

Item No 01:-

19/00880/REM

**Land East Of Bell Lane
Poulton
Gloucestershire**

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Reserved Matters pursuant to outline permission 15/01376/OUT (Outline planning application for the erection of up to 9 dwellings and associated access). The Reserved Matters for which the application seeks consent are: appearance, layout, landscape and scale. The reserved matters application also seeks to discharge conditions 10 (Highways Scheme), 12 (Construction Logistics Plan), 14 (Ecological Enhancement and Landscape Management Plan), and 15 (Finished Floor Levels). at Land East Of Bell Lane Poulton Gloucestershire

Approval of Reserved Matters 19/00880/REM	
Applicant:	Rivar Ltd
Agent:	Savills
Case Officer:	Adrian Walker
Ward Member(s):	Councillor Lisa Spivey
Committee Date:	15th January 2020
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Appearance, layout, landscape and scale
- (b) Highways Scheme
- (c) Construction Logistics Plan
- (d) Ecological Enhancement and Landscape Management Plan
- (e) Finished Floor Levels

Reasons for Referral:

Councillor Lisa Spivey has requested the application be heard at Committee for the following reason:

“The drainage strategy proposed concerns many of the residents, not least those neighbouring the site, who currently suffer from flooding in the Lane and surrounding area. Given the specific and profound concerns over this particular aspect of the development, I feel that the final decision merits full scrutiny by the planning committee.”

1. Site Description:

This application relates to a greenfield site measuring approximately 0.98 hectares in size. The site is located within the existing settlement of Poulton to the east of Bell Lane on previously undeveloped/agricultural land. Houses are present on the opposite (west) side of the road, to the north and south of the site but not to the east of the site.

The application site is bounded to the north, south and west by a mature hedge and tree belt. There are no Public Rights of Way (PROW) located immediately adjacent or that cross the application site. The nearest PROW is located approx. 154 metres to the south of the site at the Bell Lane junction and runs west alongside 'Elf Meadow' before separating and running south west and north-east, to Ashbrook Lane. The edge of Poulton's Conservation Area is approx. 75 metres from the site.

2. Relevant Planning History:

15/01376/OUT: Outline planning application for the erection of up to 9 dwellings and associated access (appearance, layout, landscape and scale reserved for future consideration). Refused 30.11.2016 - Allowed at appeal 11.10.2017

19/02171/COMPLY: Compliance with Conditions 6, 7 and 8 of Permission 15/01376/OUT - Outline planning application for the erection of up to 9 dwellings and associated access (appearance, layout, landscape and scale reserved for future consideration). Recommended for approval, pending determination.

19/01613/FUL: Full planning application for the installation of an overland flow management strategy comprising an oversized pipe and detention basin to deliver more effective drainage attenuation. Recommended for approval, pending determination.

3. Planning Policies:

NPPF National Planning Policy Framework
EN BUILT, NATURAL & HISTORIC ENVIRONMENT
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN7 Trees, Hedgerows & Woodlands
EN4 The Wider Natural & Historic Landscape
INF3 Sustainable Transport
INF4 Highway Safety
INF5 Parking Provision
EN8 Bio & Geo: Features Habitats & Species
EN15 Pollution & Contaminated Land

4. Observations of Consultees:

Tree Officer: Comments incorporated with the Officer's Assessment

Conservation Officer: Comments incorporated with the Officer's Assessment

Landscape Officer: Comments incorporated with the Officer's Assessment

Biodiversity Officer: Comments incorporated with the Officer's Assessment

GCC Highways: No objection subject to conditions a plan showing the refuse collection point

5. View of Town/Parish Council:

The Parish Council Objects to the application on the following grounds;

- i. Drainage strategy resulting in open areas of water on the estate
- ii. Appearance of the swale
- iii. Maintenance of the drainage system
- iv. Safety
- v. Restrictions should be place to prevent further building and infilling on the site

6. Other Representations:

19 letters of objection have been received on the following grounds;

- i. Highways, access and parking
- ii. The principle of housing on the site
- iii. Design, height, dominance, character
- iv. Overdevelopment

- v. Impact on the village
- vi. Privacy, light and noise
- vii. Light pollution/street lights
- viii. Harm to the conservation area
- ix. Amenity
- x. Lack of garaging
- xi. Landscaping
- xii. Biodiversity
- xiii. Flood risk and drainage including maintenance
- xiv. Lack of drainage details
- xv. Suitability and appearance of swales

7. Applicant's Supporting Information:

Landscape Management Plan
Design & Access Statement

8. Officer's Assessment:

Background and Proposed Development

Outline planning permission was granted at appeal in 2017 for the erection of up to 9 dwellings and associated works on this site (APP/F1610/W/17/3171382). The principle of introducing residential development onto the site has therefore already been established. The Outline permission also established that the creation of a vehicular access onto Bell Lane in the south western boundary of the site is acceptable. The current application seeks Reserved Matters approval for details relating to Scale, Appearance, Layout and Landscaping. The application also seeks to discharge conditions 10 (Highways Scheme), 12 (Construction Logistics Plan), 14 (Ecological Enhancement and Landscape Management Plan), and 15 (Finished Floor Levels).

This application seeks approval for 9 dwellings in line with the Outline permission. The dwellings comprise three 3 bed, three 4 bed and three 2 bed units. The proposed dwellings will be a mix of detached and terraced units ranging in 1 or 2 storeys in height.

The external walls of the proposed dwellings will be constructed in reconstituted stone. The roofs of the proposed dwellings will be covered with a mix of artificial Cotswold stone tiles, clay tiles and natural blue slates.

The proposed dwellings will vary from 4.79-8.36m in height.

The comments of objectors regarding drainage have been noted. The drainage and flood risk matters do not form part of this application. The applicant has submitted a separate full planning application and condition compliance application for the approval of surface water drainage, sustainable drainage system, attenuation/storage and overland flow management strategy details. These details have been assessed by Gloucestershire County Council and deemed to be acceptable. Surface water drainage details have therefore been agreed as part of condition compliance approval 19/02171/COMPLY and full application 19/01613/FUL. The appearance of these details, however, will be considered as part of this application.

(a) Appearance, Layout, Landscape and Scale

Appearance

The following Local Plan policies are considered to be relevant to the application:

Local Plan Policy EN1 Built, Natural and Historic Environment states:

'New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- (a) ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
- (b) contributing to the provision and enhancement of multi-functioning green infrastructure;
- (c) addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
- (d) seeking to improve air, soil and water quality where feasible; and
- (e) ensuring design standards that complement the character of the area and the sustainable use of the development.'

Local Plan Policy EN2 Design of the Built and Natural Environment states:

'Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.'

Local Plan Policy EN4 The Wider Natural and Historic Landscape 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.'

In terms of national policy, Paragraph 170 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes' and 'recognising the intrinsic character and beauty of the countryside'.

Paragraph 172 of the NPPF states that 'great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.'

The proposal site lies approx. 75 metres to the north of the Poulton Conservation. Section 16 of the National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 193 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation, whilst Paragraph 194 states that significance can be harmed through alteration or development within the setting. Paragraph 195 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Local Plan Policy EN11 Conservation Areas points a, b and c is relevant.

'Development Proposals, that would affect Conservation Areas and their settings, will be permitted provided they:

- (a) Preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features
- (b) Include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area

(c) Will not result in the loss of open space, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area'

The above policies and guidance have been taken into consideration when assessing this application.

Layout

The application site is located on an area of agricultural land to the north of the village of Poulton on the eastern side of Bell Lane.

The layout plan now submitted follows the principles set out in the indicative plan submitted at outline stage. The plan shows a secondary road running parallel with Bell Lane from the single access point that was approved at outline stage. Following discussions with Officers, the applicant has amended the layout of the access road to prevent it looking overly suburban. Shared surfaces are proposed within the development thereby avoiding the creation of stretches of roadside pavement which would give the development a far more urban character. The orientation of dwellings is broadly consistent with the illustrative layout plan from the outline permission.

The closest residential neighbour is the property known as Oakwood which lies directly north of the site boundary. Plot 9 will be approximately 10 metres, at the closest point, away from this dwelling. Concerns have been raised by this neighbour with regards to their residential amenity. Their concerns include loss of light, overshadowing, overlooking, privacy, security and light pollution.

It is acknowledged that Oakwood is positioned on slightly lower ground than the site. Plot 9 has been designed in order to minimise the impact of the development on this neighbour. Plot 9 is single storey and whilst it does have ground floor windows facing north, due to the positioning of the proposed dwelling and the boundary treatment, it is considered that these windows would not result in an unacceptable loss of privacy to the residents of Oakwood for the following reasons;

The applicants have provided a plan showing that the finished ground floor level of Plot 9 would be 102.000 and the finished ground floor level of Oakwood is 101.640 which is only very slightly lower. This gives certainty that the windows on Plot 9 facing north would not have an elevated position to overlook the neighbouring property. Furthermore the ridge height of Plot 9 would be 108.500 below the ridge height of Oakwood at 108.680 preventing any overshadowing or overbearing impact. Permitted Development rights will be removed from all the proposed dwellings to ensure that the amenity of the residents of Oakwood is protected and the character and appearance of the estate is retained. Further concerns have been raised in regards to the landscaping in particular the proximity of trees; however, the trees are considered sufficient distance away from the property not to cause harmful overshadowing.

An objection was also raised with regards to the gate in the existing hedgerow on the north west boundary of the site and the security and privacy implications it may have had on Oakwood. This gate has subsequently been moved further south to alleviate any concerns and is considered acceptable.

In terms of amenity and privacy, all of the proposed dwellings will be provided with their own private garden space. The distance between properties is considered to be sufficient to avoid undue loss of privacy or light to future occupiers of the proposed dwellings or the occupiers of other dwellings in close proximity of the site.

With regard to vehicle manoeuvrability, Gloucestershire County Council Highway Officers raise no objection to the application. Highway Officers are satisfied that the proposed road layout provides adequate turning and manoeuvring for service and refuse vehicles. On-site parking is also considered acceptable with all dwellings, being provided with a minimum of two parking spaces. The level of parking is considered to accord with Local Plan Policy INF5.

Overall, it is considered that the proposed layout is acceptable in accordance with Local Plan Policy EN2

Scale

The applicant is seeking to pursue a traditional design approach in terms of the scale and appearance of the proposed dwellings. The design ethic is explained in the submitted information to reflect a farm house, farm outbuildings and a row of farmworker cottages, which could have developed historically at this settlement edge location, albeit not set back from the road, with a separate internal street scene. The two bungalows proposed are designed to represent later infill in the C20th and follow a Cotswold Vernacular design ethic reflecting the Arts and Crafts.

The design approach is therefore consistent with existing development in the locality. The development consists of a mix of house types and sizes ranging from 2 bed to 4 bed units. It is considered that the development incorporates a reasonable mix of housing in accordance with the aspirations of Local Plan Policy H1.

The proposed materials, are considered to reflect local character and distinctiveness.

In terms of scale, the proposed development will range from 1 to 2 storeys in height. There will be a mix of smaller cottage style dwellings and larger more formal dwellings. The overall scale of the development is consistent with existing residential development in the area.

With regard to appearance, the applicant has simplified the design of a number of units. Details such as fenestration, heights, and detailing have all been amended so that the individual dwellings now better reflect traditional building forms.

Objections have been raised with regards to lighting of the proposed development. Only minimal lighting on the dwellings themselves are proposed. If any other external lighting is proposed to be installed a condition will require the details of such lighting is approved by the Local Planning Authority. Lighting from the headlight of cars accessing the site is considered to be mitigated by the boundary treatments which are all in excess of standard car headlight height.

Overall, it is considered that the Scale and Appearance of the proposed development is acceptable. The scheme is considered to respect local character and distinctiveness as set out in Local Plan Policy EN2.

Landscaping

The applicant has provided a comprehensive landscaping plan which includes details of hard surfacing hedgerows, trees, boundary treatments, signage and gates. The landscaping scheme has been amended in accordance with the Landscape Officer's comments.

Objections have been raised with regards to the appearance of the swale at the front. The submitted Swale / Basin Cross-sections (8180113/SK14_P1) provide details of proposed drainage levels, the proposed levels and gradients are acceptable. The submitted plan indicates that the basin to the frontage would be a shallow impression in the ground, given that the basin will be largely dry throughout the year. The area will be seeded with a flowering lawn mix and mown regularly to improve amenity and will be visually acceptable.

Adequate space has been provided to allow for new trees to grow successfully and to ensure that trees do not compromise light into adjacent properties.

It is considered that the proposed landscape scheme is appropriate for the site and will help to soften the impact of the development. The use of native species planting will also benefit biodiversity. It is considered that the proposed landscaping scheme is acceptable.

The Layout, Scale, Appearance and Landscaping details are considered acceptable and not to have an adverse impact on the character and appearance of the local area having regard to Local Plan Policies EN1, EN2, EN4 and EN5 and guidance in paragraphs 170 and 172 of the NPPF.

(b) Highways Scheme

Condition 10 of the outline permission states;

'No development shall take place until there has been submitted to and approved in writing by the local planning authority, a scheme with a timetable for the provision, future management and maintenance of the vehicular and pedestrian access to the site, associated highway works and visibility splays shown on drawing number: SK03B; and, vehicle parking and manoeuvring areas. The scheme shall be implemented as approved and retained as such thereafter.'

The following supporting documentation has been submitted to comply with this condition;

- 18-04-P07 Site Plan
- Ecological Enhancement and Landscape Management Plan
- 18-04-L08 - Ecology and Landscape Management Plan
- 18-04-L01 - Landscaping Plan - Soft Planting
- 18-04-L02 - Landscaping Plan - Tree Planting
- 18-04-L03 - Landscaping Plan - Hard Surfaces
- 18-04-L04 - Landscaping Plan - Hard Features - Key Plan
- 18-04-L05 - Landscaping Plan - Hard Features -Details 1-6
- 18-04-L06 - Landscaping Plan - Hard Features -Details 7-12

These details have been assessed by the Local Highways Authority who have raised no objection. The details are therefore considered acceptable and the condition can be discharged.

(c) Construction Logistics Plan

Condition 12 of the outline permission states;

'No development shall take place until a Construction Logistics Plan which sets out details of how the construction of the development hereby permitted will be managed, has been submitted to and approved in writing by the local planning authority. The statement should:

- a) specify the type and number of vehicles;
- b) provide for the parking of vehicles of site operatives and visitors;
- c) provide for the loading and unloading of plant and materials;
- d) provide for the storage of plant and materials used in constructing the development;
- e) provide for wheel washing facilities; and
- f) measures to control the emission of dust and dirt during construction.

Construction works shall take place solely in accordance with the approved details.'

The following supporting documentation has been submitted to comply with this condition;

- 18-04-L07 - Construction Logistics Plan

A Construction Logistics Plan (CLP) is tool for understanding, managing and mitigating construction vehicle activity into and out of proposed development sites. A CLP specifically focuses on how the impact of construction on the road network can be reduced.

The CLP shows that construction will be contained within the site and meets the requirements of the condition as set out above.

These details have been assessed by the Local Highways Authority who have raised no objection. The details are therefore considered acceptable and the condition can be discharged.

(d) Ecological Enhancement and Landscape Management Plan

Condition 14 of the outline permission states;

'No works shall begin on site until a Ten Year Ecological Enhancement and Landscape Management Plan based on the recommendations in the amended Ecological Appraisal (All Ecology Oct 14), and illustrated in drawing no DLA-1615-L003-02 Rev D, is submitted to and approved in writing by the local planning authority, including timings of implementation. All the works must be carried out as per the approved details and retained as such thereafter.'

The following supporting documentation has been submitted to comply with this condition;

- Ecological Enhancement and Landscape Management Plan
- 18-04-L08 - Ecology and Landscape Management Plan

The details include;

- i. The Provision Of Bird And Bat Boxes,
- ii. Wildflower Meadow,
- iii. Native Hedgerows,
- iv. Orchard Trees,
- v. Amenity Grass & Bulb Planting,
- vi. Maintenance Schedules.

These details have been assessed by the Biodiversity Officer and the Landscape Officer who have raised no objection. The details are therefore considered acceptable and the condition can be discharged.

(e) Finished Floor Levels

Condition 15 of the outline permission states;

'No development shall take place until full details of the finished floor levels, above ordnance datum, of the ground floors of the proposed buildings, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.'

The following supporting documentation has been submitted to comply with this condition;

- 18-04-P07 Site Plan
- 18-04-P11 Site Plan - Ridge Levels

The height of the proposed buildings in relation to the existing ground levels and neighbouring properties has been assessed earlier in the report and is considered acceptable and the condition can be discharged.

9. Conclusion:

Having regard to the findings of the Planning Inspector in the appeal decision, the proposal follows the indicative plan submitted at outline stage and retains the important landscape feature of the hedgerow across the site frontage. It is considered that the proposed scheme will not have an adverse impact on the character or appearance of the, residential amenity or highway safety. It is considered that the proposed details relating to Scale, Appearance, Layout and Landscaping are acceptable. Sufficient detail has also been provided in order to discharge conditions 10 (Highways Scheme), 12 (Construction Logistics Plan), 14 (Ecological Enhancement and Landscape Management Plan), and 15 (Finished Floor Levels). The application is therefore recommended for approval.

10. Proposed conditions:

1. The development hereby approved shall be carried out in accordance with the following drawing number(s): 18-04-L01 REV C, 18-04-L02 REV C, 18-04-L03 REV C, 18-04-L04 REV C, 18-04-L10 REV A, 18-04-P07 REV C, 18-04-P11, 18-04-07 Rev B, 18-04-08 Rev A, 18-04-L05 Rev A, 18-04-L06 Rev A, 18-04-L07 Rev A, 18-04-L09, 18-04-M01 Rev A, 18-04-M02 Rev A, 18-04-M03 Rev A, 18-04-M04 Rev B, 18-04-M05 Rev A, 18-04-M06 Rev A, 18-04-P01 Rev A, 18-04-P02 Rev A, 18-04-P03 Rev A, 18-04-P04 Rev A, 18-04-P05 Rev A, 18-04-P06 Rev A, 18-04-P09 Rev A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions, additions to the roof, other alterations to the roof, buildings incidental to the enjoyment of the dwelling house, porches, hard surfaces, chimneys or flues, shall be erected, constructed or sited, other than those permitted by this Decision Notice.

Reason: Due to the sensitive location of the site and to maintain control over the design and appearance of the dwelling, in accordance with Cotswold District Local Plan Policy EN2.

3. Prior to the construction of any external wall of the development hereby approved, samples of the proposed roofing, reconstituted stone walling, natural stone boundary walling, timber boarding (including post), chimney and lintel materials for each building shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

5. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

6. The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located and shall be permanently retained as such thereafter.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

7. Prior to the first occupation of the development hereby permitted, the windows and doors of the proposed development, shall be painted in a colour to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

8. No ridges, eaves, verges, doors, windows (flush closing, show the manner of opening, and include details of heads, surrounds and cills), porches, dormers, chimney, shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

9. Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan 18-04-L10 REV A, shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged with 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

10. The boundary treatments as shown on approved plan 18-04-L03 Rev C shall be installed prior to occupation of any dwelling and permanently maintained thereafter in accordance with the approved details.

Reason: The boundary features will be important in screening the site and helping the development to blend in with its surroundings. This condition is imposed in accordance with Cotswold District Local Plan Policy EN2.

11. The development shall be completed in accordance with the Ecological Enhancement and Landscape Management Plan as submitted with the reserved matters application. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and all mitigation and enhancement features shall thereafter be permanently retained.

Reason: To ensure that hedgerows, mature tree lines, breeding birds, bats (foraging/commuting) and badgers (precautionary) are protected in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 170 and 175 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

12. Prior the installation of any external lighting, other than that shown on the approved plans, a scheme shall be submitted to and agreed in writing by the local planning authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme should be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent light spill into the countryside in accordance with Cotswold District Local Plan Policy EN2, EN4 and EN15.

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LAND EAST OF BELL LANE POULTON

Scale: 1:2500

Organisation: Cotswold District Council

Department:

Date: 31/12/2019



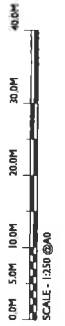
COTSWOLD
DISTRICT COUNCIL



LANDSCAPING LEGEND

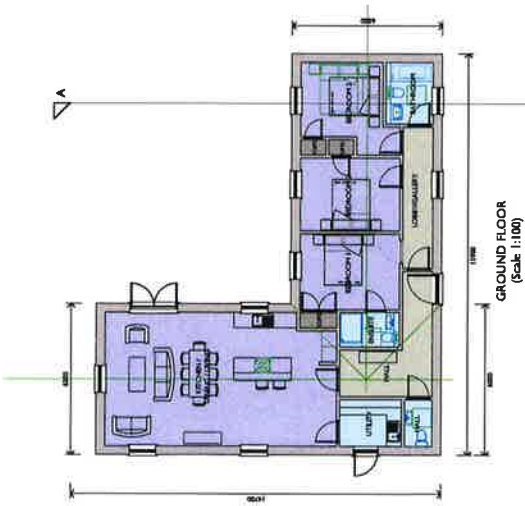
- AREA OF OPEN AMBIVENT GRASS FOR THE BENEFIT OF RECREATIONAL USE
- AMENITY GRASS WITHIN PLOTS, GENERALLY FROM TURF TO FRONT GARDENS AND SEED TO REAR GARDENS.
- HATCHING DENOTES MIXED GRASS AND WILD FLOWER MEADOW MIX GRASS TO PUBLIC AREAS AND VERGES.
- FLOWERING LAWN MIX SUITABLE FOR GRASED AREAS OF BIRD SYSTEY.
- SELF BINDING GRAVEL FOOT PATH
- GRAVEL DRESSED PERMEABLE PRIVATE DRIVE AND PARKING AREA.
- COTSWOLD BLUE COLOURED LARGE FORMAT SLAB PAVING IN HANDOUT RECTANGULAR LAYING PATTERN.
- PERMEABLE MACADAM ACCESS ROAD BETWEEN COUNTRY KERNS AND DROPPED KERNS AND FEATURING GRANITE SETT ROAD HUMPS.
- MACADAM BELL MOUTH MATCHING MACADAM OF BELL LANE
- PERMEABLE BLOCK PAVING TO PARKING AND TURNING HEAD TO CREATE 'STREET SQUARE'. BLOCK PAVING OF COLOUR WAY 1 - TUMBLED PAVERS.
- PERMEABLE BLOCK PAVING TO PARKING AND TURNING HEAD TO CREATE 'STREET SQUARE'. BLOCK PAVING OF COLOUR WAY 2 - TUMBLED PAVBLE.
- PROPOSED ORNAMENTAL HERDEGROW PLANTING BETWEEN PLOTS IN LOCATION SHOWN.
- PROPOSED NATIVE HERDEGROW PLANTING AS ABOVE ALONG BOUNDARIES IN LOCATION SHOWN.
- EXISTING NATIVE HERDEGROW ALONG WESTERN BOUNDARY TO BE MANAGED AT A HEIGHT OF 4.5M
- PROPOSED SHRUB / HERBACEOUS BEDS (RS TO 1.5M IN HEIGHT)
- EXISTING TREES RETAINED
- EXISTING TREES REMOVED
- PROPOSED NATIVE TREES PLANTED AS HEAVY STANDARDS 25-30M TALL 12" HIGH GIRTH, ROOTBALLLED STOCK.
- PROPOSED TREES TO BE PLANTED IN GARDENS TO BENEFIT WILDLIFE (6-12CM GIRTH, ROOTBALLLED) SLT CONTAINER GROWN STOCK.
- PROPOSED ORCHARD TREES TO BE PLANTED (ROOTSTOCK, BARE ROOT OF MIXED VARIETY APPLE AND PEAR.
- 1.2M HIGH DRY-STONE STONE BOUNDARY WALL IN LOCATIONS SHOWN WITH 'CORK & HEN' COPING
- 1.2M POST AND RAIL FENCE IN LOCATIONS SHOWN
- 1.2M POST AND FENCE WITH WIRE MESH AGRICULTURAL STOCK FENCING.
- 3M LONG SECTION OF CLOSE BOARD FENCE 1.8M HIGH AGAINST REAR ELEVATION OF HOUSES WITH 3M TRANSITION SECTION LOWERING TO 1.5M HIGH FENCING BEYOND.
- CLOSE BOARD FENCE 1.8M HIGH ALONG EASTERN BOUNDARY.
- 400MM HIGH LOW THRESH RAIL ALONG HIGHWAY MARGIN TO PREVENT NUISANCE PARKING.
- 1.5M WIDE SERVICE ZONE BENEATH CARRIAGEWAY FOR ROUTING OF BURIED UTILITY SERVICES.
- MIXED SPECIES NATIVE WILD MILE PLANTING IN DRIFTS TO ADJACENT AREAS OF GRASS AND HERDEGROW PLANTING.

PROJECT: BELL LANE 107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000	
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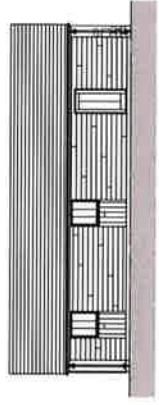
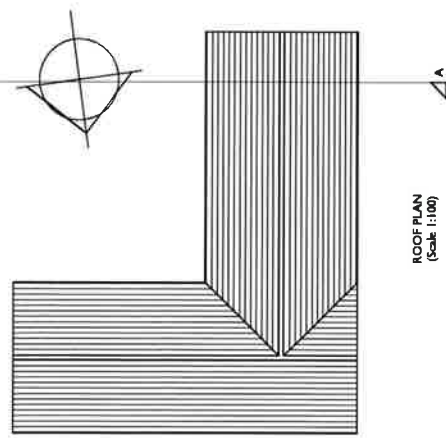


KESING GATE AND FOOTPATH INTO DEVELOPMENT FOR PEDESTRIAN ACCESS.
 ROUND GRAVEL PATH BETWEEN KESING GATE AND YARD FOR PUSH CHAIRS AND WHEEL CHAIRS, ETC.
 STONE WALL BOUNDING TERMINATING THE ACCESS LANE AND PARKING YARD.

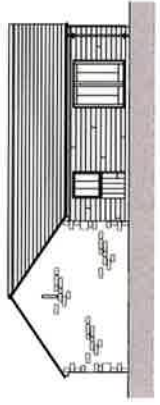




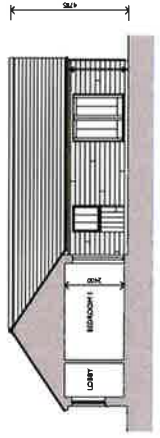
PLOT 1
3 BEDROOM HOUSE
(GIA = 117.60M²)



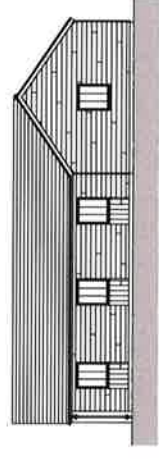
NORTH ELEVATION
(Scale 1:100)



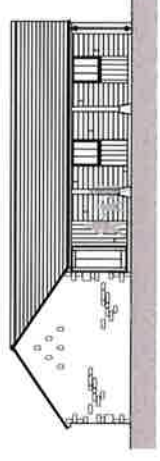
SOUTH ELEVATION
(Scale 1:100)



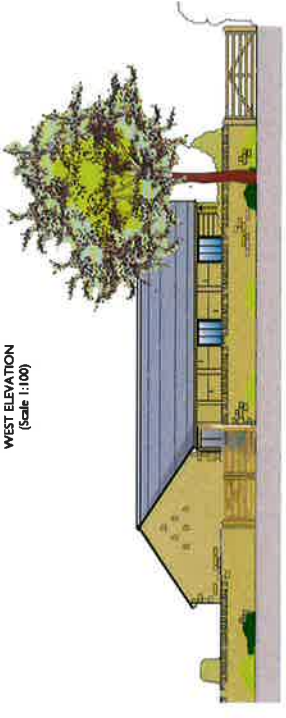
SECTION A-A
(Scale 1:100)



EAST ELEVATION
(Scale 1:100)

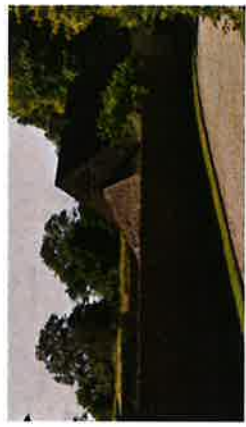


WEST ELEVATION
(Scale 1:100)



STREET VIEW
(Scale 1:100)

DESIGN CUES



OUT BUILDINGS AT THE MANOR,
LONDON ROAD, POULTON.

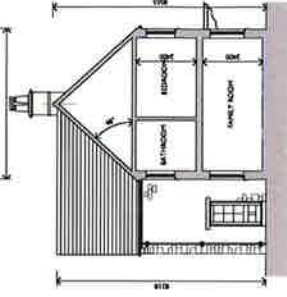
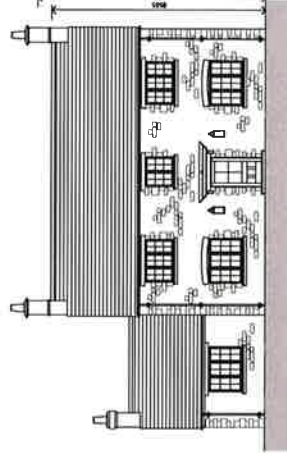
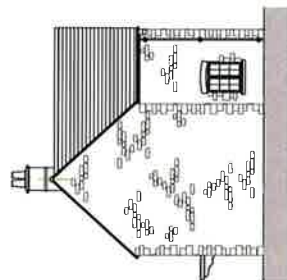
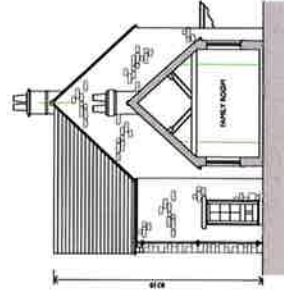
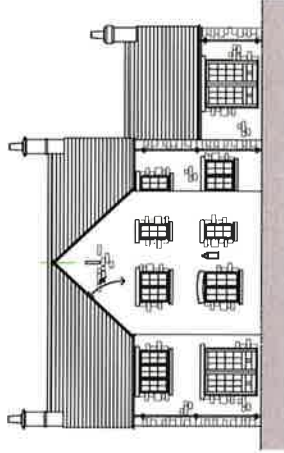
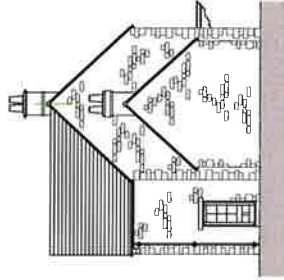
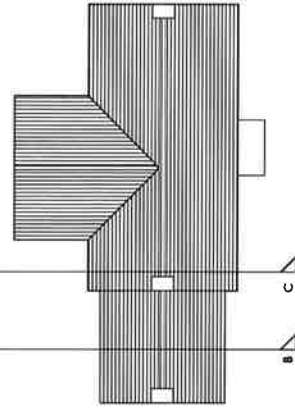
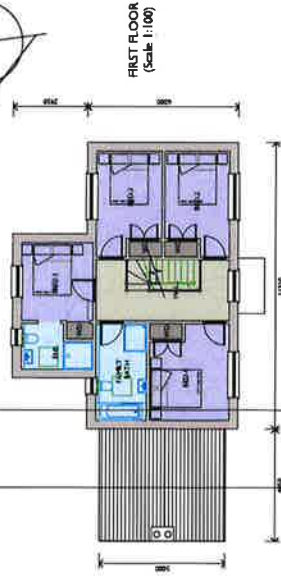
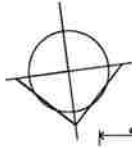
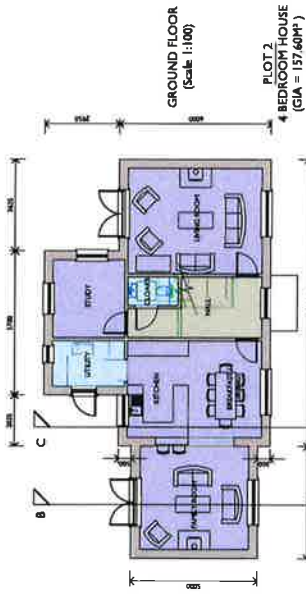


TRADITIONAL FARM BUILDINGS AT ABBOT'S WOOD,
STOW-ON-THE-WOLD. SIMPLE FORMS, WITH A MIX OF OPENING
TYPES AND SIZES ARRANGED WITH AN 'L' SHAPE PLAN FORM.

Revision A: October 2018 - Post consultation feedback. Dimensions updated, building form simplified. Presentation simplified & palette colour added.



Architecture & Building Consultancy Wyham Court, 11 West Way, Solihby, Oxford OX2 0DL Tel: 01865 200000 Fax: 01865 200001 www.savills.co.uk	
BELL LANE	
Poulton Gloucestershire	
PROPOSED DEVELOPMENT	
PLOT 1 - PLANS & ELEVATIONS	
PLANNING APPLICATION	
Drawing No:	19-04-P01
Revision:	A
Scale:	1:100 @ A1
Date:	January 2019
Drawn:	MS
Checked:	MS



Revised 4. October 2018 - Final consultation feedback. Plans have
consequently been revised to reflect current 'design' input.

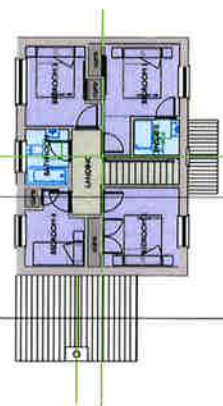
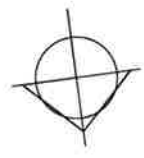


Architecture & Building Consultancy Wyvern Court, 11 West Way, Boley, Oxford OX2 0DL Telephone: 01865 280000 www.savills.co.uk	
BELL LANE	
Poulton	
Gloucestershire	
PROPOSED DEVELOPMENT	
PLOT 2 - PLANS & ELEVATIONS	
PLANNING APPLICATION	
Drawing No	18-04-P02
Revision	A
Scale	1:100 @ A1
Date	January 2018
Drawn	MS
Checked	MS

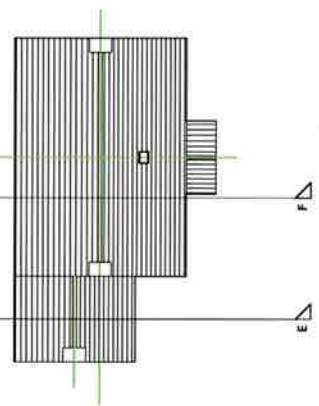


GROUND FLOOR
(Scale 1:100)

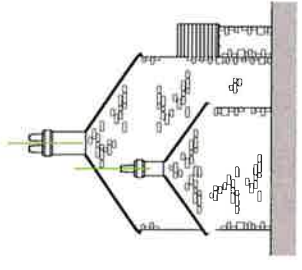
PLOT 6
4 BEDROOM HOUSE
(GIA = 122.00M²)



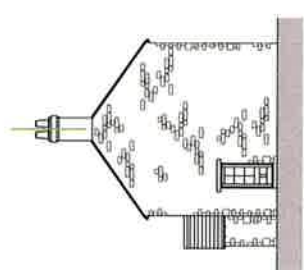
FIRST FLOOR
(Scale 1:100)



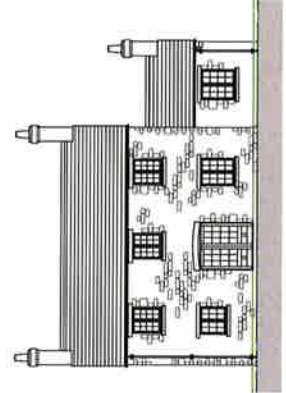
ROOF PLAN
(Scale 1:100)



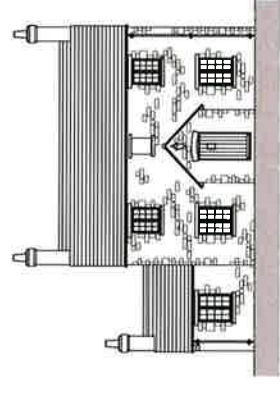
NORTH ELEVATION
(Scale 1:100)



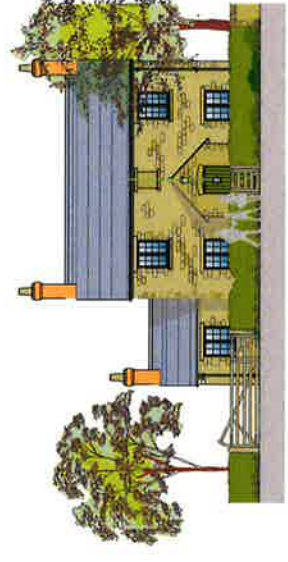
SOUTH ELEVATION
(Scale 1:100)



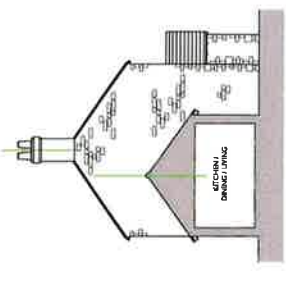
EAST ELEVATION
(Scale 1:100)



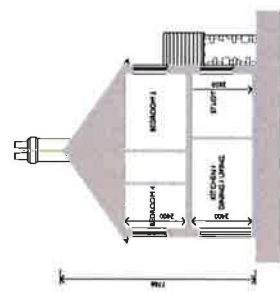
WEST ELEVATION
(Scale 1:100)



STREET VIEW
(Scale 1:100)



SECTION E-E
(Scale 1:100)



SECTION F-F
(Scale 1:100)



LARGE HOUSE AT JUNCTION OF LONDON ROAD & BELL LANE, POULTON



THE FALCON INN, LONDON ROAD, POULTON

Revision A: October 2018 - Post presentation feedback. Presentation
Amplification only. See also price.



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PROPOSED DEVELOPMENT PLOT 6 - PLANS & ELEVATIONS PLANNING APPLICATION			
Drawing No. 18-04-P04	Revision A	Scale 1:100 @ A1	Drawn MS
Date January 2018	Drawn MS	Checked MS	

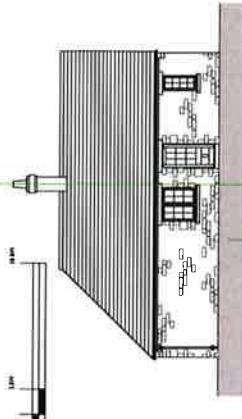
DESIGN CUES



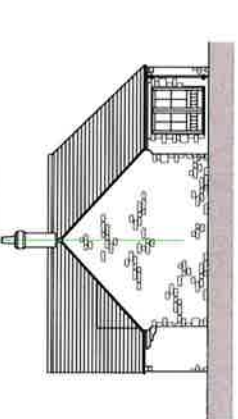
VILLAGE HALL, SAPPERTON, GLOUCESTERSHIRE. NOTES & CRAFTS PROPERTY BY ERNEST BANNISLEY WITH SINGLE STOREY ELEMENTS.



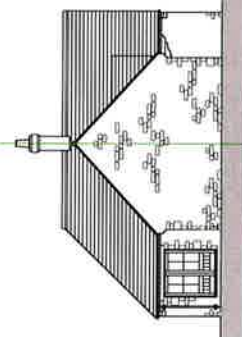
SCHOOL HOUSE, SAPPERTON, GLOUCESTERSHIRE. ARTS & CRAFTS STYLE SINGLE STOREY PROPERTY. NOTE THE SYMMETRY EITHER SIDE OF THE SEPARATE BOYS & GIRLS ENTRANCES.



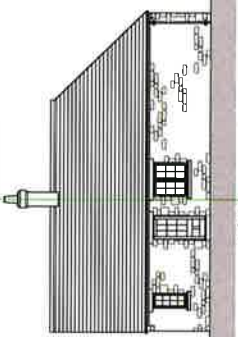
NORTH ELEVATION (PLOT 9) (Scale 1:100)



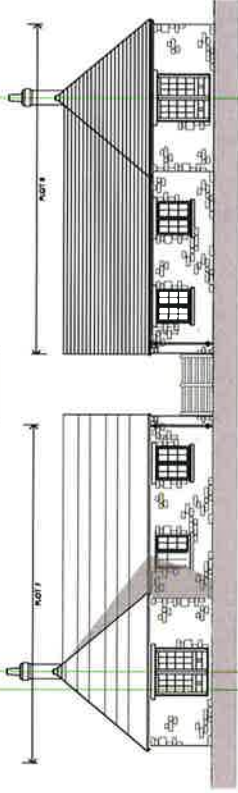
SOUTH ELEVATION (PLOT 9) (Scale 1:100)



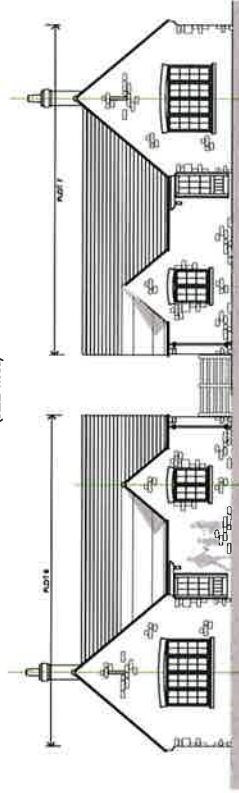
NORTH ELEVATION (PLOT 7) (Scale 1:100)



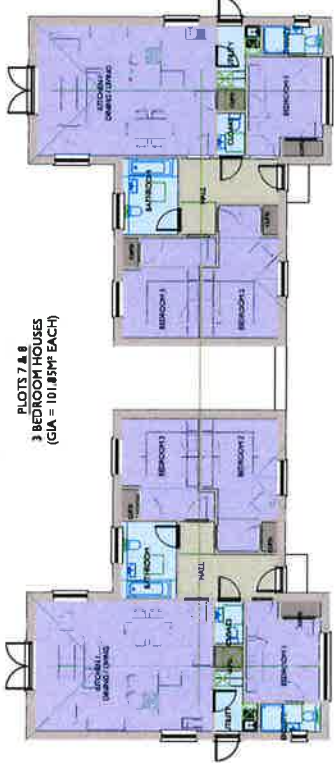
SOUTH ELEVATION (PLOT 7) (Scale 1:100)



EAST ELEVATION (Scale 1:100)

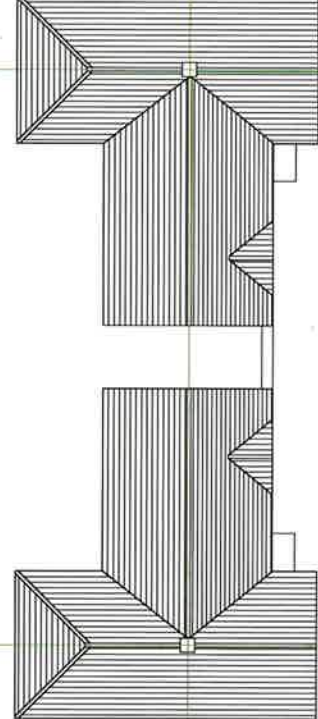


WEST ELEVATION (Scale 1:100)

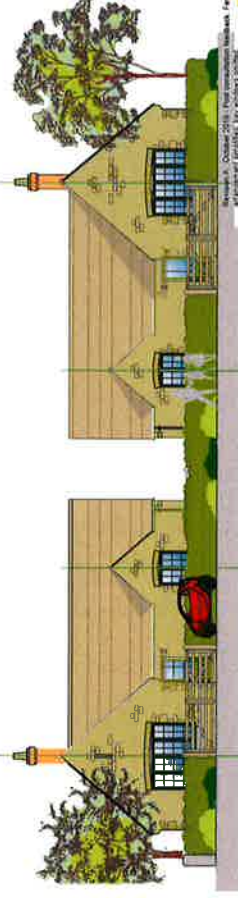


PLOTS 7 & 8
3 BEDROOM HOUSES
(GIA = 101.83M² EACH)

GROUND FLOOR (Scale 1:100)



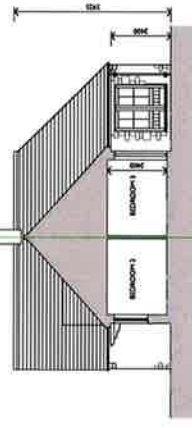
ROOF PLAN (Scale 1:100)



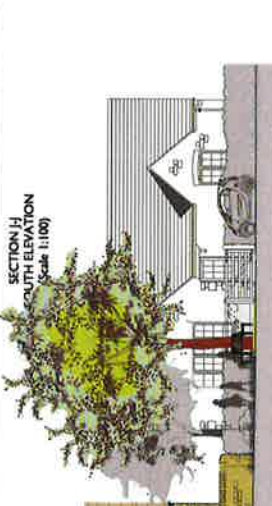
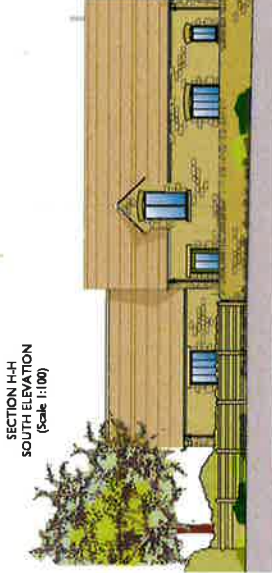
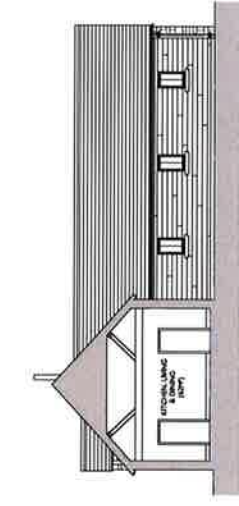
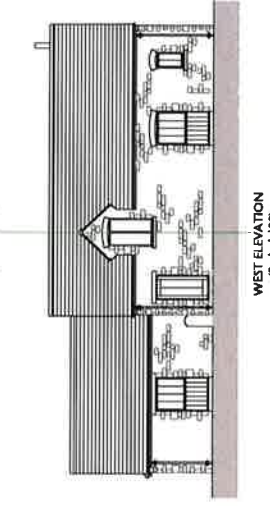
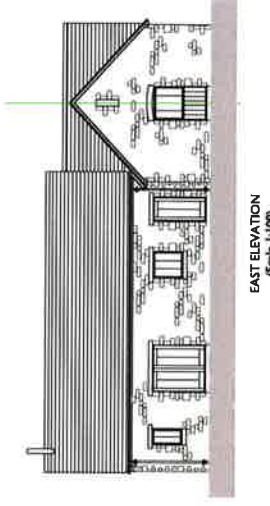
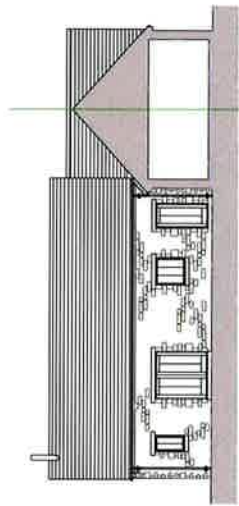
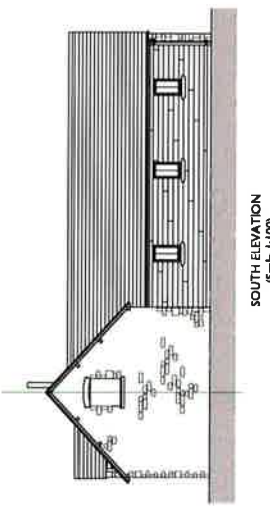
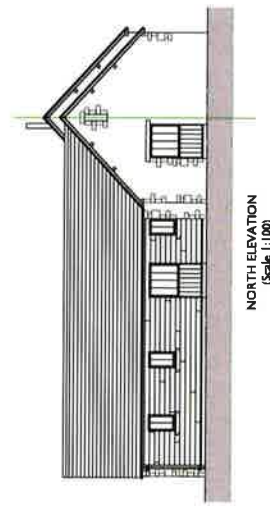
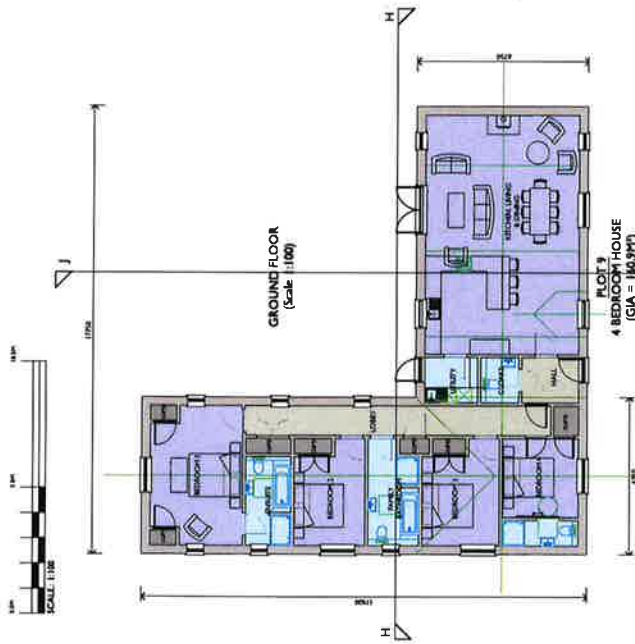
STREET VIEW (Scale 1:100)



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BELL LANE Poullton Gloucestershire	
PROPOSED DEVELOPMENT PLOTS 7 & 8 - PLANS & ELEVATIONS PLANNING APPLICATION	
Drawing No 18-04-PDS	Revision A
Date January 2019	Scale 1:100 @ A1
Drawn ML	Checked ML



SECTION G-G



DESIGN CUES



TRADITIONAL FARM BUILDINGS AT ABBOTSWOLD, STOW-ON-THE-WOLD. NOTE THE MIX OF HEIGHTS.



TRADITIONAL INFORMAL SHARED SPACE TO FRONT OF OLD SCHOOL HOUSE AT LOWER HEYFORD. PHOTO MIMORED TO REFLECT PROPOSED SITE SETTING.

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PROPOSED DEVELOPMENT PLOT 9 - PLANS & ELEVATIONS PLANNING APPLICATION	
Drawing No: 18-04-R06	Revision: A
Date: January 2018	Drawn: MS
Checked: MS	Scale: 1:100 @ A1