

Development Management
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

24th January 2024

Dear Sir/Madam

Re: Erection of an ancillary building at W.01, 10 Longdoles Wood, Coln Waters, Lechlade, Gloucestershire, GL7 3FW.
Ref: 23/03952/FUL

1. Introduction

Corylus Planning and Environmental Limited have been instructed by Maurizio Lualdi (“the applicant”) to submit the above householder planning application.

The application has been submitted via the Planning Portal (reference PP-12579309) and comprises the following:

- Site location plan: 713 EX100
- Existing Site Plan: EX102_A
- Proposed Site Plan: SD200_A
- Proposed Ground Flood Plan: SD210_B
- Proposed Elevations: SD240_B
- Landscape plan: C1/CP C1/CP/1860
- Tree Survey Report: RGS Aboricultural Consultants
- Biodiversity Checklist
- CIL forms 1

2. Site location

The application site (hereafter referred to as the “Site”) is located on the southeast of the Coln Park site, to the northeast shoreline of Bowmoor Lake. The Site lies within the later phase of the Coln Park development, being built 2-3 years ago and comprises a two-storey holiday home, clad in vertical charred/burnt timber and Cotswold dry stone. The Site is accessed through two gated points (north and south) with the main entrance situated to the north. Two car parking bays exist within the plot boundary, whilst the main house accommodates four cars within a garage. Additional

parking is available between the main house and proposed cinema room, all of which is accessed using the points identified above.

The boundary of the Cotswold Water Park Site of Scientific Interest (SSSI) follows the lake edge. The Site lies in Environment Agency (EA) Flood Zone 2 and is at very low risk of surface water flooding.

3. The proposal

The planning application is for the erection of a separate building to the west of the existing property, within an area of landscaped garden. As such, this application will also include an updated landscaping scheme.

The National Planning Policy Framework (NPPF) is a material consideration at a national level. The overarching principle of the NPPF is to promote and support sustainable development, with a focus in Chapter 12 on high-quality buildings and well-designed places.

The Cotswold District Local Plan 2011-2031 is the adopted development plan. Policy EN2 (Design of the Built and Natural Environment) is relevant to the consideration of this application. The policy must be read in conjunction with the Cotswold Design Code.

The walls of the extension would be clad in vertical charred/burnt timber cladding. This would be in concordance with the cladding on the existing property and wider site.

The proposal is a single storey building, proposed within existing trees and landscaping. This location allows it to be subservient to the main building and concealed from external viewpoints.

The scale and design of the building would not detract from the character and appearance of the locality. Proposals such as this one are similar to those previously approved elsewhere in Coln Park. The provision of an ancillary building does not imply that the unit would be occupied as the primary place of residence and occupation will still be controlled by the legal agreement which accompanied the outline planning permission. It is intended that the building will be used as a cinema room by the applicant, for their own personal use. However, as an ancillary building, the applicant will be able to use it for other purposes ancillary to the main dwelling should they wish to. There is no intention to allow the building to be used for commercial uses, nor is there any intention to sub-divide the plot. The ancillary use of the building is implied by the submission of a householder planning application, but further controls can be applied by a condition if the LPA considers that to be appropriate.

3.1 Hydrology

The principle of residential development at , and in the vicinity of the Site, has previously been considered to be acceptable under various planning applications set out below:

- 96/02325/OUT: Erection of 160 holiday cabins, a country park facility, a hotel and the associated use of, and works to, lakes for leisure purposes. Permitted 31.05.2006.
- 08/00933/REM: Erection of 9 holiday homes with associated roads, paths, infrastructure and landscaping works (Phase 3A of outline permission CT.1595/1/C). Permitted 25.07.2008.
- 11/03050/FUL: Substitution of the consented woodland unit on plot 3.40 to a new unit type known as the 'W1'; revised siting of plot 3.39 with associated amendments to layouts. Permitted 06.1.2021."
- 16/01818/OUT: Change of use of land to leisure use following mineral extraction and erection of Country Park and Visitor Centre, 47 holiday homes, 30 hotel bedrooms and 30 apartments, including re-siting of previously approved hotel apartments, apartments and

holiday homes associated with landscape/engineering work and infrastructure associated with the existing leisure development (all matters reserved). Permitted 17.02.2017.

- 18/03103/FUL: Construction of a bespoke holiday unit design on Plot W.01 and associated revision to layout following earlier permission for two units approved under application ref. 11/03050/FUL. Permitted 25.03.2019.

The location of the proposed building is within Flood Zone 2, as shown at Figure 1 below:



Figure 1: The Site in relation to Flood Zones

The outline planning permission 16/01818/OUT was accompanied by the Flood Risk Assessment (FRA): “Hydro-logic Services, Flood Risk Assessment, Land known as “Hanson Land”, At Coln Park, Report K0549/2, April 2016” . An extract of this FRA at Figure 2 below, shows the water flow routes within the vicinity of the Site:

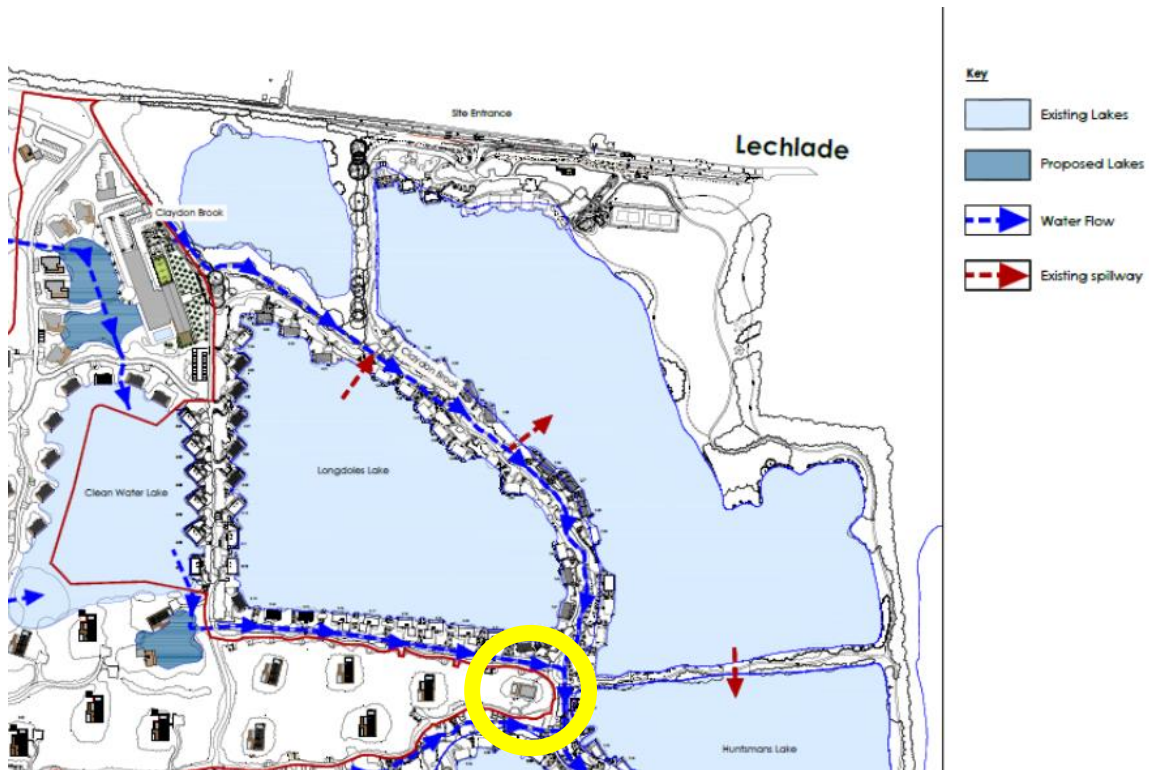


Figure 2: Extract from FRA "Hydro-logic Services, Flood Risk Assessment, Land known as "Hanson Land", At Coln Park, Report K0549/2, April 2016" Appendix F Proposed Masterplan Water Flows.

The FRA (at Table 4-3) notes that the location which encompass the Site ("Area 1") would have safe access links to the safe routes for previously consented phases (4a & 4b). For Area 1 the recommended FFLs were advised to be consistent with adjacent dwellings and a specific FFL was not provided. Within the subsequent Reserved Matters application, 18/00484/REM, the approved plan C1/CP/1320-2 set the minimum finished floor level (FFL) as being +300mm above existing ground level.

The submitted plan SD210 Rev B, notes the FFL as being 74.49 AOD, the elevation show the FFL as being 300mm above this ground level.

The proposed development, being ancillary to the main dwelling, will not result in additional people staying overnight at the Site.

The proposed development is therefore not at risk of flooding, nor would it result in additional flood risk to neighbouring units.

3.2 Landscape & Ecology

The location of the proposed building is within the garden area of Site, in an area which has been planted and cultivated, as shown by the photographs below:



The proposal will require the removal of trees, including a group recommended for removal due to health & safety issues, most notably resulting from Ash Dieback disease. The trees do not have any cracks or features that would make them suitable for roosting bats. The removal of three moderate quality trees, is shown to represent a minimal impact on visual amenity given the context of the site. Additionally, the remaining trees will not suffer adversely from the proposal and will be protected during construction. A tree survey and landscaping plan have been submitted to support this application, which discuss these aspects and recommend additional and replacement planting.

The Site does not lie within the CWP SSSI and construction for this small scale development can be adequately controlled by a CEMP.

4. Conclusion

We trust that sufficient information has been submitted to enable a positive recommendation to be made on the application, however, should any additional information be required, please do not hesitate to contact me.

Yours faithfully

Phillip Duncan

for Corylus Planning & Environmental Ltd