

STANMORE HOUSE, EWEN, GLOUCESTERSHIRE, GL7 6BU

JVAT Developments Ltd.

February 2024

Stanmore House, Ewen, GL7 6BU

Client: JVAT Developments Ltd.

Date: February 2024

Prepared for

JVAT Developments Ltd.

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1 INTRODUCTION

- 1.1 This Planning Statement (PS) has been prepared on behalf of our clients, JVAT Developments Ltd. (the applicants), to support a full planning application for the erection of three dwellings at Stanmore House, Ewen, near Cirencester.
- 1.2 The planning application has been submitted following a full site visit together with a full analysis of the constraints and opportunities of the site. The proposal follows a detailed pre-application response, the conclusions of which have influenced the final proposed scheme.
- 1.3 This application follows the granting of planning permission in June 2020 (planning reference 19/01846/FUL) for the erection of 3 dwellings with associated car parking, landscape and access together with the creation of a new parking arrangement for Stanmore House. The subject application is submitted following our clients' wishes to amend the design details of the proposed dwellings and site area.
- 1.4 This PS provides a contextual analysis of the site and the surrounding area, together with details of the planning history in **Section 2**. **Section 3** provides details of the proposal, which should be read in conjunction with the accompanying Design and Access Statement (DAS). **Section 4** addresses matters and concerns raised by Officers in response to the pre-application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, **Section 5** appraises the relevant policies contained within the development plan for the area, as well as other material considerations relevant to the development proposed, including the National Planning Policy Framework (NPPF). **Section 6** assesses the main planning issues. The conclusions are set out in **Section 7** where it found that planning permission can be granted without delay and summarises the number of benefits, the proposal represents a sustainable form of development.
- 1.5 This PS should also be read in conjunction with the following;
- Application form
 - Site location plan prepared by Blake Architects
 - Existing Site Plan prepared by Blake Architects
 - Proposed elevations and floor plans prepared by Blake Architects
 - Proposed Sections prepared by Blake Architects
 - Visualisations prepared by Blake Architects
 - Landscape Masterplan prepared by Davis Landscape Architects

- Local Landscape Character Study prepared by Davies Landscape Architects
- Tree Survey and Arboricultural Impact Assessment prepared by Tyler Grange
- Design and Access Statement prepared by Blake Architects
- Heritage Impact Assessment prepared by Pegasus Group
- Sustainability Statement prepared by Resi-resolve
- Transport Statement prepared by Rappor
- Ecological Impact Assessment prepared by Tyler Grange
- Drainage Note prepared by Rappor
- Rural Housing Pro-forma
- CIL forms 1 and 2

2 SITE AND SURROUNDING AREA

The Site

- 2.1 The site lies south of Main Street within the settlement of Ewen, approximately 3.61 km south-west of Cirencester and approximately 1.4 metres north east of Kemble.
- 2.2 Measuring 0.46 hectares in size, the site is broadly flat and roughly forms an 'L' shape. It largely comprises the garden area of Stanmore House; a large, post war, detached house situated immediately to the north west of the site. It is noted that the majority of the subject site has an established residential use by virtue of the implementation of planning permission 19/01846/FUL. This is expanded upon further below in the PS. The site is bordered by post and rail fencing to the south and west.
- 2.3 Immediately north of the site lies Main Street, beyond which are residential dwellings, fronting Thames View. Immediately east of the site also lies further existing residential dwellings, known as Mill Piece and their associated curtilages. The western boundary of the site adjoins Stanmore house, commercial property known as 'Muntons Traditional Plan Supports' whilst to the south west are a group of residential buildings created from the converted farm buildings of Mill Farm which includes the original farmhouse known as Mill Farmhouse. Immediately south of the site lie agricultural fields, however it is noted that planning permission has recently been granted for the installation of a row of 72 solar panels. Details of this permission is provided below. The entirety of the site is therefore contained within the built-up boundary of the village.
- 2.4 Currently, vehicular access to the site is available via Main Street from either the shared driveway between Stanmore House or Lilac Cottage.
- 2.5 The river Thames is approximately 200 metres south of the site's southern boundary.

Surrounding Context

- 2.6 The village of Ewen comprises over 50 dwellings, a public house and a small employment development located on its eastern edge. In the immediate vicinity of the site are restaurants and holiday lodges. In addition, the village enjoys a regular bus service; the number 882 bus service provides regular transportation to Cirencester, Gloucester, Kemble, Tetbury, Stratton, Somerford Keynes, and Coates. Additionally, a shopper service provided by Cheltenham Community Transport (72C) operates once a day on Tuesday, Thursdays and Fridays to and

from Cirencester. The closest bus stop to the site is located along Main Street approximately 290m east.

- 2.7 More widely, the site is located within close proximity to Kemble, a Principal Settlement which comprises a wider range of services and facilities. These include a primary school, GP, church, playground, shop, restaurant, and public house. In addition, the site is located approximately 2 km from Kemble Railway Station which provides a regular service to Cheltenham, Cardiff, Bristol, Worcester, and London Paddington.
- 2.8 Kemble is within cycling distance to Ewen with a trip taking approximately 8 minutes via the National Cycle Route 45 or 10 minutes via the A429.
- 2.9 It is considered therefore that the site is considered a sustainable location for development.

Designations and other Constraints

- 2.10 According to the Cotswold District Local Plan (LP), the site is situated within the Kemble and Ewen Special Landscape Area (SLA) and sits approximately 2.12km south of the Cotswold AONB. The village of Ewen is also classed as a Non-Principal Settlement for the purposes of the LP, as confirmed within the officer's report attached to the previous planning permission on the site (planning reference Ref 19/01846/FUL). Details of this permission are expanded below.
- 2.11 The application site does not contain any historical assets however, the Ewen Conservation Area is 240m west, whilst the nearest Grade II Listed Building, Mill Farmhouse, is 110m east.
- 2.12 The application site is located within the Zone of Influence of the North Meadow and Clattinger Farm Special Area of Conservation (SAC), which is an internationally important wildlife site.
- 2.13 The site sits within Flood Zone 1, as indicated on the Environment Agency's Flood Map for Planning and is therefore at the lowest risk of flooding.
- 2.14 There are no Public Rights of Way (PROW) that affect the site, but the Thames Path National Trail runs to the north of the site along Main Street.
- 2.15 The trees within and adjacent to the site are not protected by TPOs.

Relevant Planning History

- 2.16 The following history is considered relevant to the application:

- **19/01846/FUL** Erection of 3 dwellings with associated car parking, landscape and access together with the creation of a new parking arrangement for Stanmore House. Approved 3rd June 2020. It is noted that the case officer's delegated report detailed that the drainage engineer, Gloucestershire County Highways, the tree officer and biodiversity officer held no objections. Ewen Parish Council also supported the planning application. It was concluded by the LPA that the site sits within a Non-Principal Settlement and is located within its village and was to not have an adverse impact on the setting of the village within the Special Landscape Area. There were also no reasons to refuse the proposals relevant to highway safety, residential amenity or protected species. Importantly, this permission has been implemented and therefore is extant. This permission therefore establishes the residential use for the majority of the subject site.

2.17 In addition the following history is considered relevant:

- **23/00253/COMPLY** Compliance with Conditions 19 (visibility splays), 21 (Construction Method Statement) and 22 (Tree Protection) of permission 19/01846/FUL - Erection of 3 dwellings with associated car parking, landscape and access together with the creation of a new parking arrangement for Stanmore House. Application Permit 2023.
- **16/00609/COMPLY** Compliance with conditions 4 (materials), 7 (landscape), 11 (drainage) & 12 (surfacing) - Demolition of existing and erection of replacement dwelling house and garage, relocated access and change of use of pasture land (currently with an unauthorised use as amenity land) to form extended residential curtilage (resubmission). Application Permit 2016.
- **13/01372/FUL** Demolition of existing and erection of replacement dwelling house and garage, relocated access and change of use of pasture land (currently with an unauthorised use as amenity land) to form extended residential curtilage (resubmission). Permitted 2013.
- **12/04045/FUL** Demolition of existing and erection of replacement dwelling house and garage, relocated access and change of use of pasture land (currently with an unauthorised use as amenity land) to form extended residential curtilage. Application Withdrawn 2013.
- **10/05265/CLOPUD** Single storey side and rear extensions and porch. Application Permit 2010.

- **06/00100/FUL** Change of use from arable pasture land to garden enclosed by new hedge. Refused 2006.

2.17 The following permission, which relates to a strip of land immediately to the south of the subject site, is also considered to be of direct relevance to the subject case.

- **23/00797/FUL** Installation of ground mounted Domestic Solar Array at The Dutch Barn Mill Farm Ewen Cirencester Gloucestershire GL7 6BT. Approved 2nd May 2023.

2.18 For ease of reference an extract from the approved solar array site plan is provided at Figure 1 overleaf.



Fig 1: extract from approved site plan ref 23/00797/FUL.

2.19 It is noted that the Officers Report (Report) at paragraph 1 confirms:

'The site is bordered by extended garden land to the north and east belonging to dwellings lining the village through-road, and is otherwise surrounded by open countryside to the south.' (our emphasis).

2.20 Confirmation of this land use is again repeated within the Report under section (b) Character, Appearance and Landscape Impact where it is confirmed *'Immediately to the north is Stanmore House and its extended garden.'*

3 THE PROPOSAL

- 3.1 The accompanying Design and Access Statement (DAS) provides details regarding the proposal and establishes the concepts and principles that have been considered in the development process. The DAS also demonstrates the rationale behind the carefully considered design of the proposals detailing how it responds to the immediate context of the site and its setting. Below is a summary of the contents of the DAS.

The proposed use, density and amount

- 3.2 The proposal is for the erection of three additional dwellings with associated car parking, landscaping, drainage and a reconfigured access.
- 3.3 As labelled in the accompanying Proposed Site Plan, House B follows Main Street to the east of Stanmore House, with Houses C and D to the south of House B and Stanmore House respectively.
- 3.4 The dwellings are two storeys in height, and each comprise four bedrooms. Each dwelling will have its own private garden area in addition to garaging and cycle parking facilities.

Design and layout, scale and detailing

- 3.5 The proposed layout has been carefully designed to reflect a courtyard arrangement.
- 3.6 As above, the proposed dwellings are two storey with single storey garaging. As detailed within the DAS, Houses B and C are composed with pitched roofs whilst House D has a curved Dutch Barn roof. The heights of the proposed buildings are at a lower level on the site to Main Street to ensure that they appear smaller in scale towards the site's southern boundary.
- 3.7 The proposed dwellings have been designed to ensure that the massing is kept to a minimum. This has been achieved by minimising the heights and spans of both the dwellings and the outbuildings, whilst still allowing for sufficient head height to provide high quality accommodation for residents in line with housing standards.
- 3.8 Each house sits within a plot that is sized to ensure each housing has its own private amenity space as well as use of the new shared amenity space. Each house has its own car port for parking accessed via the shared yard which is sized to ensure sufficient circulation space.
- 3.9 Units B and C are typical house typologies in keeping with the permitted scheme and the local vernacular. The inclusion of chimneys, traditional fenestration details and single storey additions

ensure that the design of the proposed dwellings reflects the features found within the Cotswold village.

3.10 House D is of a Dutch Barn design and the curved roof form of this proposed dwelling provides the soft transition to the open countryside. Minimal openings and rubble stone treatment ensure that House D is in keeping with traditional barn materials.

3.11 A bin storage area is to be located close to the entrance for easier access.

Materials

3.12 The proposed dwellings B and C will be constructed of natural stone with reconstituted stone roof tiles, while proposed dwelling D will be constructed of oak boarding and natural stone with a grey zinc roof.

3.13 The fenestration details will comprise hardwood timber. All doors and windows will have painted hardwood frames.

Landscaping and boundary treatments

3.14 Existing hedgerows on the northern and eastern boundaries are to be maintained.

3.15 The proposal incorporates new planting in the form of new indigenous hedging to site on the western, southern and eastern boundaries. Further within the site, towards the south, it is proposed that additional planting of trees of native species, to compensate for any losses involved during construction within the gardens area, will take place. Additional tree planting will also take place towards the eastern part of the site.

3.16 Proposed boundary treatments comprise 1m high natural dry stone wall with lime concrete capping, and as above, new indigenous hedging to site boundaries, retention and reinforcement of existing hedging and post and rail fencing.

3.17 The proposed surfacing materials will include high quality granite setts.

Impact on residential amenity

3.18 The proposed dwellings have been designed to ensure that the level of amenity currently enjoyed by the occupiers of the neighbouring properties will not be compromised. Furthermore, the proposed design has ensured that the future occupiers will enjoy a high level of amenity.

- 3.19 The arrangement of rooms has been carefully considered to remove overlooking between principal rooms of different houses.
- 3.20 All three proposed dwellings will be provided with an adequately sized garden area to meet the recommended standards set out by the Cotswold Design Code.

Ecology/biodiversity

- 3.21 An Ecological Impact Appraisal (EIA) has been prepared by Tyler Grange. This EIA confirms that there is likely to be no direct impact on statutory or non-statutory designated sites as a result of the proposed development.
- 3.22 The proposal incorporates additional planting in the form of native hedgerows and the applicant is prepared to accept the recommendations and findings of the EIA.
- 3.23 Further details regarding the findings and recommendations of the EIA are provided in Chapter 6 below.

Access and Parking

- 3.24 A Transport Note has been provided by Rapport for details and assessment of the proposal. In summary, the proposal utilises the existing access from Main Street. The applicant is proposing to reduce the height of the wall next to the entrance to 600mm high. The entrance will then be able to provide the requisite visibility of 2.4m by 54m in each direction. This is reflected with what was approved previously.
- 3.25 Car parking facilities along with secure cycle storage will be provided for each of the proposed dwellings in the form of car and cycle ports in line with parking standards.
- 3.26 A turning area will be provided on site to enable the access and exit of all vehicles in forward gear.

Drainage

- 3.27 As detailed in the accompanying Drainage Note (DN), foul drainage will be to the existing foul sewer within the public highway adjacent to the site.
- 3.28 As above, the site lies entirely within Flood Zone 1 and is not therefore at risk of flooding. As confirmed within the DN, an intrusive site investigation will be conducted during the detail design stage to determine actual infiltration rates and hence soakaway design.

Refuse Strategy

3.29 The proposal incorporates areas for the storage of waste and recycling. As above the bin storage area has been placed close to the access for convenience on bin collection day.

Sustainability and Climate Change

3.30 In producing the detailed design of the proposed dwellings, reference has been made to the net zero carbon toolkit which provides guidance on the measures that should be introduced into new development schemes.

3.31 The accompanying Energy Strategy and Sustainability Statement provides details of the techniques adopted within the proposed dwellings to reduce carbon footprint. In summary, the following methods have been incorporated:

- The use of non-fossil space heating.
- Analysis of the form, glazing and orientation to provide the best performance.
- Highest standards of insulation.
- Rainwater harvesting to minimise demands on mains water resources.
- Installation of Air Source Heat Pumps.
- Passive solar gains through the favourable orientation which maximises sunlight penetrations.
- Improvement of design air permeability.
- Low energy lighting which will be controlled through PIR sensors.
- The incorporation of landscaped areas to promote sustainable drainage, urban cooling, and biodiversity enhancement. The creation of landscaping zones will also help to enhance the local microclimate and counter air pollution.
- Deciduous trees which can bring solar shading in summer and promote sunlight penetration in winter are to be incorporated as an aspect of the landscape plan.
- Utilisation of sustainable sanitary features to minimise water consumption across the site.

- A detailed drainage strategy will address increases in surface water run-off and the effect of climate change.
- Installation of water metering.
- Rainwater harvesting.
- Installation of EV charging facilities to all dwellings.

3.32 The Applicant has considered all potential options for the incorporation of Sustainable Urban Drainage Systems (SuDS) in line with the Government's Technical Standards.

3.33 Consideration has also been given to biodiversity (as detailed within the accompanying PEA) and sustainable construction and reducing pollution.

4 ADDRESSING MATTERS RAISED AT PRE-APPLICATION

- 4.1 The subject proposal is the subject of a pre-application response received on 15th November 2023. This pre-application involved a proposed scheme for the replacement of the existing house and the erection of 3 new dwellings. A number of concerns and suggestions were raised to the proposed drawings by the Local Planning Authority (LPA). The following summarises the comments received by the LPA and demonstrates how the concerns have been addressed. Further information regarding the design responses is also provided within the accompanying DAS.

Principle of development

- 4.2 Officers were concerned that the proposal extended development to the south of the previously approved site (under planning reference **19/01846/FUL**) and beyond the established post and rail/fence that currently bisects the site. According to Officers, it would therefore result in the introduction of development into a location that is materially different to that previously considered acceptable.
- 4.3 In response to the above comment, in the first instance, the post and rail fence does not bisect the current site however forms the southern boundary of the site. It is considered that the extent of the southern boundary as proposed is entirely logical for the following reasons. Firstly, the southern boundary of the site is a continuation of southern most boundaries of the residential curtilages to the east of the site known as Tanners and numbers 1, 2, 3 and 4 Mill Piece and beyond. The extent of the development envelope of the village is reinforced by the fact that permission has been granted for a row of the solar panels which runs immediately south of the site, which will form the boundary to the application site. In addition, it is noted that the LPA consider the land the subject of this application to be extended garden area (as referenced within the officer's report attached to 23/00797/FUL). Furthermore, development exists along the entirety of the western boundary of the subject site in the form of commercial properties and residential dwellings. The entire extent of the eastern and western boundaries of the site is therefore contained within the built-up area of the village. Visually therefore, in the light of its relationship to existing neighbouring development, it is considered that the entire subject site is located within the built form of the village of Ewen. The proposal will not therefore represent an extension of the built-up area into the open countryside, but rather comprise a logical form of infill development within the existing village.
- 4.4 Notwithstanding the above points, the layout of the proposed dwellings on the site has been revised; they are now located further north on the site. Furthermore, the proposed dwelling

which is located in the most southerly position of the site, is of a design which is more reflective of an agricultural style building. This ensures that it is sympathetic to the existing barn conversion, which is currently in residential use, immediately to the west of the site.

Affordable housing

- 4.5 The number of units has been reduced and the proposed gross floor area does not exceed 1000 sqm. As such the proposal is not liable for affordable housing.

Impact on heritage assets

- 4.6 The Conservation Officer (CO) confirmed in its pre-application response that it is not considered that the setting of the Conservation Area will be affected by development on the subject site. It is also noted that the CO had no objection to the number of dwellings and the principle of dwellings on this site.
- 4.7 Concern was raised regarding the layout, the size, scale and design of the proposed dwellings and the reduction in open space that currently contributes to the setting of the listed building/farmyard to the west.
- 4.8 In relation to the impact of the proposal upon the setting of the heritage asset, a detailed Heritage Impact Assessment (HIA) has been produced. The findings of the HIA, together with the detailed response from the CO, have informed the final layout, scale and details of the proposals which have been significantly amended from the pre-application scheme. The HIA concludes that in summary, the proposed development will cause no harm to the significance of Grade II Listed Mill Farmhouse through change to its setting.

Climate emergency

- 4.9 Officers confirmed in their response that the Council has now introduced a net zero carbon toolkit (<https://www.cotswold.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/>) which provides guidance on the measures that should be introduced into new development schemes. The proposed development should seek to incorporate such measures.
- 4.10 It was recommended in the pre-application response that an energy/sustainability statement is submitted with any future planning application.

- 4.11 In response to these comments, a Sustainability Statement accompanies the application package which details the energy efficiency, renewable energy and water conservation measures that will be incorporated into the scheme. Reference should also be made to the DAS.

Impact on residential amenity

- 4.12 Concern was raised regarding the possible impact on the amenity levels currently enjoyed by the occupiers of the neighbouring properties.
- 4.13 In response to comments, the proposed design has been amended to ensure that existing levels of privacy is retained and the future occupiers of the proposed properties will enjoy a high standard of privacy.

Access and highway safety

- 4.14 Officers confirmed that the access arrangements were deemed suitable for the level of development proposed. It was recommended however that a covered bin store is provided close to the site entrance in order to minimise the visual impact of refuse containers and bins and to minimise the risk to highway safety.
- 4.15 This point has been acknowledged and the layout designed accordingly to reflect the location of the covered bin store.

Flooding and Drainage

- 4.16 The pre-application response advised that development should seek to be SUDs compliant. Officers advised that it would be beneficial if a drainage strategy could be submitted with a future planning application.
- 4.17 A Drainage Strategy has been produced and forms part of the application package.

Biodiversity and Geodiversity: Designated Sites

- 4.18 The Pre-application response highlighted the need for a Preliminary Ecological Appraisal (PEA) to assess the site's suitability for protected and priority species. If the PEA concludes additional survey work is required (phase 2 surveys), these surveys along with the PEA report would need to be submitted to the Council as an ecological impact assessment report (ECIA).
- 4.19 An Ecological Impact Assessment (EIA) forms part of the application package.

4.20 As the application site is located in the outer zone of the Zone of Influence, the applicant is agreeable to enter into a legal agreement to address this issue.

Community Infrastructure Levy (CIL)

4.21 CIL forms 1 and 2 have been completed and form part of the application package in accordance with the advice provided at pre-application.

5 PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Consideration will be given to the Levelling Up and Regeneration Act 2023 (LURA) where appropriate.
- 5.3 The development plan for the site comprises the Cotswold District Local Plan 2011-2031 including the Cotswold Design Code at Appendix D to the Plan and the Kemble and Ewen Neighbourhood Development Plan 2020 – 2031.
- 5.4 The material considerations relevant to the proposed development are:
- The National Planning Policy Framework (NPPF).
 - Relevant PPGs
 - National Design Guide

The Development Plan

- 5.5 The Cotswold District Local Plan (LP) was formally adopted on 3rd August 2018 and sets out the overall planning framework for the district from 2011 to 2031.
- 5.6 **Policy DS1** entitled Development Strategy identifies that a sufficient land will be allocated to for housing within the Principal Settlements. Within the justification to this policy, it is noted that an allowance is made for windfall sites.
- 5.7 The site is outside of any settlement and as such **Policy DS3**: entitled 'Small Scale Residential Development in Non-Principal Settlements' is of direct relevance. This policy confirms that;
1. In Non-Principal Settlements, small-scale residential development will be permitted provided it:
 - a) demonstrably supports or enhances the vitality of the local community and the continued availability of services 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; and

2. Applicants proposing two or more residential units on sites in Non-Principal Settlements should complete a rural housing pro-forma and submit this with the planning application.

5.8 **Policy H1**, entitled Housing Mix and Tenure to meet Local Needs, requires developers to comply with the Nationally Described Space Standards.

5.9 **Policy EN1** entitled 'Built, natural and historic environment' seeks to ensure that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment.

5.10 **Policy EN2** entitled 'Design of the built and natural environment' supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

5.11 Issues regarding landscape are discussed at **Policy EN4** which is entitled 'The wider natural and historic landscape'. This policy states;

1) *'Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.'*

2) *'Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.'*

5.12 **Policy EN6** entitled Special Landscape Areas confirms that development within Special Landscape Areas (as shown on the Policies Map) will be permitted provided it does not have a significant detrimental impact upon the special character and key landscape qualities of the area including its tranquillity.

5.13 **Policy EN7** Trees, Hedgerows and Woodlands seeks to conserve and enhance such natural assets.

- 5.14 **Policy EN8** 'Biodiversity and geodiversity: features, habitats and species' confirms that development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.
- 5.15 **Policy EN10** Historic Environment: Designated Heritage Assets, seeks to sustain and enhance the character of such assets and their settings.
- 5.16 **Policy INF4** entitled 'Highway Safety' seeks to ensure that new developments create safe and suitable accesses.
- 5.17 **Policy INF5** entitled 'Parking Provision' confirms that new development will make provision for parking in accordance with adopted parking standards.
- 5.18 **Policy INF7** entitled 'Green Infrastructure' seeks to ensure that all proposals contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure.

The Cotswold Design Code

- 5.19 Appendix D of the Local Plan provides the Cotswold Design Code (Code). The aim of this Code is to ensure the highest standards of new development, respecting the distinctive qualities of the Cotswold District for the benefit of current and future generations.
- 5.20 **Paragraph D.6** confirms that good design is informed both by the needs of the current and future users, and by a proper understanding of the site and its setting. These considerations are of particular importance where there is an existing high quality built and natural environment, as in Cotswold District.
- 5.21 Particular emphasis is placed upon the importance of landscape, settlements and streets confirming at **paragraph D.9** that careful study should be made of the context of any new development. **Paragraph D.14** emphasises that in designing new development, close attention to the site and its setting should work at all levels, from the overall principle, density and grain to the scale form, roofscapes, elevations and detailed features of the buildings and then to the landscaping surrounding them.
- 5.22 Reference is also made to is also made to the importance of scale and proportion, confirming at **paragraphs D.16 to D.20** that new buildings should be carefully proportions, with new buildings complementing the existing structure in terms of height and scale. The design approach should be responsive to each site and its setting.

- 5.23 **Paragraphs D.21 to D.28** refers to architectural style, the Cotswold vernacular. Here it is confirmed that new vernacular proposals should reflect the quality of the area in terms of materials, proportions, siting, scale and detailed design features. New vernacular proposals should be inspired by the best of the past, carrying the key qualities and essence of the Cotswold style but also utilising new technologies and best practice to address the environmental, economic and social concerns of today. Key qualities of the Cotswold vernacular are provided within these paragraphs.
- 5.24 **Paragraphs D.35 to D.47** refers to materials and craftsmanship. Advice is provided regarding the colour of the stonework which tends to be deeper creams and rich honey colours in the northern area of the District. The colour of the stone should reflect the area accordingly. In certain areas, render is also considered acceptable. With reference to roofing materials, Cotswold stone slate is prominently used within the District with Welsh slate also being found in more recent years.
- 5.25 **Paragraphs D.47 to D.51** refers to fenestrational details, with windows generally required to be timber side-hung casements or sliding sashes. Doors should be constructed of timber. Timber should be painted.
- 5.26 Boundary treatments and surfacing are discussed in **paragraphs D.52 to D.57** wherein the use of traditional materials, such as drystone walling, railings, hedging and wattle fencing is encouraged.
- 5.27 Sustainable design is discussed within **paragraphs D.59 to D.62**. Within these paragraphs it is recognised that there is now a greater awareness of the need to ensure that developments are sustainable in their design and construction. It is noted that detailed guidance on sustainable design is not provided within this Code which points to other resources for such advice, including the PPGs. However, it is confirmed within the Code that sustainable design needs to be responsive to the character of the area and the sensitivities of the site.
- 5.28 Key principles are provided relating to effective green infrastructure (GI) and high-quality landscape at paragraph D66 which encourages high quality and carefully designed GI and landscape provision.
- 5.29 Key design considerations for specific development proposals are provided at **paragraph D.67** the relevant one of which is number 3. New build houses in the Cotswold vernacular style. The key principles are provided as follows:

- a. A mixture of house types, including a good representation of terraces and semi-detached, with only some detached. A layout that is generally not too regimented and achieves interesting street scenes, with active frontages and attractive open spaces.*
- b. Simple and traditional forms, with limited gable widths, plan depth often being achieved through rear gabled 'additions'. Steep roof pitches.*
- c. Cluttered fenestration and over-scaled window openings should be avoided. Windows should be well spaced and generally centrally placed within gables, with a hierarchy of opening sizes. Gable end walls blank or with limited offset openings.*
- d. Use of natural local limestone in sensitive locations and high quality artificial stone elsewhere.*
- e. Stone of an appropriate colour to the locality.*
- f. Usually rubble stonework, laid to random but consistent courses. Mortar of a good colour match to the stone, with a rough texture, brushed back flush.*
- g. Some use of high quality through-coloured render, of a roughcast texture.*
- h. Natural or artificial stone slates to roofs, laid to diminishing courses, with some use of natural blue slate.*
- i. Some use of other traditional walling and roofing materials may be appropriate, depending on the site and its location within the District.*
- j. No bargeboards to verges or fascia boards to eaves. Exposed rafter feet avoided.*
- k. The inclusion of chimneys, built up in traditional stone or brickwork, and set flush to gable end walls.*
- l. Dormers and porches of traditional design.*
- m. Doors and windows recessed into the walls of the building.*
- n. Appropriate colour stone facing lintels, to the depths of the reveals. Alternatively oak lintels, left untreated to silver. Stone or stone tile sills.*
- o. Flush timber casements, with balanced opening and non-opening lights, slender glazing divisions, and attention paid to traditional external detailing. Sliding timber sashes.*
- p. Slender metal casements within stone mullion window surrounds.*

- q. Front garden areas traditionally enclosed by natural dry stone walls, and some railings.*
- r. Traditional stone (or occasionally brick) boundary walls separating rear gardens from streets.*
- s. Sensitive boundary treatments to outer edges of housing schemes, avoiding close-boarded fencing and including sufficient landscape buffers.'*

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- 5.30 **Policy KE4** Protecting Other Open Spaces – seeks to protect open spaces within Ewen from development which would harm its spacious character and appearance.
- 5.31 **Policy KE6** Green Infrastructure - Development will only be permitted where it retains/protects/enhances the recreational, biodiversity, water management and other functions of the GI network.
- 5.32 **Policy KE7** Kemble and Ewen Design Guide - confirms that development that is consistent with the other policies in this neighbourhood development plan and the Cotswold District Local Plan will be supported when they accord with the Kemble and Ewen Design Guide.
- 5.33 **Policy KE11** Landscape – seeks to protect and enhance landscape assets.

Material considerations

National Planning Policy Framework (December 2023)

- 5.34 The National Planning Policy Framework (NPPF) was first published in 2012 and has since been updated on six occasions, the most recent of which was 20th December 2023.
- 5.35 The presumption in favour of sustainable development is at the heart of the NPPF. **Paragraph 7** is clear that the purpose of the planning system is to contribute to sustainable development. Sustainable development is defined in **Paragraph 8** of the NPPF, and includes three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways; these being economic, social and environmental factors.
- 5.36 To deliver these objectives, **Paragraph 9** sets out that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs, and opportunities of each area.

- 5.37 **Paragraph 10** is clear that sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development.
- 5.38 **Paragraph 11** states for decision taking, this means *“approving development proposals that accord with an up-to-date development plan without delay”*.
- 5.39 **Paragraph 60** is clear that 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. Within this context, **Paragraph 63** is clear that housing should meet the requirements of different groups.
- 5.40 **Paragraph 70** identifies that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should, amongst others, support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 5.41 **Paragraph 82** states that *“in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”*.
- 5.42 **Paragraph 83** addresses rural housing and confirms that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*.
- 5.43 **Paragraph 109** states *“opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”*.
- 5.44 **Paragraph 114** set out that applications for development should ensure that:
- a) *appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
 - b) *safe and suitable access to the site can be achieved for all users;*
 - c) *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*

- d) *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree*".

5.45 **Paragraph 115** is clear that *"development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*. Within this context, **Paragraph 116** states development should:

- a) give priority first to pedestrian and cycle movements;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

5.46 **Paragraph 123** states planning 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.

5.47 **Chapter 12** relates to achieving well-designed places. **Paragraph 131** sets out that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process"*.

5.48 **Paragraph 135** states that planning policies and decision 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 users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

5.49 **Paragraph 139** states that “*development that is not well designed should be refused, especially where fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to*” inter alia “*Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.*”

5.50 **Paragraph 157** states that 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, inter alia, 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.

5.51 **Paragraph 162** states in determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

5.52 **Paragraph 165** states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. **Paragraph 173** states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

5.53 **Paragraph 180** of the Framework states planning decisions should contribute to and enhance the natural and local environment by:

- 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);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; and
- 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.

5.54 **Paragraph 186** states that local planning authorities should refuse development if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for.

- 5.55 **Chapter 16** is concentrated on conserving and enhancing the historic environment. **Paragraph 200** states in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 5.56 **Paragraph 203** states in determining applications, local planning authorities should take account of:
- a) *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness”.*
- 5.57 **Paragraph 205** confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.
- 5.58 **Paragraph 209** confirms *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

National Design Guide

- 5.54 The National Design Guide, published by the Ministry of Housing, Communities & Local Government (January 2021) advises that proposals should:
- “...enhance positive qualities and improved on negative ones. Some features are physical, including:*
- *the existing built development, including layout, form, appearance, details and materials;*
 - *local heritage ... and local character”* (page 11).
- 5.55 The Guide also advises that:

“Well-designed new development is integrated into its wider surrounding, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation including ... the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development” (page 11).

6 CONSIDERATION OF PLANNING POLICY ISSUES

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The previous section of this Statement has identified all the relevant development plan and national planning policies that are appropriate to the proposed development. This section seeks to assess the proposal against those requirements and weighs up the application in the planning balance.

Principle of Development

- 6.3 The principle of development for the erection of the three dwellings is established through the extant permission reference 19/01846/FUL. It is acknowledged however that the southern area of the site is formed by an area of land outside the former permission. To address this issue, the following points are made.
- 6.4 The principle of the proposed development is established through Local Plan (LP) policy DS3.
- 6.5 As above, Policy DS3 confirms;
1. *In Non-Principal Settlements, small-scale residential development will be permitted provided it:*
 - (a) *demonstrably supports or enhances the vitality of the local community and the continued availability of services 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; and*
 2. *Applicants proposing two or more residential units on sites in Non-Principal Settlements should complete a rural housing pro-forma and submit this with the planning application.*
- 6.6 It is evident that LP policy DS3 is supportive, in-principle, of small-scale residential development in villages such as Ewen subject to the proposal meeting a number of criteria. With reference to

criterion 1 (a) the introduction of new housing into the village can help to sustain services and facilities in other nearby settlements. As detailed above, the site is located approximately 650m to the east of the Principal Settlement of Kemble, which hosts a range of facilities and services. The introduction of three family sized dwellings into the village of Ewen therefore has the potential to support the public house in Ewen and existing facilities in Kemble. In the context of small-scale development, it is therefore considered that the proposal will demonstrably support the vitality of local services and facilities in accordance with criterion a) of Policy DS3 and guidance in paragraph 83 of the NPPF.

6.7 With regard to criterion 1 (b) it is considered that the erection of three dwellings is considered to be of a proportionate scale when assessed against the size of the settlement as a whole, and indeed the previous planning permission demonstrates that three new dwellings can sit comfortably here, such that part (b) is met.

6.8 With regard to criterion (c), the proposed development is located adjacent to the road thus reflecting the position of the neighbouring properties within the village whilst incorporating a layout characterised by a courtyard type development. This style of layout reflects that of properties to the west and north of the site whilst also reminiscent of a farmyard type arrangement. This is a point expanded upon within the accompanying DAS. Furthermore, as above, the entirety of the site is bounded to the east and west by existing residential development, with the southern boundary following the line of the boundaries of the neighbouring curtilages. As such the proposed development will not result in a material encroachment of development into the open countryside.

6.9 The size and scale of the proposed dwellings is also consistent with existing development in the locality. It is considered that the proposal complements the form and character of the settlement. As such it is considered that the proposal conforms with criterion (c).

6.10 With reference to criterion (d), the village has been subject to a limited number of permissions for single plot dwellings in the current Local Plan period, including the following;

- Barnstone Cottage (18/01656/FUL)
- The Paddock (18/02751/FUL)
- The Willows (20/00066/FUL)
- Bittenham Springs (20/00361/FUL)

- Land at New Covert (18/00051/FUL) – this has since been revised to incorporate the erection of two dwellings (22/00051/FUL)
- A dwelling has also been created through the conversion of a Dutch barn at Mill Farm (11/05872/FUL).

6.11 The aforementioned developments relate to sites which are spread throughout the settlement. The approved schemes therefore have a scattered nature and as such are considered not to have an adverse impact on the character of the settlement when taken cumulatively, particularly noting their ‘single plot’ scale.

6.12 In combination with the aforementioned schemes, it is considered that the proposal will not result in a level of development that will have an adverse impact on the character or appearance of the settlement or place an unacceptable strain on existing infrastructure.

6.13 It is considered therefore that the proposal complies fully with LP policy DS3.

Housing Mix

6.14 The proposed development is for three dwellings which is below the threshold for affordable housing in terms of the numbers of dwellings proposed. Notwithstanding this, it is noted that affordable housing can be required if the development has a floor area in excess of 1000sqm. The total floor area of the proposed three dwellings including garages, car ports and cycle stores amounts to 915 sqm. As such, the proposal is below the threshold for affordable housing in terms of both number and floor area.

6.15 Each dwelling would meet the Nationally Described Space Standard as reference within LP policy H1.

6.16 As such it is considered that the proposal meets the relevant LP policies relating to matters concerning housing mix and affordable housing.

Heritage Considerations

6.17 Paragraph 200 of the NPPF requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This matter is addressed in considerable detail within the accompanying HIA where it is concluded that the application site makes no contribution to the significance of the listed farmhouse through setting. The HIA confirms that:

'In reaching this conclusion, it has been acknowledged that a historic association between the farmhouse and the site in terms of ownership and functional agricultural use may have existed, but this has long since been severed and the site is no longer in agricultural use. When also having proper regard to the baseline conditions of Mill Farmhouse and its surrounds, including the residential conversion of its former farm buildings and the domestication of the north-eastern part of the complex, the site makes no significant contribution in terms of understanding the agricultural surrounds of the farmhouse.'

6.18 Furthermore, it is confirmed that *'The proposed development has been carefully designed to ensure a sensitive transition between the site, the former farm complex to the south-west, and the open agricultural land to the south.'*

6.19 In summary the HIA confirms that the proposed development will cause no harm to the significance of Grade II Listed Mill Farmhouse through change to its setting for the following reasons:

- *"The interrelationship and group value between the farmhouse and its historic farm buildings will remain clearly legible;*
- *Key views from and towards the farmhouse will be unaffected, especially those that relate to the road to the north and the open agricultural land to the south of the farmhouse; and*
- *The appreciation of the former farm complex's position at the western edge of the settlement will be sustained."*

6.20 As such it is considered that the proposal complies with LP policies EN1, EN2 and EN10 the relevant paragraphs contained within Chapter 16 of the NPPF.

Design and appearance

6.21 A detailed DAS accompanies the application and provides detail regarding the evolution of the design, materials and appearance. A summary has been provided above where it is evident that the Code has been referred to throughout the design stages of this project.

6.22 The DAS demonstrates how the proposed approach has addressed the concerns raised by the LPA at pre-application stage and has been influenced by an understanding of the local vernacular in Ewen village.

6.23 As such, it is considered that the proposed dwellings comply with LP Policies EN1 and EN2, Neighbourhood Plan Policy KE7 and the Cotswold Design Code in addition to the advice contained within the NPPF.

Landscape

6.24 The site sits within the Kemble and Ewen Special Landscape Area (SLA) where there is a need to protect and enhance the landscape.

6.25 Paragraph 180 of the NPPF reinforces the need to enhance areas identified for their special landscape and scenic beauty.

6.26 The context of the site has helped influence the design of the proposals, comprising a scheme that is landscape led.

6.27 A detailed Local Landscape Character and Views Study (LLC) has been provided. This LLC provides a background analysis and information about the site and its village context, provides details of views from the Kemble/Ewen Road, considers the experience of people travelling along the main route through the village and considers the site's role in the village providing recommendations to inform design development. Key considerations and recommendations are also provided within the LLC. The landscape strategy incorporates a number of key points all of which are detailed at para 4.2.1 of the LLC.

6.28 Importantly, it is found that 'Overall, the site contributes a small negative influence on these views as a result of its poorly managed condition, sheds and debris'. And continues 'However there is no notable contribution in terms of views outwards across the wider landscape, due to the boundary hedgerow and existing Stanmore House, and the sends to the south of the driveway.'

6.29 The LLC also provides details of the how the Landscape Strategy/Masterplan has evolved from the recommendations provided.

6.30 It is considered therefore that the proposed development will cause no harm to the character and appearance of this part of the Special Landscape Area.

6.31 As such, it is considered that the proposal complies with LP policy EN4, Neighbourhood Plan Policies KE6 and KE11 in addition to the relevant criterion attached to Point 5 of the Code and the relevant paragraphs of the NPPF.

6.32 In addition, Neighbourhood Plan Policy KE4 seeks to protect open spaces within Ewen from development which would harm its spacious character and appearance. Given the extant planning permission on site, which has been implemented, clearly the principle of developing this open space has been accepted. As such, this policy is not relevant.

Impact on Trees

6.33 A detailed Arboricultural Impact Assessment (AIA) has been produced by Tyler Grange, in support of the planning application.

6.34 This report sets out the results of a Tree Quality Survey and Arboricultural Impact Assessment conducted in accordance with the British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

6.35 The tree survey indicated that the trees and hedgerows present are largely of low arboricultural value, with only the northern boundary two specimens being of 'moderate' arboricultural value.

6.36 The proposed development retains the features of most value and has also been designed to ensure the remaining low value trees and hedgerows are retained.

6.37 The proposed development requires the translocation of three Category C (low value) young trees and minor shrub removals which are unremarkable and do not provide a substantial contribution to visual amenity. Most trees will be retained, and the overall arboricultural resource will remain unaffected given the localised nature of the removals. No TPO specimens will be impacted.

6.38 Protection of the retained trees and hedgerows during the construction phase will be required and the details of this could be controlled by an appropriately worded planning condition.

6.39 In light of the above, it is considered that the proposed development conforms with LP policies EN7 and EN8.

Ecology

6.40 As set out above, the application site is located within the Zone of Influence of the North Meadow and Clattinger Farm Special Area of Conservation (SAC), which is an internationally important wildlife site. Under the Conservation of Habitats and Species Regulations 2017 (as amended) and other relevant legislation and guidance, Local Planning Authorities are required to assess whether any development proposal could harm the biodiversity value of an SAC. This works on

the precautionary principle so in order to permit any proposals there has to be certainty that the proposals will not cause any significant likely effects (i.e. negative impacts) on that SAC.

- 6.41 As detailed above, an Ecological Appraisal (EA) has been produced by Tyler Grange and accompanies this application. In summary, the EA finds no direct impacts on statutory or non-statutory designated sites are considered likely as a result of the proposed development. The North Meadow and Clattinger Farm SAC interim recreation strategy outlines the mitigation requirements required to contribute towards the alleviation and management of recreational pressures on the North Meadow component of SAC. There is a population of bats using the site which is expected to be of local ecological importance only. As the site could support a small population of dormice, common reptiles and amphibians, including GCN, it is recommended that precautionary measures are submitted during the construction phase for these species.
- 6.42 The EA also finds that habitats of low ecological importance to be lost, namely the grassland habitat, will be compensated for through replacement planting in the form of native hedgerow and tree planting. The hedgerows and broadleaved trees within the site are to be retained.
- 6.43 The EA recommends that the above measures can be secured via an appropriately worded planning condition for the implementation of a CEMP, a LEMP and a sensitive lighting strategy to ensure the proposed mitigation and enhancements are secured.
- 6.44 As such, the requirements of development plan policy EN8 and criterion v of the Code have been met, in addition to the relevant advice contained within the NPPF.

Highways Considerations

- 6.45 As above, a Transport Note has been produced in support of the application. This report concludes that the proposed development will not result in an unacceptable impact on highway safety or severe cumulative impact on the local highway network. A summary of the findings is provided below.
- 6.46 The proposed scheme utilises the existing access from Main Street which is a Class C highway and subject to a 30mph speed limit. Subject to the proposed reduction in the height of the existing wall at the eastern side of the entrance, the proposal will meet the minimum visibility requirements.
- 6.47 Adequate on-site parking and turning will be provided on the site.
- 6.48 In relation to parking, the proposal incorporates a minimum of 6 additional spaces which complies with LP policy INF5.

- 6.49 In relation to the bin store, it is noted that the future residents will be required to pull their bins further than the recommendations detailed in government guidance. However, the carry distance is a recommendation and should not preclude the granting of planning permission for developments where this carry distance is exceeded. Furthermore, it should be noted that a similar collection strategy was proposed under LPA Ref: 19/01846/FUL, which received no objection from GCC Highways and was subsequently permitted by CDC.
- 6.50 It is noted that Gloucestershire Highways raised no objection to the previously permitted proposal on this site for 3 no dwellings.
- 6.51 The access and parking arrangements are therefore considered to comply with LP Policies INF4 and INF5 and paragraph 115 of the NPPF.
- 6.52 As above, the site is considered to be positioned in a sustainable location for the scale of development proposed and its rural context, having regard to Paragraph 108 of the NPPF. There are nearby services and facilities that would satisfy the everyday needs of the future occupiers of the site.

Amenity

- 6.53 In designing the proposal careful attention has been given to existing and future amenity.
- 6.54 Gardens have been provided for each of the proposed properties which are of a sufficient size to ensure that future occupiers can enjoy a private garden area as required by LP policy EN2 and as recommended by paragraph D.67.1.r and s of the Code.
- 6.55 Proposed trees planted along the eastern boundary will increase the level of privacy for future occupiers and the existing occupiers of the neighbouring properties.
- 6.56 The proposed dwellings also meet with the minimum space standards for room sizes in accordance with Policy H1 of the Cotswold District Local Plan.
- 6.57 As such it is considered that the proposal complies with LP policy EN2 and the Code.

Flood Risk and Drainage

- 6.58 The site is located in Flood Zone 1, an area with a low probability of fluvial, pluvial and surface water flooding. Notwithstanding this point, a Drainage Note has been produced and accompanies the application package. Such a Note accompanied the previously approved scheme and a condition was attached to the planning permission requiring a detailed drainage

strategy to be submitted prior to the building of external walls. Our client is happy to accept such a condition.

6.59 It is noted that with regard to foul drainage, neither Severn Trent Water nor Thames Water has raised any objection to the previously approved application.

6.60 As such, it is considered the proposals would not give rise to an increase in flooding in the area in accordance with Policy EN14 of the Cotswold District Local Plan.

Energy Efficiency

6.61 Cotswold District Council has committed to reviewing the adopted Local Plan and to producing a Supplementary Planning Document (SPD) where necessary to ensure that climate change is a strategic priority for new development. Whilst this is not yet an adopted policy as part of the current Development Plan, it does show the direction of travel of the Council.

6.62 In producing the detailed design of the proposed dwellings, as above, reference has been made to the net zero carbon toolkit which provides guidance on the measures that should be introduced into new development schemes.

6.63 As above, the accompanying Energy Strategy and Sustainability Statement confirms that the proposal has met with consideration to the following areas of design and construction:

- Energy Efficiency Measures
- Sustainable Design and Layout
- Water Resource Management
- Material Resource Management
- Biodiversity
- Sustainable Construction and reducing pollution.

6.64 Consequently, there is the possibility for the proposals to deliver a 60% reduction in carbon emissions.

6.65 As such it is considered that the proposal complies with LP policies EN1 and EN2 and the Code and the objective of the SPD.

Sustainable Development and Planning Balance

6.66 The presumption in favour of sustainable development is at the heart of the NPPF. The proposals are considered to comply with all three objectives to achieve sustainable development.

Economic Objectives

6.67 The economic dimension within the NPPF highlights that development should contribute towards building a strong, responsive and competitive economy.

6.68 The development of housing growth and investment into the housing sector brings significant growth to the construction industry. With reference to “Laying the Foundations: A Housing Strategy for England. HM Government” every £1 million received from new housing development supports 12 net jobs (seven direct and five indirect) for a year, as well as apprenticeship opportunities. A more responsive housing market can play a major role in delivering local economic growth, with housing construction, repairs and maintenance having a direct impact on economic output, accounting for an average of 3% of GDP. This would bring prosperity and growth to the local economy.

6.69 A well-functioning housing market is therefore vital to the Country’s competitiveness and attractiveness to business, which will drive the economic growth the country needs. The availability of housing in the right places and at the right time will therefore bring economic prosperity to areas, supporting the economic dimension of sustainable development.

6.70 In this case, the economic value of development can be taken directly from the House Builders Federation (HBF) calculator, which stipulates that the delivery of 3 dwellings will support the employment of 9 people and generate £36,159 of tax revenue (including £3,388.38 of Council tax revenue).

6.71 Paragraph 85 of the NPPF states:

“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

6.72 The additional spending from the new housing, the potential that more economically active people will live in the area and the temporary construction jobs and expenditure will help support economic growth and should be afforded significant weight as per paragraph 85 of the Framework.

Social Objectives

- 6.73 The delivery of this site will assist the Government in boosting their supply of housing to meet the needs of present and future generations, a key principle of the NPPF, comprising a housing mix that is commensurate with the housing mix in the local area. This is a benefit that attaches at least significant weight.
- 6.74 The local services and facilities in Ewen and Kemble will benefit from the additional footfall from the proposed development, increasing the vitality of such services which in turn increases sustainability for this part of the district.
- 6.75 Moreover, contributions through CIL will enable the enhancement to community-related facilities.
- 6.76 This site, therefore, has the potential to deliver substantial social benefits.

Environmental Objectives

- 6.77 The environmental dimension in the NPPF seeks to contribute to protecting and enhancing the natural, built and historic environment by helping to improve biodiversity, using natural resources, and moving towards a low carbon economy.
- 6.78 The proposal represents the development of three dwellings on land which is contained within the built-up part of the village. The proposal will not therefore represent an encroachment into the open countryside resulting in harm to the landscape.
- 6.79 Furthermore, sustainable construction techniques will be utilised where possible and the operation of the proposals will encompass energy efficient measures, with the possibility for the proposals to deliver a 60% reduction in carbon emissions. The proposals offer landscape and biodiversity enhancements, weighing further in favour of the scheme.

Planning Balance

- 6.80 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.81 Taking all the above into account, it has been demonstrated that the proposals comply with the development plan as a whole such that planning permission can be granted without delay.

6.82 In addition to the above, there are other material considerations that weigh in favour of the scheme:

- The delivery of housing that attaches at least significant weight in the planning balance, as advocated by Paragraph 60 of the NPPF.
- Significant weight should be attributed to reflecting local design policies as per Paragraph 139 of the NPPF.
- The redevelopment of a plot located in a sustainable location within the built up area of the village to help meet housing needs as per Paragraph 123 of the NPPF, in an otherwise relatively constrained district.
- The development makes effective use of land as per Paragraph 128 of the NPPF.
- The proposals offer the ability to deliver a 60% reduction in carbon emissions.

6.83 It is considered that the CO's concerns which were raised at pre-application stage have been resolved. The HIA has demonstrated that there will be no harm to the setting of the nearby listed building. Notwithstanding this evidence, in the event that the CO concludes that the proposals would cause less than substantial harm to the setting of the nearby listed building, there are a number of public benefits that outweigh that harm. These include the following public benefits:

- The delivery of housing that will help boost the supply, as per Paragraph 60 of the NPPF.
- The CIL contributions that will be sought as part of the proposals.
- The short-term economic benefits the proposals will bring through the site's construction.
- The ability for services and facilities to be supported and enhanced with the additional, future occupiers of the site.

6.84 Taking all the above into account, it is considered that the public benefits would outweigh any perceived harm such that Paragraph 208 of the NPPF is met. Similar to the above, planning permission can then be granted.

6.85 Therefore, in the context of the Section 38(6) planning permission can be granted without delay.

7 CONCLUSIONS

- 7.1 This application is submitted following the grant of full planning permission in 2020 for up to three dwellings broadly within the same site boundary. This permission has now been implemented and is therefore extant. The Applicant wishes to amend this permission in terms of design and detailing and the extent of the site area.
- 7.2 The application has been the subject of a detailed pre-application. In designing the proposed development, attention has been paid to the comments received by the LPA in response to this pre-application. It is considered that any concerns raised by Officers at this stage have been resolved through the amended design of the proposed scheme.
- 7.3 It has been established within this PS that the entire site is included within the built-up area of Ewen and will not result in a material encroachment of development into the open countryside. Notwithstanding this point, the proposed built form occupies the northern area of the site, which is closest to the road, to address the concerns raised by the LPA at pre-application.
- 7.4 This PS, in conjunction with the other technical reports, has demonstrated that the proposed development will not have any unacceptable adverse effect on the setting of the nearby heritage assets, the visual amenities of the application site, the surrounding built form, the character and appearance of the Special Landscape Area, local amenity, biodiversity, flooding, drainage or highway safety.
- 7.5 The proposed drawings and DAS demonstrate how the proposed dwellings represent a high-quality form of development in terms of design, being in keeping with the character of Ewen and the immediate surroundings. It has been established that the proposed development is located in a sustainable location.
- 7.6 It has been demonstrated within this PS that the proposal complies with the development plan and is supported by other material considerations, concluding that the site is therefore entirely appropriate for the three dwellings as proposed. It is therefore concluded that there is a presumption in favour of approving this proposed development in line with Section 38(6). As such, it is respectfully requested that planning permission is granted without delay.

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