

Rural Housing Pro-Forma

Site name:

Stanmore House

Site address:

Ewen, GL7 6BU

Proposal:

Erection of three new dwellings with associated landscape enhancements.

Planning application ref:

To be confirmed

The information contained within this pro-forma should be provided in support of any planning application for small-scale developments of two or more dwellings in non-Principal Settlements.

The reasoned justification for Local Plan Policy DS3 explains that “*Small-scale residential development means housing which is proportionate to, and complementary with, the size and character of the settlement and its surroundings*”.¹

The level of detail provided should be proportionate to the nature of the development, its scale, the sustainability of the settlement, and the sensitivity of the site. Pages 2-4 provide prompts of some issues that should be considered when submitting a planning application. The lists are not exhaustive and there may be further issues to consider that are not shown. Early engagement with the Council and local community will help to identify additional local issues.

Applicants may provide the information requested in this pro-forma elsewhere in their application, for example, in a Design & Access Statement or Planning Statement (if this option is chosen, please indicate on the Rural Housing Pro-forma where this information has been provided at the planning application validation stage).

¹ Paragraph 6.3.5 of the Cotswold District Local Plan 2011-2031 (adopted 3 August 2018)

Information required on rural housing pro-forma

1. How would the development demonstrably support or enhance the vitality of the local community and the continued availability of services and facilities locally?

Please see accompanying Planning Statement

2. Is the development of a proportionate scale and does it maintain and enhance sustainable patterns of development?

Please see accompanying Planning Statement, Design and Access Statement and Heritage Impact Assessment.

3. Would the development complement the form and character of the settlement?

Please see accompanying Planning Statement, Design and Access Statement and Heritage Impact Assessment.

4. Would the development have an adverse cumulative impact on the settlement having regard to other developments permitted or built since April 2011 (e.g. the subliminal erosion of the bucolic character of rural settlements and/or the coalescence of groups of buildings to produce a more 'urban' form)?

Please see accompanying Planning Statement.

Please refer to the Council's latest Residential Land Monitoring Statistics² report to see permitted and completed dwellings since 2011.

Facilities and services

Facility/Service	Yes / No
Village hall	Yes (Kemble)
Shop	Yes (Kemble)
Post Office	Yes (Kemble)
Primary school	Yes (Kemble)
Public house	Yes
Pre-school or nursery	Yes (Kemble)

Facility/Service	Yes / No
Church	Yes (Kemble)
Doctor	No
Recreation area	Yes (Kemble)
Playing field	Yes (Kemble)
Playground	Yes (Kemble)
Bus Service	Yes

Consideration could be given to accessibility from the site to these facilities; how well they are used; whether they appear to be struggling for business / poor quality / outdated; etc.).

Site environment

This is about the site itself (aspects of the site's surroundings are covered in the subsequent section). Annotated plans and photos are particularly valuable.

² The latest Residential Land Monitoring Statistics report can be accessed on the Council's website via the following link: [Evidence base and monitoring](#)

Landform (to north, south etc.): Flat; Gently Undulating; Strongly Undulating; Steep Valley; Valley Floor; Plateau; Aspect. **Landform of the site is generally flat**

Land use: Arable farmland; Grassland; Grazing; Mixed Orchards; Horticultural; Quarrying; Recreational; Forestry; Industrial Brownfield; Other. **Residential and agricultural**

Views out (quality and value of views): Wide; Channeled; Long; Short; Glimpsed.

Natural features (age / condition/value): Boundary Hedgerow; Trees; Freestanding Shrubs; Grass; Other. **Boundary hedgerows and trees**

Ecology (known / observed and value): Birds; Lizards/Frogs; Mammals; Important Plants; Wildlife Corridors; Water Habitats. **Please see Ecological Appraisal (EA)**

Buildings and structures (how much of the site do they cover?): Walls (what materials); Sheds; Freestanding buildings / structures; Wellheads; Troughs; Gateposts; Stiles; etc.

Please see Planning Statement and Design and Access Statement (DAS)

Village Design Statement, Conservation Area Assessment, Landscape Assessment or other design guidance/assessment material (e.g. in any Parish Plan) are also useful for finding site-specific information.

Landscape context

Sites can be on the edge of a settlement and will have a landscape context. The indicators below can be used to assess the area of landscape visible from different parts of the site. Annotated plans and photos are, again, particularly valuable.

Land form: Flat; Gently undulating; Strongly undulating; Steep valley; Valley side / floor; Plateau; Other. **Generally flat**

Land cover: Open farmland; Farmland with trees/woods; Woodland; Parkland; Wetland; Other. **Grassed area**

Land use: Arable farmland; Grassland; Grazing; Mixed; Forestry; Industrial Brownfield; Orchard; Other. **Residential and agricultural**

Field boundaries: Tall; Clipped; Intermittent; Hedgerow with / without trees; Fences; Walls (what materials?); Other. **Hedgerow, post and rail fencing and trees**

Field sizes and patterns: Small; Medium; Large; Regular; Angular; Linear; Irregular; Ridge and furrow; Other. **Small irregular**

Routeways: Few roads; Dense road network; Tracks; Straight; Winding; Narrow; Footpaths; Bridleways; Other. **Please see attached Transport Statement**

Buildings and structures (what manmade elements are in the landscape? How do they 'sit' and what natural features influence that?): Village(s); Town; Isolated Farms; Barns; Groups of dwellings; Pylons; Other masts wires. **Please see Planning Statement**

Water and drainage: River; Stream; Reservoir; Wet ditches; Ponds; Lake; Other. [Please see Drainage Strategy](#)

Landmarks: Buildings; Structures; Natural features; History; Archaeology; Smaller Features; Other. [Please see Planning Statement \(PS\) and Heritage Impact Assessment \(HIA\)](#)

Views

Nearby views: Sweeping; Channeled; Long; Short; Glimpsed; Across to a place or landmark. [Views of the built form of the village – Please see Landscape Visual Impact Assessment \(LVIA\)](#)

Distant views: The site may be visible from a long way off, well beyond its immediate context. [N/A](#)

Settlement context

It is important not to just look at those buildings and spaces surrounding the site but at the wider area of the village in which it sits (which may or may not be all of the settlement). This will require a mixture of desk-based work and ground survey work. Annotated plans and photos are, again, particularly valuable.

Topography: Flat; Hilly; Steep; Shallow; Plateau; Valley; Linear valley; Several valleys; Other.

[Flat – please see LVIA](#)

Location: Valley Bottom; Valley Side; Hill Terrace; Hill Top; Other. [Flat – please see LVIA](#)

Layout: Linear; Grid-like; Winding; Regular; Irregular; Ribbon; Dispersed; Radial Buildings close to the road; Buildings well set back; Front gardens; Back gardens; Long plots; Thin plots; Short plots; Wide plots; Burgage Plots; Clear centre; No obvious centre; Other. [Irregular – please see PS, HIA and DAS](#)

Spaces: Gaps between buildings; Green spaces; Hard space; Places where local events take place; Well used; Not well used; Other. [Please see PS, HIA and LVIA](#)

Green and natural features: Trees; Bushes; Hedges; Green backcloth to buildings; Areas of intense greenery; Areas without greenery; Other. [Please see PS, HIA and LVIA](#)

Wildlife and ecology: Area used/inhabited by wildlife (e.g. foxes, bats); Area used for wildlife to pass through; What wildlife? Important plants? [Please see EA](#)

Roads, streets and other movement routes: Pavements; Kerbs; Grass verges; Drainage ditches; Wide roads; Narrow roads; Straight roads; Curving roads; Cul-de-sacs; Through roads; Footpaths / alleyways; On-plot parking; On-street parking; Parking courts; Street lighting; Other.

[Please see PS and DAS](#)

Landmarks: Are there key landmarks visible from a distance (church tower); community landmarks (pub); or special but smaller features (old milestone)? [Please see DAS, HIA, LVIA and PS](#)

Views out: Are there places (often, occasional) where one can see out to other areas or to the landscape? [Please see DAS, HIA, LVIA and PS](#)

Buildings and details

Predominant building shape and heights: Wide frontages; Narrow frontages; Terraced Semi-detached; Detached; 1-storey; 2-storeys; 3-storeys; Common shapes; Varied shapes **Detached two storeys. Please see DAS, HIA, and PS**

Roofs: Flat roofs; Pitched roofs; Steep pitch; Shallow pitch; Varied pitch; Lean-tos; Parapet fronts (hidden roofs). **Please see DAS, HIA, and PS**

Predominant materials: Some common; Nothing common; Walls (brick, stone, render, hung tile, ashlar, rubble?); Roofs (tile, slate, thatch, other?); Boundaries (drystone walls, hedges, fences?); Ground (tarmac, concrete, setts, paving stones?); Other. **Please see DAS, HIA, and PS**

Details: What details contribute to character (porches; dormers; window shapes; roof decorations; quoins; chimneys; benches; letterboxes; signs; flags; other)? Please see **DAS, HIA, and PS**