local Plan is in the process of being reviewed, however, this is at a very early stage of preparation, with one regulation 18 consultation having taken place in 2022. Therefore, very limited weight can be afforded to these emerging policies.
- 4.3 Other material considerations that may be relevant to the proposals should also be considered and these include national planning policy and guidance set out in the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG).
- 4.4 The remainder of this Statement will demonstrate how this proposal accords with both local and national planning policies such that planning permission should be granted.

Principle of development

- 4.5 It is clear from the planning history section above that Bledington is considered to be a non-principal settlement having regard to the provisions of the local plan. Local Plan policy DS3: 'Small-scale residential development in non-principal settlements' therefore applies.
- 4.6 Policy DS3 requires that development proposals:
 - "a) demonstrably supports or enhances the vitality of the local community and the continued availability of service and facilities locally;*
 - b) is of a proportionate scale and maintains and enhances sustainable patterns of development;*
 - c) complements the form and character of the settlement;*
 - d) does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period."*

- 4.7 It is submitted that the proposed development fully meets Local Plan policy DS3. It is small-scale development that will, through the nature of increasing the population of the settlement, help to support the existing services and facilities offered within the village and surrounding settlements both on a day-to-day basis and in the longer term.
- 4.8 As demonstrated below (and in the submitted design statement) the design and layout of the proposal has been carefully considered to not only provide a contemporary design solution, but also protect the amenity of neighbouring properties. In relation to criterion 'd)' we are only aware of one other new build housing development in Bledington granted permission during the plan period, so it is not considered that the proposals would have an adverse cumulative impact on the settlement. The extracts below indicate that there has been little housing growth at the village during the plan period.



Aerial photo from 2008 (so three years before the current plan period)

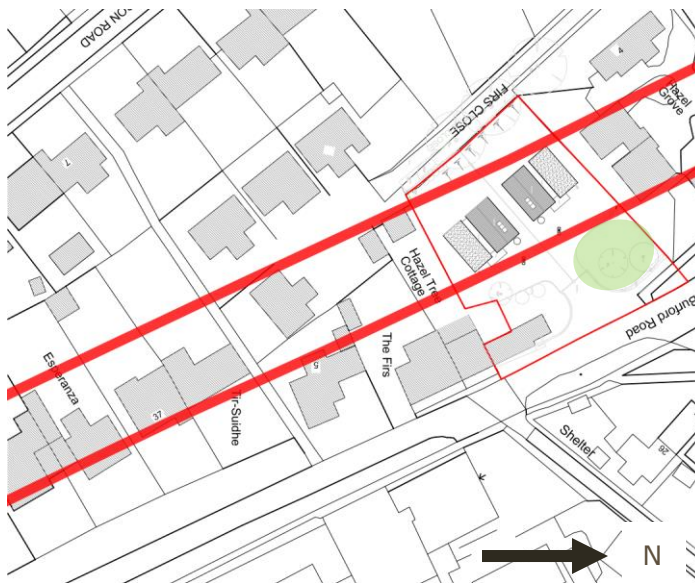


Current aerial photo (showing no obvious new dwellings)

Design and Layout

- 4.9 The National Planning Policy Framework (NPPF) advises at paragraph 130 that, development should be: *'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'*. The design of this proposal aims to be in-keeping with surrounding area in relation to its scale, and position.

- 4.10 Local Policy contained within the Cotswold District Local Plan, addresses design in Policy EN2 which states that development should accord with the Cotswold Design Code, and that proposals should respect the character and distinctive appearance of the locality.
- 4.11 The design proposed here is aligned with the Cotswold Design Code, through the use of the proposed materials and the design/layout of the proposal.
- 4.12 The proposal positively responds to the Cotswold Design Code, especially in relation to paragraph 14 which states that in designing new development, attention should be paid to the site and its setting in terms of density, grain, scale and form, as well as the architectural design of the buildings, and to the landscaping around them. The proposal shows a low density development, but one which is set-back, much the same as other dwellings to the south east of the site.



The proposed 'building line' relative to the wider character of the immediate surroundings, and green 'gap' to the north of the site.

- 4.13 The scale of the proposal has been considered to ensure it relates well to the wider site and the surroundings of the site, whilst still retaining a 'green gap' to the north eastern end of the site. The buildings will not overpower the site in line with paragraph 16 of the Code which states that: *'New buildings should be carefully proportioned and relate to the human scale, and to their landscape or townscape context.'*

- 4.14 Local Plan policy EN1 deals with the built, natural and historic environment and states that new development should have design standards that complement the character of the area. Through the layout of the proposal and its contemporary take on a traditional pitched-roof design it is considered that the development meets the requirements of policy EN1.
- 4.15 The development meets all the criteria associated with the Nationally Described Space Standards (NDSS) in accordance with Local Plan Policy H1 of the Local Plan.

Dwelling	Number of bedrooms	Minimum NDSS floor area (based on maximum occupancy) in square metres	Floor Area as proposed in square metres
Plot 1	4	130	254
Plot 2	4	130	254

NDSS Compliance

Cotswold Area of Outstanding Natural Beauty

- 4.16 The site lies within the Cotswold Area of Outstanding Natural Beauty (AONB) and paragraph 176 of the NPPF highlights how great weight should be given to conserving and enhancing the landscape and scenic beauty in AONBs. This is supported at a local level through Policy EN5: Cotswold Area of Outstanding Natural Beauty.
- 4.17 Although the proposed development will be visible from the public realm, the sensitive design of the proposal will minimise any impact as a result of the development.
- 4.18 This will mainly be achieved through design; for example through the use of traditional stone buildings which will create an improved view of the site over what currently exists. The proposal also offers an opportunity for the creation of a long term quality landscaping scheme. Existing boundary planting is to be retained and enhanced, alongside newly planted areas.

Heritage- Bledington Conservation Area

4.19 The site is outside of the Conservation Area, and sufficiently far away to have little to no impact on its setting. However, it is submitted that the proposals will do much to enhance the design quality on approach to the Conservation Area from the south east of the village.

Neighbouring amenity

4.20 There are some reasonably tight relationships with the properties to the north of the site, particularly Nos. 2 and 3 Hazel Grove. These properties are located in close proximity to the northern boundary, with rear facing windows (and gardens) facing south towards the application site. The proposals have therefore been designed very carefully to avoid any adverse unacceptable impact on the amenity enjoyed by these properties, as well as being designed to provide more than adequate privacy to the proposed dwellings.

4.21 Paragraph D.67 of the Cotswold Design Code at Appendix D of the Local Plan makes it clear that with regard to daylight, the Council will take into account the advice contained in the Building Research Establishment (BRE) publication IP 23/12 - Site Layout Planning for Daylight. The proposals have been designed with this guidance in mind. With regard to loss of light the BRE document notes that if the new development is below the 25 degree line associated with the centre of the lowest window opposite the application site then suitable daylight for habitable rooms will be achieved.

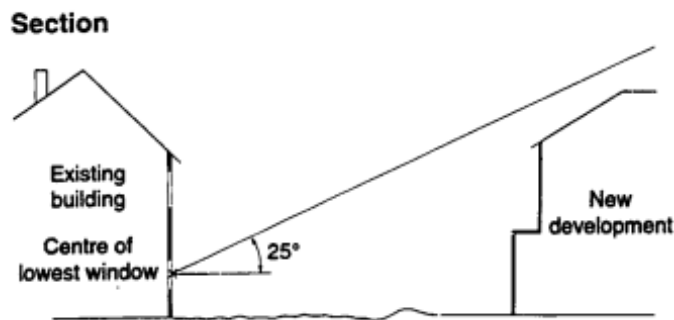
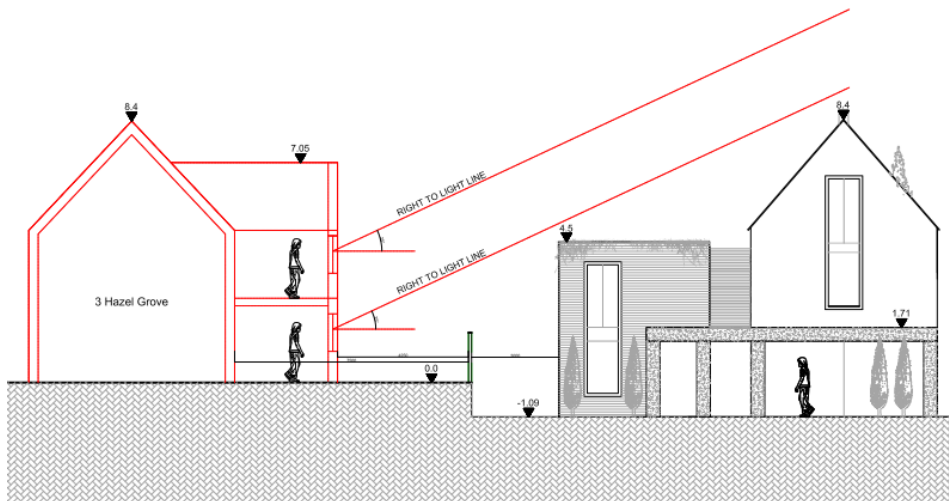


Figure 6 Section in plane perpendicular to the affected window wall

25 degree test as set out in the BRE guidance

4.22 The proposals achieve compliance with the BRE guidance with regard to achieving good daylight in the rooms of the neighbouring properties. Please see the plan extract below.



Extract from the submitted plans illustrating the BRE '25 degree' loss of light line (based on the rear elevation)

4.23 The second test relates to loss of light or overshadowing of adjacent land. The test is useful as an objective measure in relation to whether or not a development proposal will be perceived as oppressive given that loss of daylight and overshadowing are inextricably linked to the level at which a development is considered to be overbearing.

4.24 The test is set out in the extract below. The BRE guidance states:

"Measure the angle to the horizontal subtended at a point 2m above the boundary by the proposed new buildings. If this angle is less than 43° then there will normally still be the potential for good daylighting on the adjoining development site."

4.25 The proposals deal with this guidance as set out below.

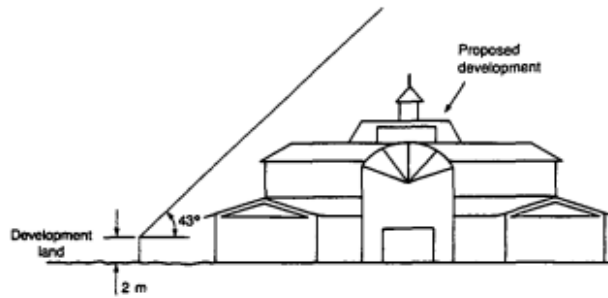
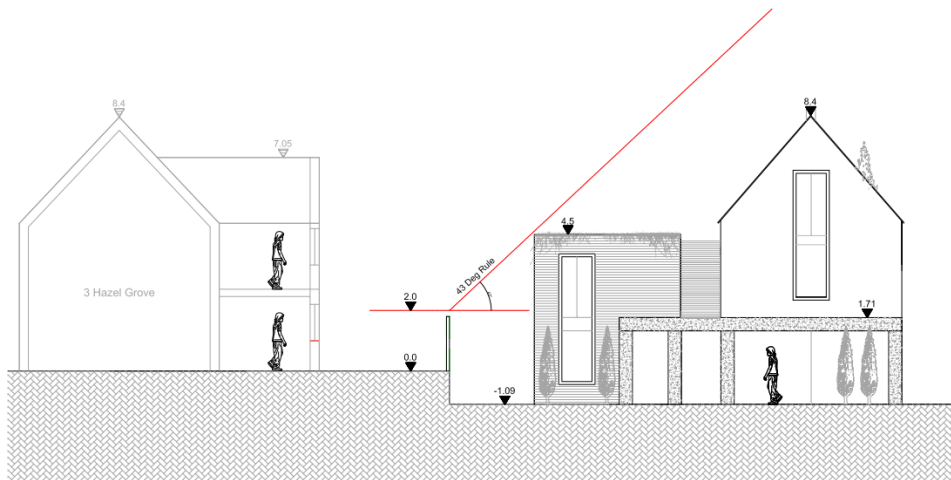


Figure 11 Angular criterion for overshadowing of future development land (on left)

The 'BRE 43 degree rule' for overshadowing of adjacent land



Extract from the submitted plans illustrating the BRE '43 degree' loss of light line (based on the rear elevation)

Other matters

- 4.26 In respect of climate change, the submitted design statement contains measures to improve the energy performance of the development considering the current Building Regulations.
- 4.27 With regard to trees, highway safety, drainage, and ecology, these matters are subject to separate reports; therefore, the conclusions will not be repeated here.

5.0 Conclusion

- 5.1 In conclusion, it is considered that the proposed development fully accords with the latest national planning policy objectives within the NPPF, as well as those of the adopted development plan and those within the emerging local plan.
- 5.2 The principle of development as detailed above is supported by the NPPF and the adopted Local Plan and, as a result of its considered design, the proposed development will enhance the character and appearance of area, the AONB and the wider settlement.
- 5.3 On this basis, it is respectfully requested that the Council supports this application and grants planning permission accordingly.



CHELTENHAM 12 ROYAL CRESCENT GL50 3DA T: 01242 231575

GLOUCESTER 9 COLLEGE GREEN GL1 2LX T: 01452 527997

LONDON 19 EASTBOURNE TERRACE W2 6LG T: 020 3763 8005

 sfplanningltd  @sfplanningltd info@sfplanning.co.uk www.sfplanning.co.uk

REGISTERED NO: ENGLAND 06114677