

Item No 02:-

19/04221/FUL

**Land Parcel At The Sunground
Avening
Gloucestershire
GL8 8NW**

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Proposed affordable housing development comprising 9 affordable dwellings and 5 shared ownership dwellings, together with associated access road, landscaping, and parking at Land Parcel At The Sunground Avening Gloucestershire GL8 8NW

Full Application 19/04221/FUL	
Applicant:	Gloucestershire Rural Housing Association
Agent:	GSS Architecture
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Richard Morgan
Committee Date:	8th July 2020
RECOMMENDATION:	PERMIT SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 LEGAL AGREEMENT TO SECURE THE RETENTION OF THE DWELLINGS AS AFFORDABLE HOUSING

Main Issues:

- (a) The Principle of Affordable Housing Development
- (b) Design and Impact upon Conservation Area
- (c) Landscape Impact
- (d) Residential Amenity
- (e) Biodiversity
- (f) Trees
- (g) Highway Safety and Parking; and
- (h) CIL

Reasons for Referral:

The application is reported to the Planning and Licensing Committee at the request of the Ward Member, Cllr Morgan, for the following reason:

'This is a large development for Avening and will attract a great deal of scrutiny and anger, particularly for people who live in close proximity.

Could I pass it to the planning committee to look at so it gets the full transparency a planning decision of this size possible deserves.'

1. Site Description:

The application site is located at the western end of The Sunground, which is a mid / late 20th Century housing development on the northern fringe of Avening. The site is currently grassed, barring a building used to house poultry, and slopes down from north to south. There is an established tree and hedgerow screen to the boundaries of the site, and it is adjacent to a building used by a playgroup.

The site is within both the Avening Conservation Area and the Cotswolds AONB, and lies outside of any Development Boundary as defined by the Local Plan.

2. Relevant Planning History:

14/02675/FUL: Erection of 6 affordable dwellings and 5 private dwellings together with access road, parking and landscaping. Granted 24.12.2014

17/04993/NONMAT: Non-material amendment to amend wording of Condition 4 (Sample panel) of permission ref. 14/02675/FUL (Erection of 6 affordable dwellings and 5 private dwellings together with access road, parking and landscaping) to allow later approval of walling sample panel. Granted 06.12.2017

3. Planning Policies:

EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN7 Trees, Hedgerows & Woodlands
EN8 Bio & Geo: Features Habitats & Species
EN9 Bio & Geo: Designated Sites
EN10 HE: Designated Heritage Assets
EN11 HE: DHA - Conservation Areas
EN14 Managing Flood Risk
EN15 Pollution & Contaminated Land
INF4 Highway Safety
INF5 Parking Provision
INF7 Green Infrastructure
TNPPF The National Planning Policy Framework
DS1 Development Strategy
DS3 Small-scale Res Dev non-Principal Settle
H2 Affordable Housing
H3 Rural Exception Site
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment

4. Observations of Consultees:

Conservation Officer: No objection subject to conditions, comments incorporated into the report

Landscape Officer: No objection, comments incorporated into the report

Biodiversity Officer: No objection subject to conditions, comments incorporated into the report

Tree Officer: No objection subject to conditions

Drainage Engineers: No objection, recommend condition

County Archaeologist: No objection

5. View of Town/Parish Council:

Comments upon original plans

"In principle the Avening Parish Council support the addition of suitable affordable housing in the Sunground area of Avening. However, we have comments and concerns about the details of the current proposal.

1) The proposed parking provision for the development is clearly not adequate for a development of 14 dwellings with 23 bedrooms, intended to accommodate 45 people. The parking situation is already inadequate in Sunground and the level of provision in this proposal will only exacerbate the situation.

Specifically the logic behind providing 2 spaces for 1,2 and 3 bedroomed properties (accommodating 2,4 and 5 persons) is not clear and nor is the reasoning behind providing only 2 visitor parking spaces for 14 dwellings.

2) Access for construction traffic is very constricted and the proximity to the playgroup building makes control of such traffic a major concern. We would want to see a requirement for an agreed Construction Method Statement or be in place prior to commencement of site work. This method statement should address both construction access, working hours and provisions for tree protection in accordance with the Tree Survey.

3) There is no obvious renewable energy provision in his development. We would expect as a minimum some solar panelling or air-source heat-pumps to supplement or replace the gas heating, high spec insulation and sealing, and for some evidence of rainwater harvesting.

4) The design & finish of the buildings looks very poor - and definitely does not meet the requirement of section 2 of the Heritage Statement that 'materials should accord with those traditionally used in... the conservation area' - the existing Sunground properties outside of the playgroup are a better example of what can be built with a little more imagination and thought. The statement within Heritage Statement that the plot is well screened and largely invisible sums up and appears to almost justify the general low quality design approach.

The Parish Council would recommend that a planning condition is imposed to require the use of materials which are more sympathetic to the character of adjacent properties and the wider village.

5) As this development will be CIL exempt the Parish Council wish to ensure that if planning is granted then Severn Vale/Gloucestershire Rural Housing Association will ensure that preference is given to local residents - perhaps by the addition of a covenant?"

Comments upon amended plans

Objection - attached as an appendix to the report due to their length

6. Other Representations:

1 objection has been received making the following comments:

- no evidence to support local housing need
- last needs survey carried out in 2014 included factual errors
- site being used by the County Council to relocate households from outside Avening
- Avening does not need 28 new households with the Old Quarries permission also granted
- poor quality design and absence of environmental measures
- impact upon village playgroup creating a safety hazard during and after development

7. Applicant's Supporting Information:

Design and Access Statement
Heritage Statement
Landscape and Visual Assessment
Biodiversity Survey and Report
Flood Risk and Drainage Statement
Tree Report
Proposed Plans

8. Officer's Assessment:

The application proposes the erection of 14 dwellings, to include 9 affordable dwellings and 5 shared ownership dwellings, on land at the western end of The Sunground, Avening.

The site is adjacent to both a playgroup and existing residential development, and is within both the Cotswolds AONB and the Avening Conservation Area.

(a) The Principle of Affordable Housing Development

The application site is outside any development boundary defined in the Local Plan. However, the village of Avening is considered to be a Non-Principal Settlement where Policy DS3 'Small-Scale Residential Development in Non-Principal Settlements', would be applicable. This states 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; and
- d. does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period.

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.'

Policy H3 of the Cotswold District Local Plan states that with regard to the development of rural exception sites:

'Land which may not be considered appropriate for residential development may be released for a rural exception scheme for affordable housing development where there is an identified need within that parish or community for affordable housing. Where a need for affordable homes has been identified, development of an appropriate scale will be permitted within, adjoining, or closely related to, the built up areas of towns and villages, taking into account Parish Housing Surveys and Parish Plans or other local evidence, and provided that:

a. the developers enter into a legal agreement with the Local Planning Authority to ensure that the affordable housing provided through the rural exception scheme will be managed to meet the District's need for affordable housing in perpetuity; and

b. rural exception schemes will normally be expected to provide 100% affordable housing for local needs. Other types of tenure will be considered where it can be demonstrated, through a viability assessment, that this is essential to facilitate the affordable housing scheme to meet the identified local need.'

Whilst the proposal is for a rural exception site, in terms of its location the proposal would need to be considered in terms of its accordance with the above criteria, particularly in respect of the impact upon the form and character of the settlement. Taking into consideration that the site is adjacent to the existing residential development at The Sunground, in addition to the previous permission for a mixed affordable and open market development granted under reference 14/02675/FUL, it is considered that the provision of affordable housing is acceptable in principle.

The affordable housing provision would include 9 affordable dwellings, to include 6 x 1-bed flats and 3 x 2-bed dwellings, and 5 shared ownership units, to include 4 x 2-bed dwellings and 1 x 3-bed dwelling. The most recent Parish housing needs survey in the village having been undertaken in March 2014, and it is considered that there is a demand for such provision as a rural exception site.

Any affordable housing provided would need to be retained as such in the future, and the recommendation is that any planning permission be the subject of a Section 106 Legal Agreement.

(b) Design and Impact upon Conservation Area

The site lies within the Avening Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

There are listed buildings within the wider historic village setting, the closest being the large early C19 house known as the Old Quarries to the west. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving the setting of listed buildings, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

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. Paragraph 194 states that any harm to, or loss of, the significance (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 196 states that where a development proposal will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 12 of the National Planning Policy Framework states that good design is a key aspect of sustainable development, and that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 states that planning decisions should ensure that developments: function well and add to the overall quality of an area; are visually attractive as a result of good architecture and layout; are sympathetic to local character and history; 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.

Policy EN1 of the Local Plan covers the Built, Natural and Historic Environment and states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by: ensuring the protection and enhancement of existing natural and historic environmental assets and their settings, proportionate to the significance of the asset; and ensuring design standards that complement the character of the area and the sustainable use of the development.

Policy EN2 covers the Design of the Built and Natural Environment and states that development will be permitted which accords with the Cotswold Design Code and that proposals should be of a design quality that respects the character and distinctive appearance of the locality.

Policy EN10 covers the Historic Environment: Designated Heritage Assets. It states that in considering proposals that affect a designated heritage asset or its setting, great weight shall be given to the asset's conservation, and that the more important the asset, the greater the weight should be. It also states that development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted. Finally it states that proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm, and that any such assessment will take account of the importance of the asset, the scale of harm, and the nature and level of the public benefit.

Policy EN11 covers the Historic Environment: Designated Heritage Assets (Conservation Areas). It states that development proposals that would affect conservation areas and their settings will be permitted provided they: preserve and where appropriate enhance the special character and appearance of the conservation area, in terms of siting, scale, form, proportions, design, materials and retention of positive features; include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the conservation area; will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and appearance, and/or allow important views into or out of the conservation area; and do not include any internally illuminated advertisement signage unless the signage does not have an adverse impact on the conservation area or its setting.

The site is a parcel of land at the end of The Sunground and adjacent to the Avening Playgroup. The immediate context of the site is that of mature trees and the existing modern houses to the east. It was presumably included within the conservation area in recognition of the wider valley setting of the historic village, this being integral to the character and significance of the area. There is an added sensitivity, due to the topography, of potential impacts on views across the valley.

It is not considered that the setting of the Old Quarries or any other listed buildings will be affected by the proposed development.

The proposal is for 9 affordable units and 5 shared ownership dwellings. Despite this change in unit types, the scheme broadly maintains a similar form, with the same general layout, as the previously approved development (14/02675/FUL). One noted change in footprint is that the western range (previously two semi-detached) is divided into one detached and one narrower pair of semi-detached. However, there are no design objections to this.

The design has been amended from the original submission to address concerns that were raised. For example, amendments have been made to ensure that the proposal relates well to local building traditions, and the character and appearance of the area, including revisions to the depth of the dwellings and resultant reduction in gable widths; amendments to the chimneys; the removal of fascia that were considered out of keeping with typical eave detailing in the Cotswolds, in addition to simplifying the design to include flat-fronted units under eaves and well-proportioned gables. The fenestration has also been amended to have a balanced and generally traditional appearance, with windows centrally placed in front projecting gables, and showing appropriate hierarchy.

The use of reconstituted Cotswold stone walling is proposed, which is acceptable, subject to product and other details of construction which are subject to conditions. Render is also proposed, which is subject to a condition requiring this to be of a roughcast type texture. With regard to the roofing material, a high quality imitation Cotswold stone tile product would be expected, with tiles laid to diminishing courses, often together with a lesser amount of natural blue slate.

UPVC windows are proposed, which is considered to be contentious within new developments in the area, especially within a conservation area boundary. It is noted, however, that this is an affordable housing scheme, seen within the context of modern development within this part of Avening and would therefore not look out of place, notwithstanding its tenure. Subject to appropriate proportions, framing and detailing, the use of UPVC in this specific case would not in itself be considered to diminish the significance of the conservation area.

In conclusion, the amended plans are considered to have improved the scheme significantly. Subject to appropriate conditions to cover materials and design details there is no objection. It is considered that the proposed houses would preserve the character and appearance of the Avening Conservation Area, sustaining its significance as a designated heritage asset. The proposals also meet the requirements for high quality design as set out in national and local policy. The scheme is now considered to meet the requirements of Section 72(1) of the Planning

(LBCA) Act 1990, Sections 12 and 16 of the NPPF, and Policies EN1, EN2, EN10 and EN11 of the Local Plan.

(c) Landscape Impact

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Paragraph 170 of the National Planning Policy Framework requires the planning system to recognise the intrinsic character and beauty of the countryside.

Paragraph 172 of the National Planning Policy Framework states that great weight should be given to conserving the landscape and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Policy EN2 of the Local Plan states that development will be permitted which accords with the Design Code (Appendix D). Proposals should be of a design quality that respects the character and distinctive appearance of the locality.

Policy EN4 of the Local Plan states that 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 the Cotswold District or neighbouring areas. This policy requires that 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, settlement patterns and heritage assets.

Policy EN5 of the Local Plan states that in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

Policy INF7 of the Local Plan states that development proposals must 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. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).

The site is identified as a parcel of undeveloped land within the Cotswolds AONB and Avening Conservation Area to the west of the existing Sunground development. This is bounded by off-site vegetation to the south, west and partially to the north. The remainder of the northern boundary is formed by an off-site children's nursery and the eastern boundary is formed by existing residential development. Access is taken from the existing road to the east of the site. There are no Public Rights of Way (PROW) within the site. Beyond the southern boundary vegetation is the Avening Playing Field which is publicly accessible.

The most prevalent public views are achieved in local views from The Sunground to the east of the site. These views are from residents, pedestrians and road users. The off-site boundary vegetation to the north, south and west provides the most visual mitigation through the filtering of views into the site. This vegetation is outside the application site boundary, with a post and rail fence to be erected to the boundaries of the properties, however by excluding the hedgerow from the garden this will assist in ensuring its retention as it will not be included within the residential curtilage which may otherwise result in pressure for this to be removed. Both the Landscape and Biodiversity Officers are in agreement with this approach.

A landscape and visual appraisal (LVA) has been submitted alongside the proposals. Views of the site are generally well contained by intervening features within the landscape. These intervening features include existing built form, vegetation and changes in topography.

The site is located within Landscape Character Type (LCT) 5: Settled Valley and Landscape Character Area (LCA) 5A: Nailsworth as identified in the Landscape Strategy and Guidelines for the Cotswolds AONB. In terms of development and the expansion of settlements within the LCT the following relevant strategies and guidelines are provided:

- Maintain the tranquil, secluded and often remote and sparsely settled character of the Settled Valleys;
- Conserve the characteristic remote rural areas within the Settled Valleys;
- Identify and maintain the key views to and from the existing settlements;
- Avoid development that intrudes negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements onto the valley sides;
- New development should be concentrated within existing built-up areas, and be of a density reflecting the characteristic linear settlement forms;
- Ensure new development is proportionate and does not overwhelm the existing settlement;
- Conserve pattern of settlements fringing the lower slopes and their existing relationship to landform;
- Ensure that new development does not adversely affect settlement character and form;
- Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful rural landscape character;
- Avoid cramming development right up to the boundaries resulting in hard suburban style edges to the settlement;
- Promote the use of local stone and building styles in the construction of new buildings (new buildings should, at least, respect local vernacular style);
- Adopt measures to minimise and where possible reduce light pollution;
- Plant trees and hedges within and around new development to reduce impact on the landscape and for Green Infrastructure ideally in advance of the development taking place; and
- Retain existing trees, hedges etc as part of the scheme for Green Infrastructure and to reflect the former landscape, historic field patterns etc.

Although the proposal is now for the erection of 14 dwellings, together with associated access road, landscaping and parking, the proposals follow the same footprint as the previously permitted scheme (14/02675/FUL). Given the context provided by the previously permitted scheme, the proposals are considered to be in broad conformance with the above guidelines.

The existing permission has altered the baseline situation within the site and has introduced the principle of development. With this in mind the most pertinent guideline relates to the strategy of planting trees and hedges within and around new development. As highlighted above, the existing boundary vegetation to the south, west and partially to the north is located outside of the red line boundary and cannot be controlled within this application. The key features section of LCT 5 from the Cotswolds AONB Landscape Strategy and Guidelines highlights that a dry stone wall would be appropriate in this location and states that 'Stone walls are common features within the valley bottoms particularly surrounding settlements and create distinctive field patterns'.

Paragraph 172 of the NPPF states that planning permission should be refused for major developments in AONB's, unless there are exceptional circumstances where it can be demonstrated that the development is in the public interest. It is considered that the provision of an affordable housing development that meets an identified local need would satisfy this requirement, and would be acceptable.

Following a request by Officers, details of planting have been provided which are considered to be acceptable and are subject to conditions within the recommendation. The proposal therefore is considered to accord with Policies EN2, EN4 and EN5 of the Local Plan, and paragraphs 170 and 172 of the NPPF.

(d) Residential Amenity

Policy EN2 and the Cotswold Design Code require consideration of the impact of development in terms of residential amenity, which is also referred to within paragraph 127 (f) of the NPPF.

The relationship to the existing residential development would appear to be acceptable, having regard to the layout plan submitted. The only immediately adjacent dwelling to the site is No. 46 The Sunground, however it is the side elevation of this property that faces the application site and the distance between this and the proposed dwelling is considered acceptable.

The layout accounts for the provision of amenity space for occupants of the development. Also, the orientation of the properties should prevent any risk of overlooking from first floor windows across neighbouring gardens.

The proposal therefore is considered to accord with Policy EN2 and the Cotswold Design Code (Appendix D) of the Local Plan, and paragraph 127(f) of the NPPF which requires an acceptable level of amenity for existing and future users.

(e) Biodiversity

Section 15 of the NPPF seeks to ensure development minimises the impact on and provided net gains for biodiversity.

Local Plan Policy EN8 supports development that conserves and enhances biodiversity and geodiversity, providing net gains where possible.

The Ecological Appraisal report submitted with the application has identified potential for roosting bats in trees around the site, in addition to several protected and priority species have been identified as using, or potentially using, the site, including bats, badgers, hedgehogs, nesting birds and reptiles.

The Biodiversity Officer has considered the submitted proposals and is raising no objection subject to the conditions recommended, which include details of external lighting; landscaping to including flowering lawn planting of fruit tree varieties and biodiversity enhancements, such as wildlife boxes and 'hedgehog highways'. Subject to this, the proposal is considered to accord with Policy EN8 of the Local Plan, in addition to paragraphs 170 and 175 of the NPPF.

(f) Trees

Having regard to Policy EN7 of the Local Plan, and as referred to above, the site benefits from boundary screening from existing trees, the retention of which is considered important to assimilate the development into its surroundings, considering the designation of the site within both an Area of Outstanding Natural Beauty and Avening Conservation Area.

An arboricultural report has been provided with the application, to illustrate how these existing trees would be retained and protected. The advice of the Tree Officer is that the details submitted are acceptable, subject to the condition recommended.

(g) Highway Safety and Parking

Section 9 of the NPPF advocates sustainable transport, including safe and suitable accesses to all sites for all people. However, it also makes it clear that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network are severe.

Local Plan Policy INF3 (Sustainable Transport) supports development that actively supports travel choices with priority to walking and cycling and access provided to public transport. Links

with green infrastructure, PROWs and wider cycle networks should be provided. Development that would have a detrimental effect on the amenity of existing infrastructure will not be permitted.

Local Plan Policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. Developments that create safe and secure layouts and access will be permitted.

Local Plan Policy INF5 (Parking Provision) seeks to ensure sufficient parking provision to manage the local road network.

The Parish Council has raised concerns regarding parking provision and the impact of construction traffic. However, in terms of parking provision, 2 parking spaces per unit are shown to be provided, with 2 visitor spaces, to provide a total of 30 spaces. Considering that all except one of the units have either 1 or 2 bedrooms, this is considered to be an appropriate level of provision.

With regard to construction traffic, any impact would be temporary for the duration of works, and a condition is recommended requiring a Construction Method Statement. There was no objection raised to the former scheme for the erection of 11 dwellings upon the site, with the Highway Authority considering that the highway was wide enough for larger vehicles and cars to pass.

Therefore, the proposal is considered to accord with Policies INF4 and INF5 of the Local Plan, and Section 9 of the NPPF.

(h) CIL

This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. As this development is providing affordable housing, the applicant may apply for an exemption for those dwellings.

9. Conclusion:

The scale of development proposed is of a similar scale to that approved under reference 14/02675/FUL, for example the amendments include the provision of duplex maisonettes for units 5/6 and 7/8 where previously detached dwellings were proposed, and plots 9 to 11 occupying the position of a pair of semi-detached properties. In terms of landscape impact, it is not considered that this would be harmful and the design is considered acceptable having regard to the amendments that have been made. In addition, each dwelling is to be provided with 2 off-road parking spaces, including the 6 1-bedroom units.

The proposal is considered to accord with the Development Plan and NPPF, which are not outweighed by other material planning considerations.

The recommendation is for planning permission to be granted, subject to the applicant entering into a S.106 Legal Agreement to secure the retention of the affordable housing.

10. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be carried out in accordance with the following drawing numbers: (SK)001-G; (SK)002-H; (SK)003-L; (SK)004-H; (SK)005-I; (SK)006-H; (SK)007-I; (SK)008-G; (SK)009-I; (SK)010-F; (SK)101-J; (SK)102-G; (SK)103-C; (SK)104-C; (SK)105-B; (SK)106-A; C01-E; C02-E; BROM1094-MAN and BROM1094-11 and T5477/03-A.

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

2. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling stone, roofing tiles and stone for lintels 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 Policies EN2 and EN11, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

3. 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 and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies EN2 and EN11, 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.

4. Prior to the construction of any external wall of the development hereby approved, a sample panel of the retaining walls 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 and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies EN2 and EN11, 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. New render shall be of a roughcast type and be of a mix containing sharp sand, stone dust, pea shingle and lime unless an alternative mix is agreed in writing by the Local Planning Authority. The render shall finish flush with all stone dressings and shall not be belled outwards over the heads of doors, windows or any other opening.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2 and EN11.

6. Prior to the construction of any external wall of the development hereby approved, a sample panel of the roughcast render of at least one metre square in size showing its proposed texture and colour 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 and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies EN2 and EN11, 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.

7. No bargeboards or eaves fascias shall be used in the proposed development.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2 and EN11.

8. 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 Policies EN2 and EN11.

9. Prior to installation/insertion/construction, the design and details of the ridges, verges, eaves, valleys, chimneys, windows, lintels, sills, reveals, doors, porches, fencing, handrails and the location and design of estate railings shall be 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 Policies EN2 and EN11.

10. Prior to the first occupation of the development hereby permitted, the external finish to the windows, doors, porches, railings and fencing shall be 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 Policies EN2 and EN11.

11. Notwithstanding the submitted Landscape Proposals drawing (ref. BROM1094-11), before the occupation of the development hereby approved, an amended landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, which shall incorporate flowering lawns, the planting of local fruit tree varieties and the supplementary planting of the hedgerows on the southern and western boundaries of the site, and a 5-year maintenance plan.

Reason: To enhance the site for biodiversity in accordance with Policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031 paragraphs 170 and 175 of the National Planning Policy Framework and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

12. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

13. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

14. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. The details shall include a management plan setting out the maintenance of the drainage asset. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The Cotswold Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

15. The development shall be completed in accordance with the recommendations in Section 4 of the Ecological Appraisal report (January 2020, All Ecology) and Section 6.0 of the Tree Inspections for Bat Roost Potential report (January 2020, All Ecology), as submitted with the planning 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 features shall thereafter be permanently retained.

Reason: To ensure that the bats, badgers, birds, reptiles and hedgehogs are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), 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.

16. Before occupation, details of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that light spillage into wildlife corridors (including the adjacent hedgerows and woodland) will be minimised as much as possible.

All external lighting shall be installed in accordance with the specifications and locations set out in the details, and these shall be retained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To protect nocturnal wildlife including foraging and commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework, Circular 06/2005 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

17. Before the erection of any external walls of any of the dwellings hereby permitted, details of the provision of the following wildlife boxes and hedgehog highways shall be submitted to the local planning authority for approval. The details shall include, but necessarily be limited to, the following:

- at least 3 no. integrated bat boxes into buildings;
- at least 10 no. bat boxes in trees;
- at least 3 no. swift bricks on one dwelling;
- at least 3 no. integrated house sparrow terraces (with 3 holes) into buildings;
- at least 1 each of the following - hedgehog, amphibian and insect boxes; and
- the creation of hedgehog highways through or beneath close boarded fencing.

The details shall include technical drawings showing the types of features, their location(s) within the site and their positions on the elevations of the buildings, and a timetable for their provision.

The development shall be completed fully in accordance with the approved details and the approved features shall be retained in accordance with the approved details thereafter.

Reason: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with the EC Wild Birds Directive, Policies EN1, EN2, EN7, EN8 and EN9 of the Cotswold District Local Plan 2011-2031, paragraphs 170 and 175 of the National Planning Policy Framework and Section 40 of the Natural Environment and Rural Communities Act 2006.

18. The works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report 'Land west of The Sunground, Avening, Tetbury , GL8 8NW - BS5837 Tree Constraints, Impact Assessment & Tree Protection Method Statement, for residential development, Ref: 22nd Nov 2018 rev 18th Sept 2019, 7th Jan & 3rd Feb 2020 - BJU/mmi'. All of the recommendations shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7.

19. Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan 'Tree Retention and Protection Plan', dated January 2020, drawing number SGTRPJAN20, 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.

20. The development shall not be occupied or brought into use until the vehicle parking and manoeuvring facilities have been completed in all respects in accordance with the approved details and they shall be similarly maintained thereafter for that purpose.

Reason: In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policy INF4.

21. No phase(s) of the development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-

- i. parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials, including the timing of deliveries to the site;
- iii. storage of plant and materials used in constructing the development;
- iv. provide for wheel washing facilities.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

22. Demolition or construction works shall not take place outside 7:30 hours to 18:00 hours Mondays to Fridays and 8:00 hours to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Cotswold District Council Plan Policy EN15.

Informatives:

Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.

The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- The local flood risk management strategy published by Gloucestershire County Council, as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
- CIRIA C753 SuDS Manual 2015

Please note that planning permission does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 and Protection of Badgers Act 1992.

With regard to the condition for wildlife boxes and hedgehog highways, it is recommended that all bat boxes should be installed on the south or east facing elevations and all bird boxes on the north or east facing elevations, away from doors and windows. The applicant and their architect should note the advice of Swift Conservation with regard to the installation of the swift bricks available at <https://www.swift-conservation.org/Nestboxes&Attraction.htm#Built%20in> and for hedgehog highways at: <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>

In relation to the District Council's Service Level Agreement with the Local Biological Records Centre and to assist in the strategic conservation of district-wide biodiversity, all species and habitat records from the ecological work commissioned by the applicant should be submitted (if not already) to the Gloucestershire Centre for Environmental Records (GCER).

This permission is subject to, and must be read in conjunction with, a legal agreement under Section 106 of the Town and Country Planning Act (1990) as amended.



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Project Title:
 Sunground

Client:
 Bromford

Drawing Title:
 Site Location Plan

File Number: S142G

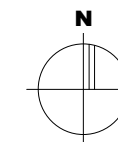
Drawn By: JTM

Checked By: MAM

Scale@A1: 1 : 1000 **Date:** 12/09/2019

Dwg No: (SK)000 **Rev:**

1. Site Location Plan
SCALE - 1 : 1000@A1





Plot #	Size	Type	Use	GIA
Plot 1	2 bed 4 person	house	shared ownership	81m2
Plot 2	2 bed 4 person	house	shared ownership	81m2
Plot 3	2 bed 4 person	house	shared ownership	81m2
Plot 4	2 bed 4 person	house	shared ownership	85m2
Plot 5	1 bed 2 person	maisonette	affordable rent	50m2
Plot 6	1 bed 2 person	maisonette	affordable rent	58m2
Plot 7	1 bed 2 person	maisonette	affordable rent	50m2
Plot 8	1 bed 2 person	maisonette	affordable rent	58m2
Plot 9	2 bed 4 person	house	affordable rent	80m2
Plot 10	2 bed 4 person	house	affordable rent	80m2
Plot 11	2 bed 4 person	house	affordable rent	79m2
Plot 12	1 bed 2 person	maisonette	affordable rent	50m2
Plot 13	1 bed 2 person	maisonette	affordable rent	58m2
Plot 14	3 bed 5 person	house	shared ownership	94m2

Parking: 24 spaces

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J	18/02/20	JTM	CJR	Alterations in Line with Randall Simmonds Comments
I	11/02/20	NIC	CJR	Alterations in Line with Conservation Officers Comments
H	20/12/19	JTM	MAM	ADDITIONAL PARKING ADDED
G	12/09/19	JTM	MAM	AMENDMENTS FROM COMMENTS
F	02/09/19	JTM	MAM	ALTERATIONS TO PLOTS 1, 2, 3 & 4
E	25/07/19	JTM	MAM	AMENDMENTS FROM COMMENTS
D	10/07/19	JTM	MAM	AMENDMENTS FROM COMMENTS
C	21/06/19	JTM	MAM	AMENDMENTS FROM COMMENTS
B	01/05/19	PB	MAM	PLOTS 05/06 RELOCATED EAST. SOUTHERN FOOTPATH OMITTED. CONNECTION TO NORTH FOOTPATH ADDED.
A	25/03/19	PB	MAM	SITE LAYOUT AMENDED, PLOTS 9 & 10 DIVIDED, CAR PARKING PROVISION ALTERED.

Rev. Date Drawn Check Description

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Project Title:
Sunground

Client:
Bromford

Drawing Title:
Proposed Site Layout

File Number: S142G

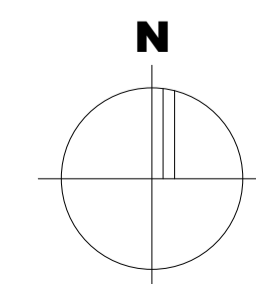
Drawn By: JTM

Checked By: MAM

Scale@A1: 1 : 200 **Date:** 20/09/19

Dwg No: (SK)101 **Rev:** J

Decking
Paving

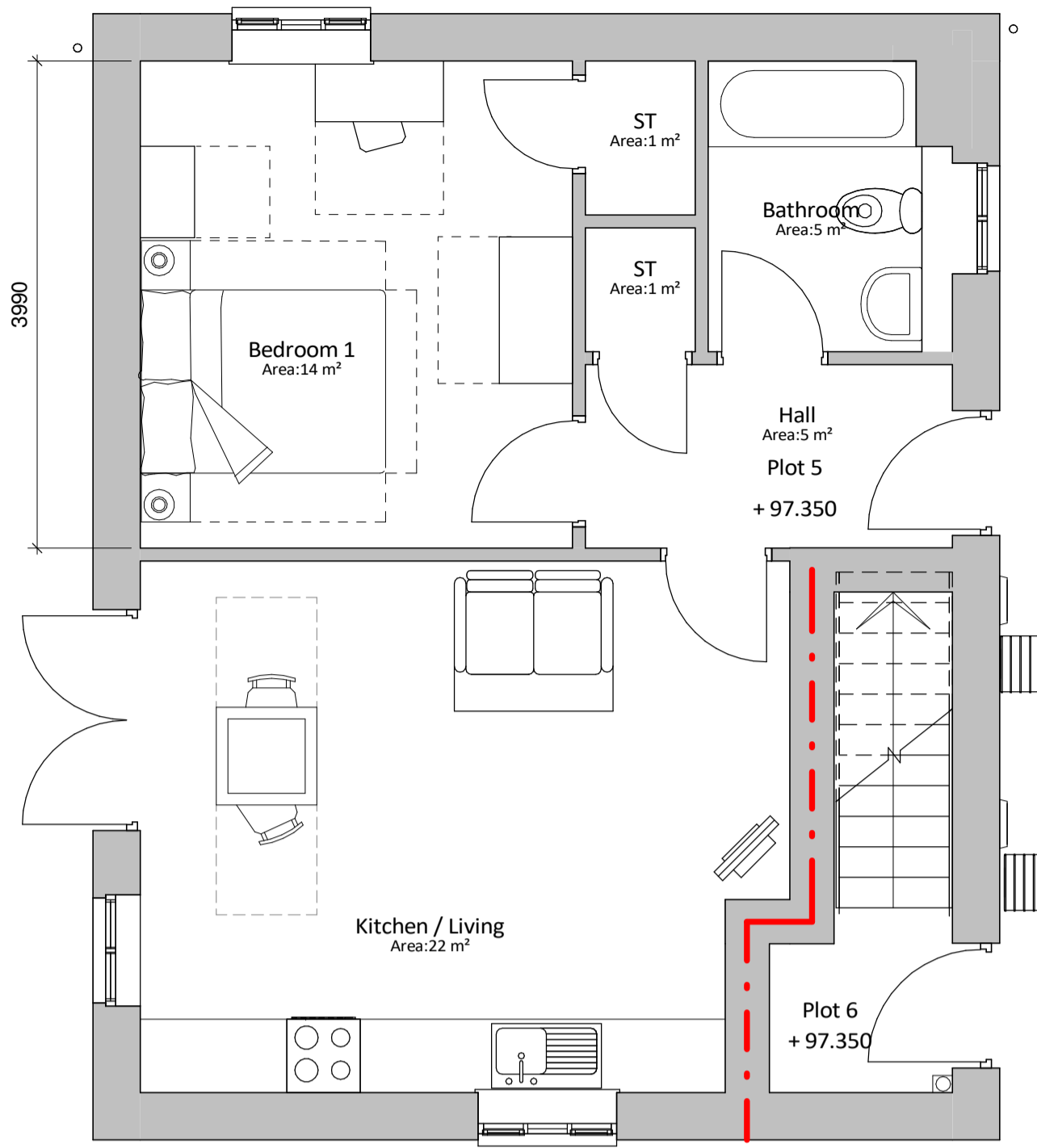


1. PROPOSED SITE LAYOUT
SCALE - 1 : 200@A1

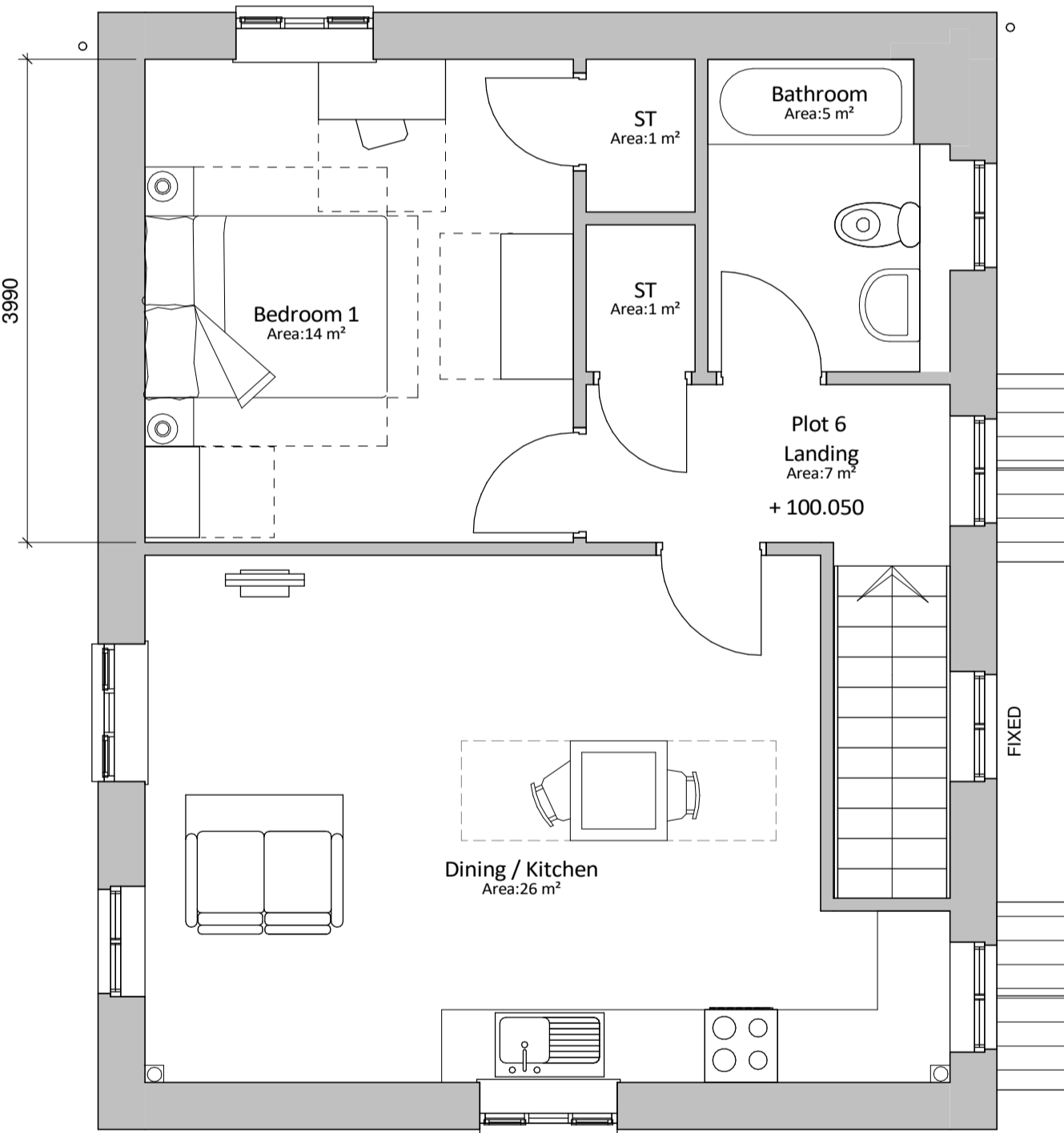
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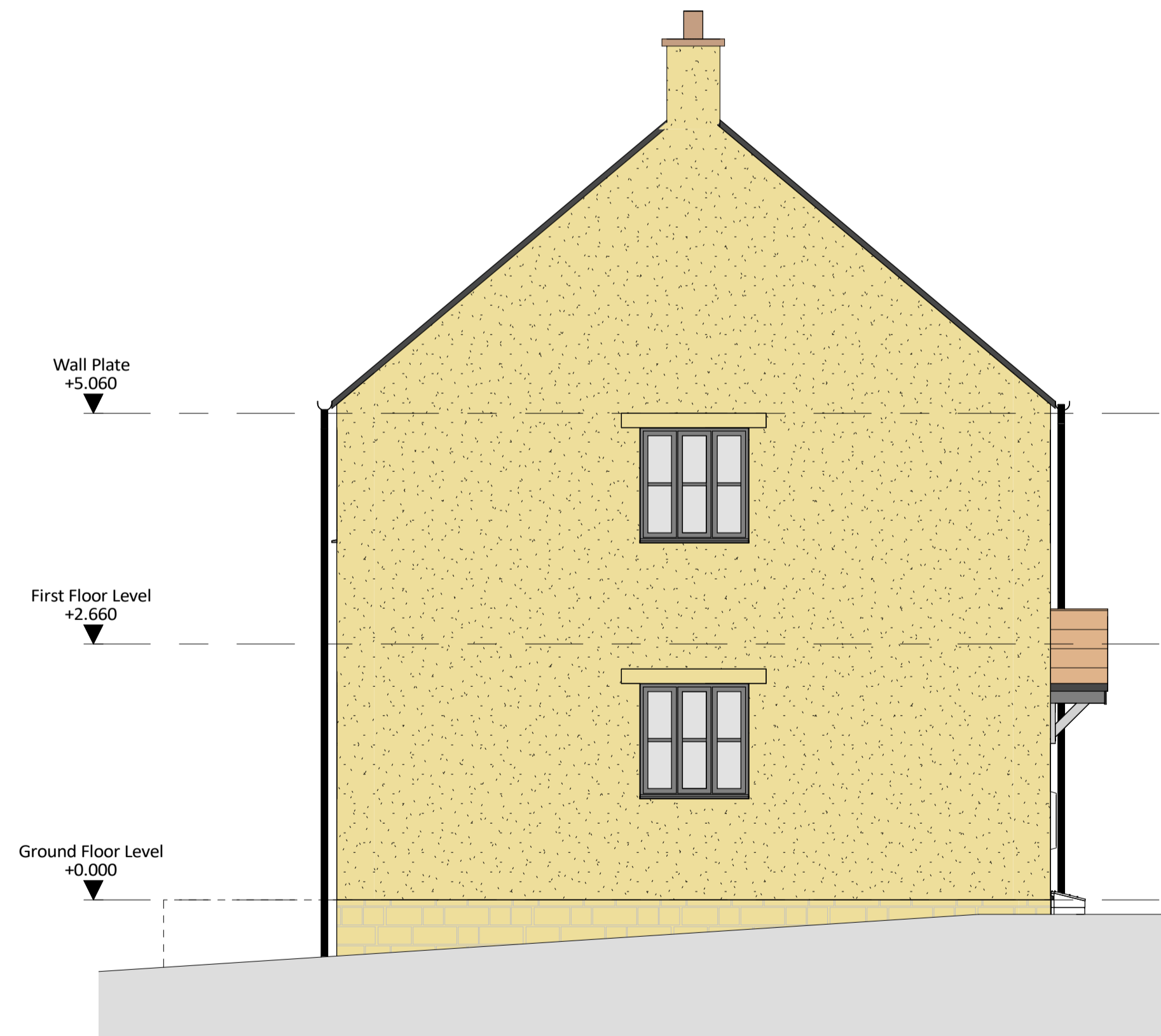
1. Ground Floor Plans
1 : 50@A1



2. First Floor Plans
1 : 50@A1



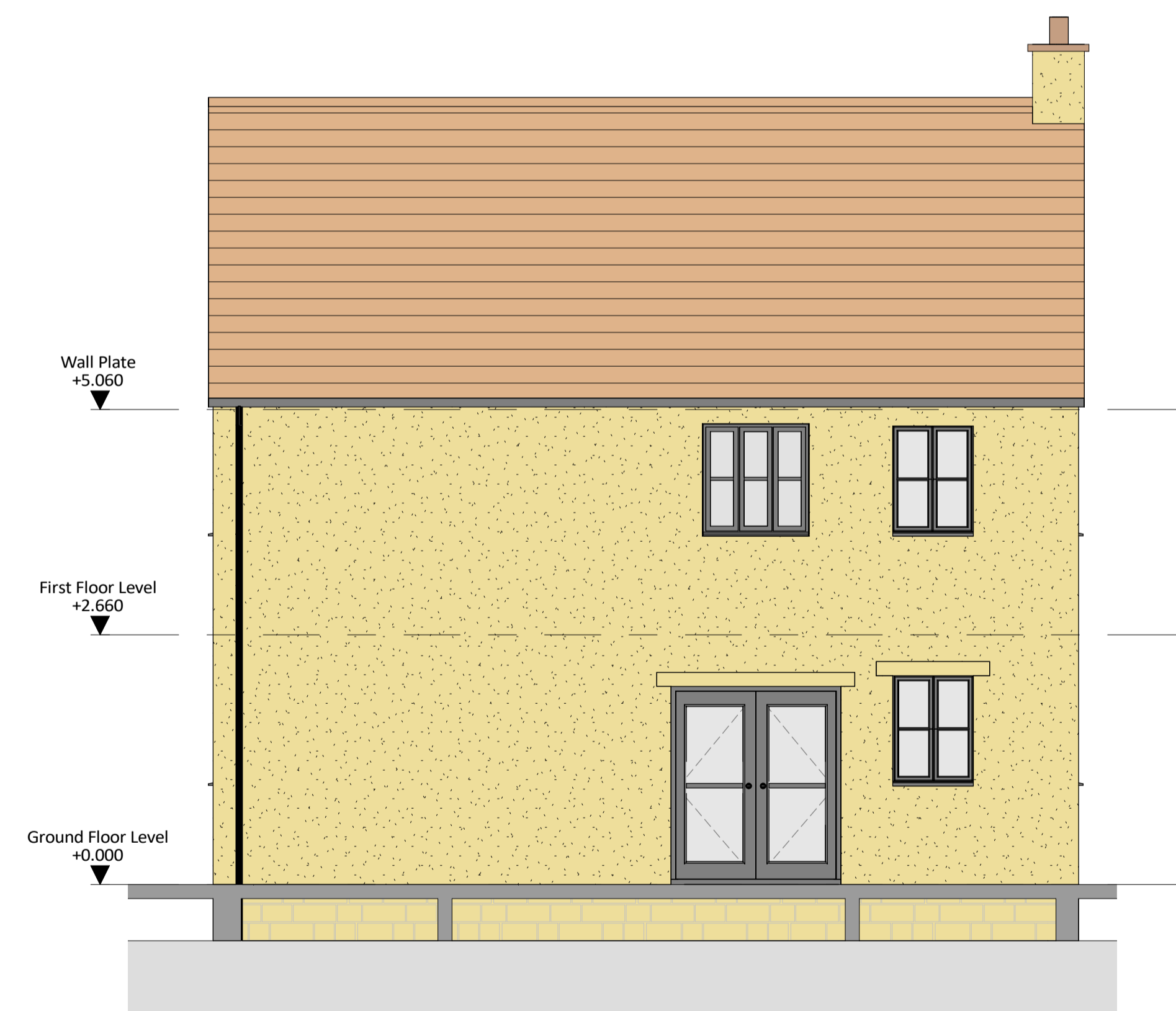
3. WEST ELEVATION
1 : 50@A1



5. EAST ELEVATION
1 : 50@A1



4. NORTH ELEVATION
1 : 50@A1



6. SOUTH ELEVATION
1 : 50@A1

Plot	Room Name	Area
PLOT 05	Bathroom	4.76 m ²
PLOT 05	Bedroom 1	14.12 m ²
PLOT 05	Hall	4.51 m ²
PLOT 05	Kitchen / Living	22.32 m ²
PLOT 05	ST	2.05 m ²
PLOT 06	Bathroom	5.16 m ²
PLOT 06	Bedroom 1	14.12 m ²
PLOT 06	Dining / Kitchen	25.81 m ²
PLOT 06	Landing	6.75 m ²
PLOT 06	ST	2.23 m ²

Name	Area
PLOT 05	50.01 m ²
PLOT 06	58.29 m ²

- ① Roofing - Cotswold reconstituted tiles in diminishing courses
- ② Render - Through Colour render with roughcast finish
- ③ Windows - Flush Profile Casement System
- ④ Door - Anthracite Grey UPVC
- ⑤ PVC Downpipe

Rev.	Date	Drawn	Check	Description
H	09/03/20			Alterations in Line with Bromford Comments
G	04/03/20			Alterations in Line with Randall Simmonds Comments
F	18/02/20			Alterations in Line with Randall Simmonds Comments
E	10/02/20			Alterations in Line with Conservation Officers Comments
D	18/10/19			Dimensions Added
C	20/09/19			Increased GF Foot Print
B	25/07/19			Amendments to Drawings From Comments
A	19/07/19			Amendments to Drawings

Rev.	Date	Drawn	Check	Description

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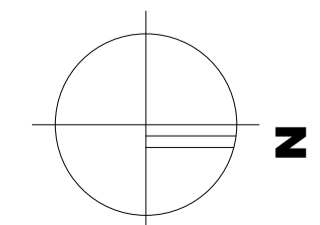
Harrogate: 01423 815 121, Kettering: 01536 513 165,
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Project Title:
The Sunground, Avening, GL8 8NW

Client:
Bromford

Drawing Title:
Sunground Plot 5 & 6 - Proposed Plans & Elevations

File Number: S142G
Drawn By: JTM
Checked By: MAM
Scale@A1: 1 : 50 **Date:** 18/10/19
Dwg No: (SK)004 **Rev:** H



- ① Roofing - Cotswold reconstatued tiles in diminishing courses
- ② Reconstatued Stone
- ③ Windows - Flush Profile Casements
- ④ Door - Anthracite Grey UPVC
- ⑤ PVC Downpipe

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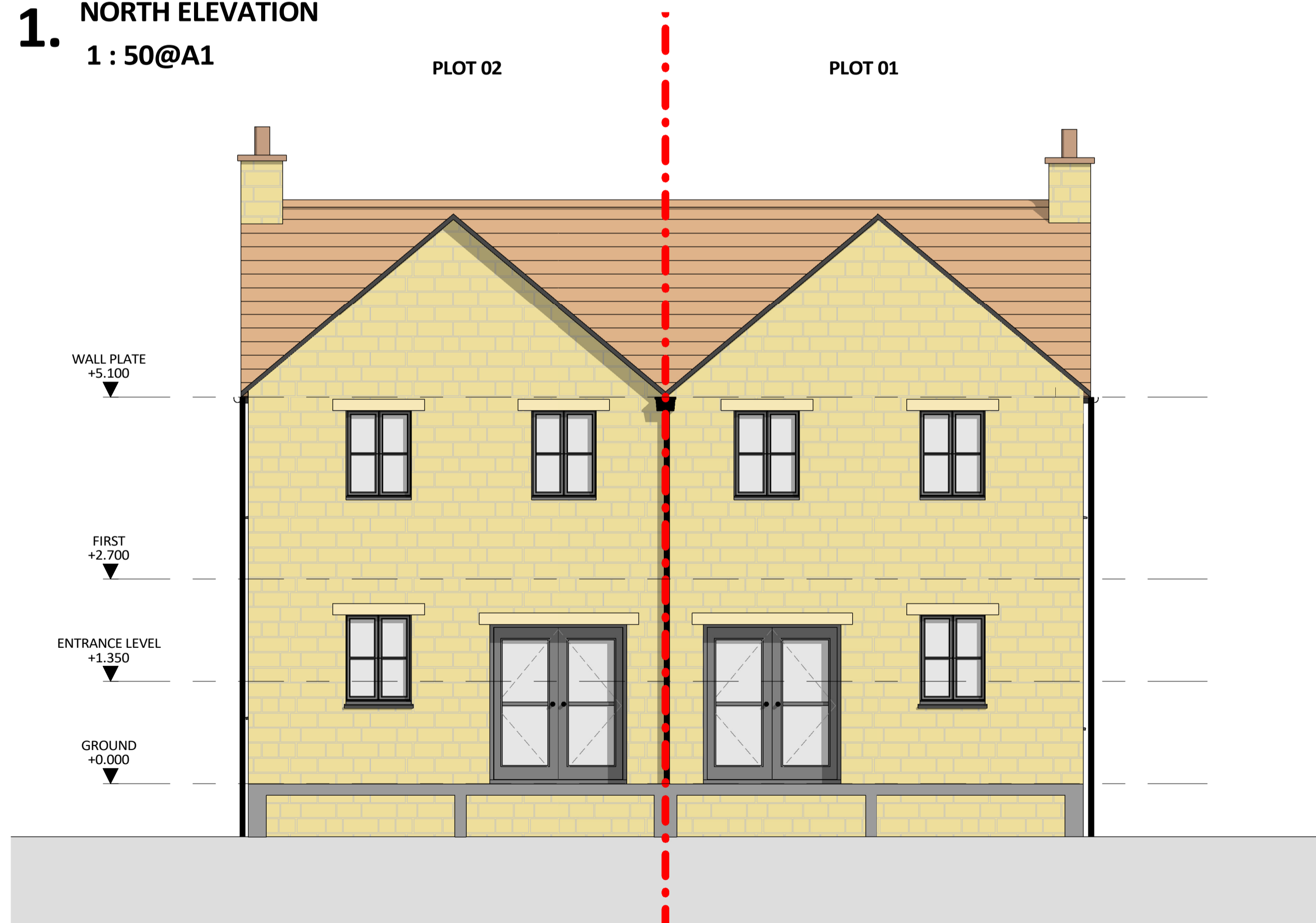
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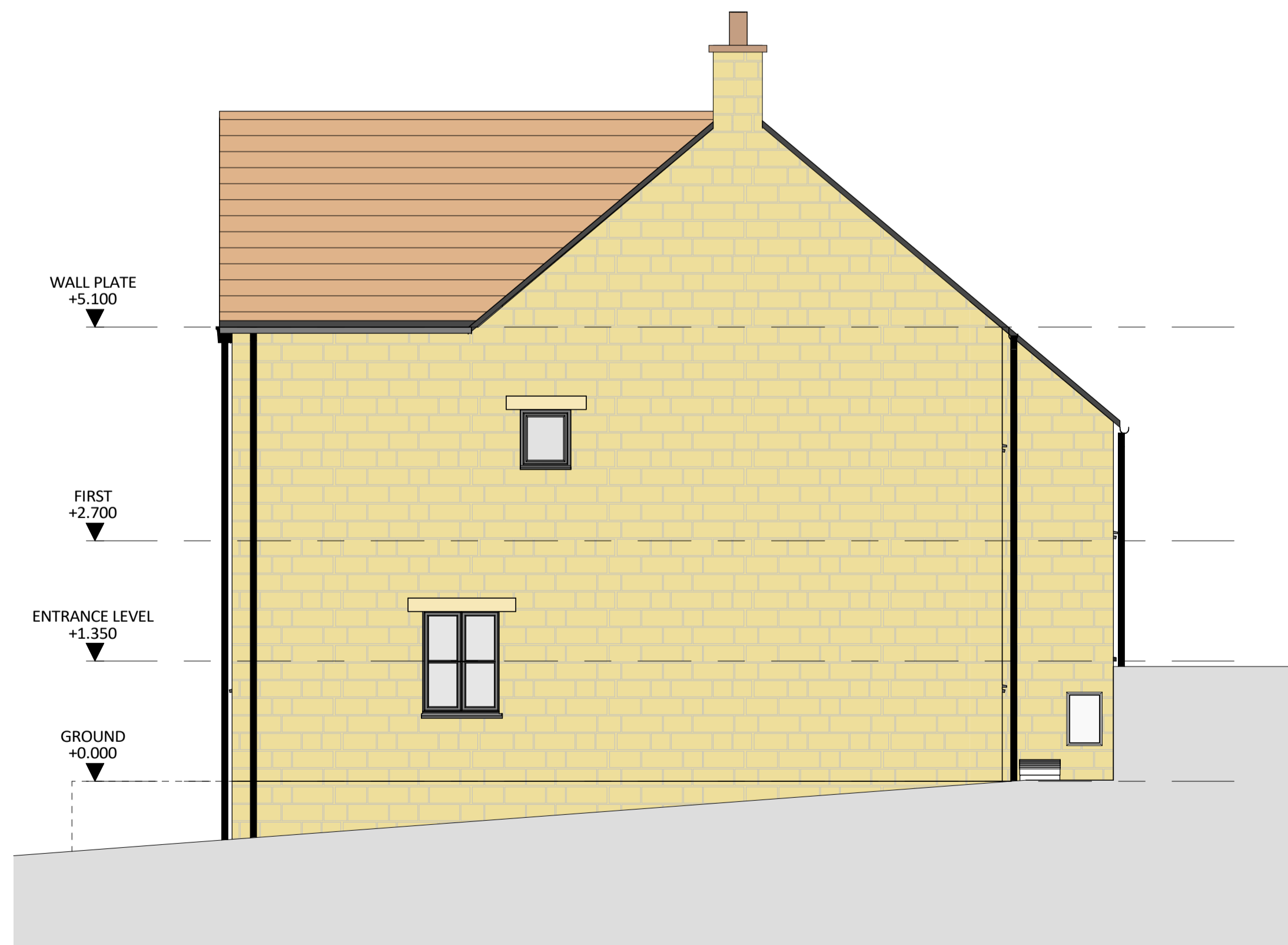
1. NORTH ELEVATION
1 : 50@A1



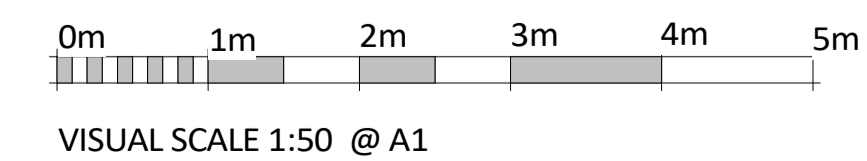
2. WEST ELEVATION
1 : 50@A1



3. SOUTH ELEVATION
1 : 50@A1



4. EAST ELEVATION
1 : 50@A1



Rev.	Date	Drawn	Check	Description
H	28/04/20			Alterations in Line with Conservation Officers Comments
G	04/03/20			Alterations in Line with Randall Simmonds Comments
F	18/02/20			Alterations in Line with Randall Simmonds Comments
E	10/02/20			Alterations in Line with Conservation Officers Comments
D	18/10/19			Dimensions Added
C	12/09/19			Amendments to Drawings From Comments
B	25/07/19			Amendments to Drawings From Comments
A	19/07/19			Amendments to Drawings

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Project Title:
Sunground

Client:
Bromford

Drawing Title:
Sungrounds Plot 1 & 2 - Proposed Elevations

File Number: S142G

Drawn By: JTM

Checked By: CJR

Scale@A1: 1 : 50 **Date:** 18/20/19

Dwg No: (SK)002 **Rev:** H

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1. EAST ELEVATION
1 : 50@A1



2. NORTH ELEVATION
1 : 50@A1



3. WEST ELEVATION
1 : 50@A1



4. SOUTH ELEVATION
1 : 50@A1

Rev.	Date	Drawn	Check	Description
G	28/04/20			Alterations in Line with Conservation Officers Comments
F	04/03/20			Alterations in Line with Randall Simmonds Comments
E	18/02/20			Alterations in Line with Randall Simmonds Comments
D	11/02/20			Alterations in Line with Conservation Officers Comments
C	18/10/19			Dimensions Added
B	25/07/19			Amendments to Drawings From Comments
A	19/07/19			Amendments to Drawings

Rev.	Date	Drawn	Check	Description
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Project Title:
The Sunground, Avening, GL8 8NW

Client:
Bromford

Drawing Title:
Plot 10 & 11 - Proposed Elevation

File Number: S142G

Drawn By: JTM

Checked By: MAM

Scale@A1: 1 : 50 **Date:** 18/10/19

Dwg No: (SK)008 **Rev:** G

- ① Roofing - Cotswold recon tiles in diminishing courses
- ② Windows - Flush Profile Casement System
- ③ Render - Through Colour render with roughcast finish
- ④ Door - Anthracite Grey UPVC
- ⑤ PVC Downpipe

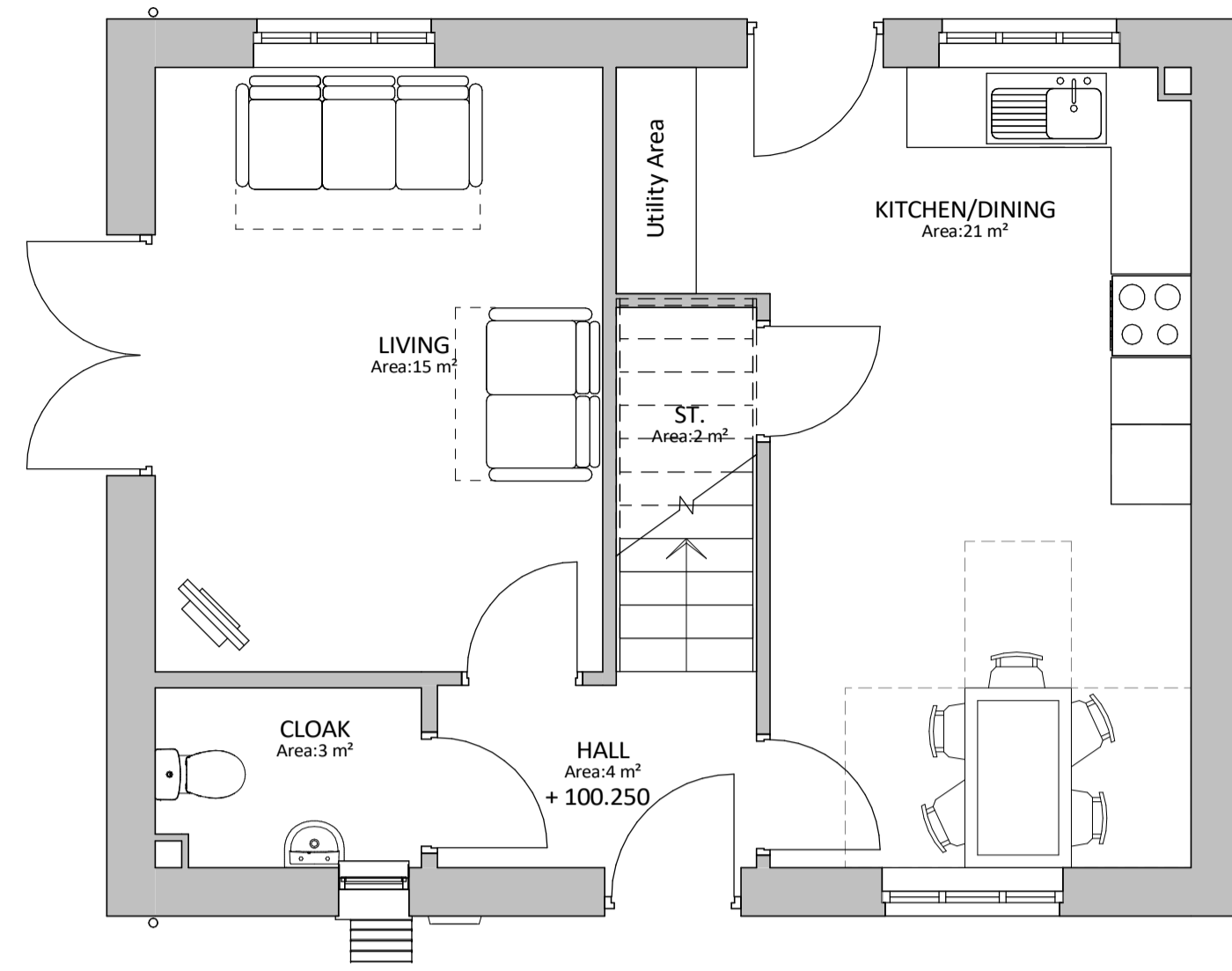


VISUAL SCALE 1:50 @ A1

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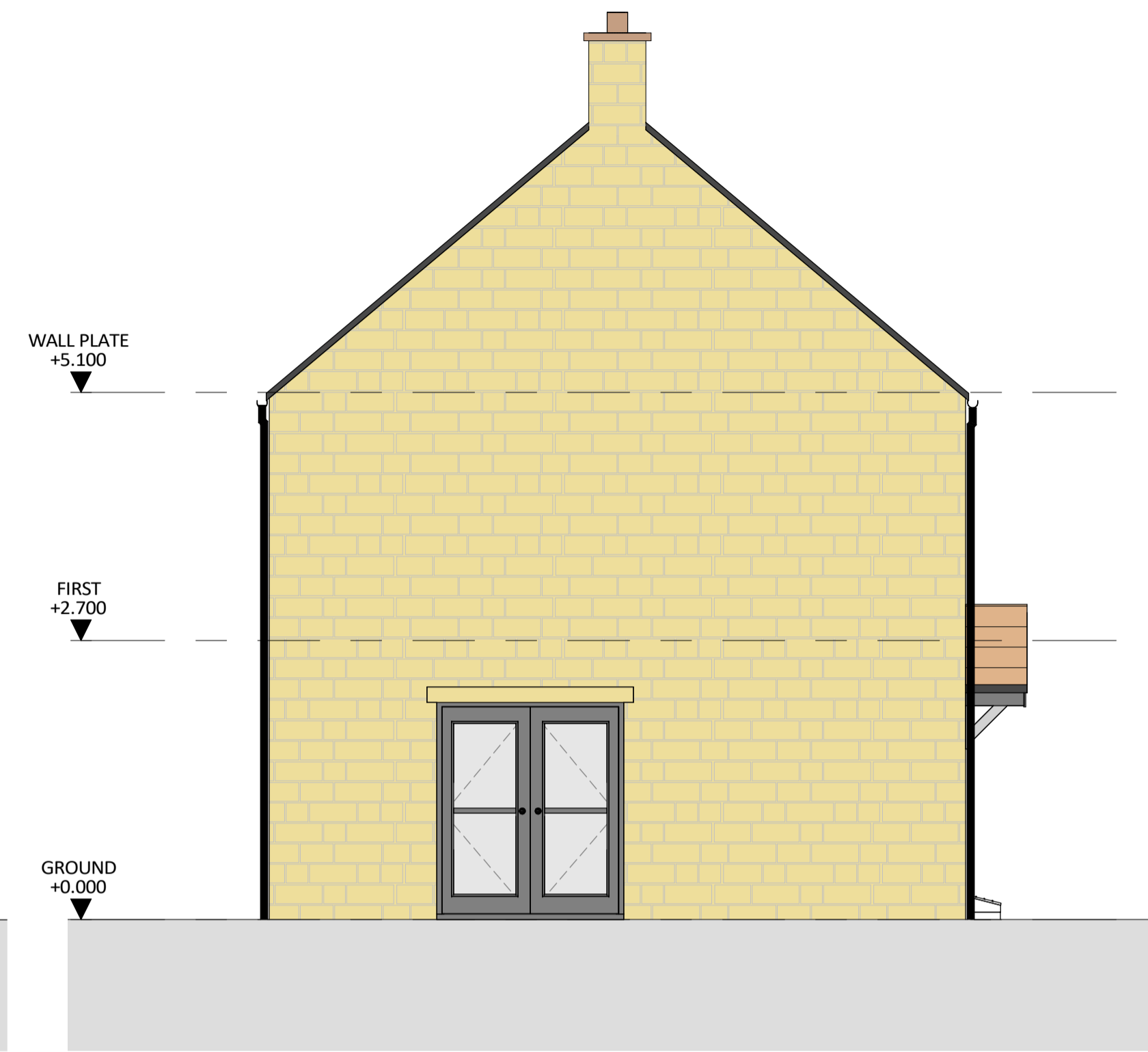
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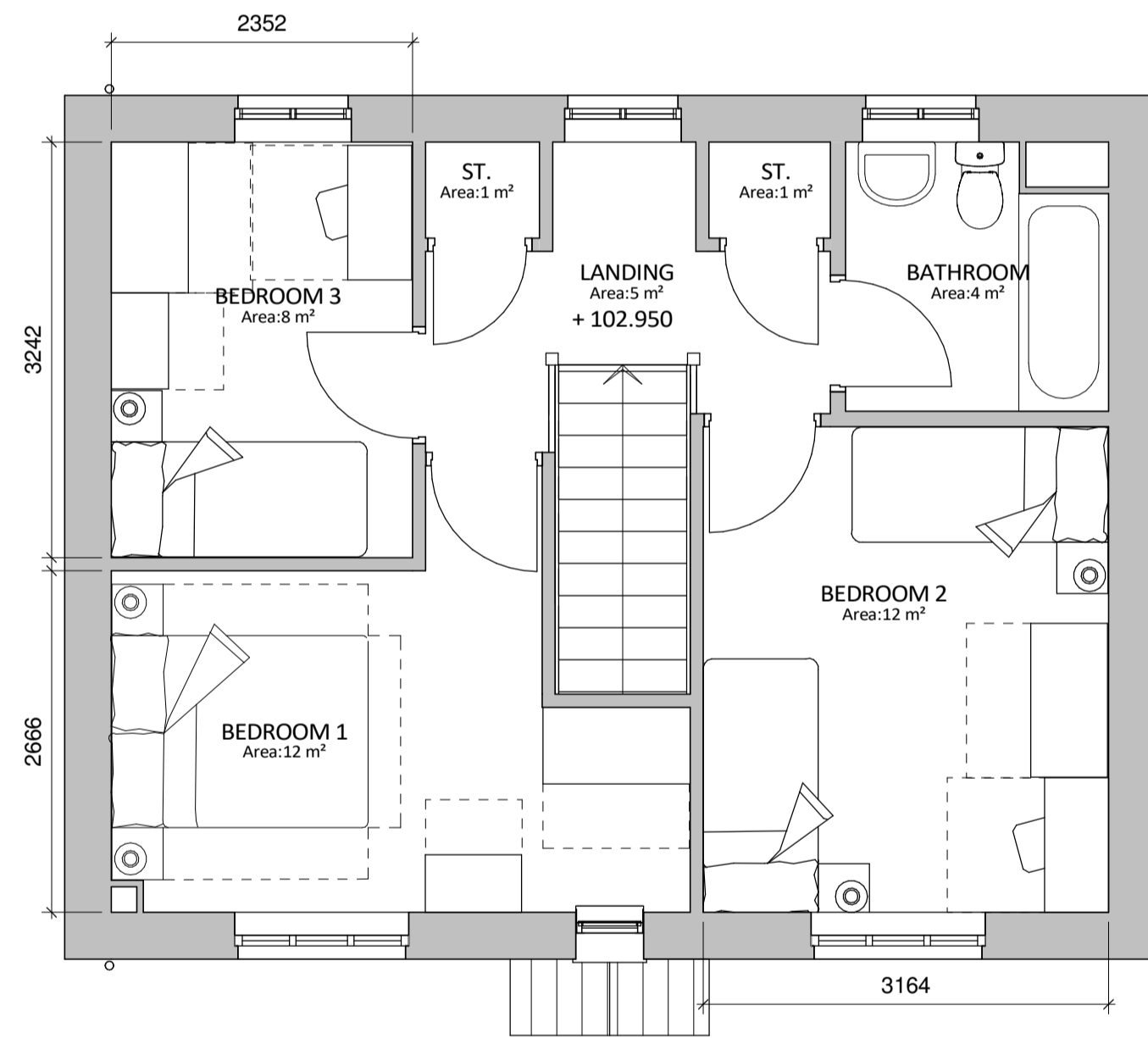
6. GROUND FLOOR PLANS
1 : 50@A1



1. SOUTH ELEVATION
1 : 50@A1



2. WEST ELEVATION
1 : 50@A1



5. FIRST FLOOR PLANS
1 : 50@A1

Plot	Room Name	Area
PLOT 14	BATHROOM	4.03 m ²
PLOT 14	BEDROOM 1	11.56 m ²
PLOT 14	BEDROOM 2	11.99 m ²
PLOT 14	BEDROOM 3	7.63 m ²
PLOT 14	CLOAK	2.70 m ²
PLOT 14	HALL	4.06 m ²
PLOT 14	KITCHEN/DINING	20.98 m ²
PLOT 14	LANDING	4.86 m ²
PLOT 14	LIVING	15.27 m ²
PLOT 14	ST.	3.48 m ²

Name	Area
PLOT 14	93.58 m ²

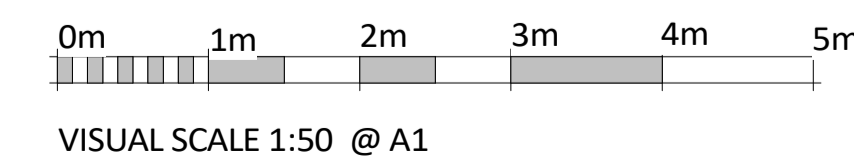
- 1 Roofing - Cotswold recon tiles in diminishing courses
- 2 Windows - Flush Profile Casement System
- 3 Stone coloured render to match surrounding buildings
- 4 Reconsatuted Stone -
- 5 Door - Anthracite Grey UPVC
- 6 PVC Downpipe



3. NORTH ELEVATION
1 : 50@A1



4. EAST ELEVATION
1 : 50@A1



Rev.	Date	Drawn	Check	Description
F	28/04/20			Alteration in Line with Conservation Officers Comments
E	18/02/20			Alteration in Line with Randall Simmonds Comments
D	11/02/20			Alteration in Line with Conservation Officers Comments
C	18/10/19			Dimensions Added
B	20/09/19			Note Added
A	19/07/19			Amendments to Drawings

Rev. Date Drawn Check Description

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Project Title:
The Sunground, Avening, GL8 8NW

Client:
Bromford

Drawing Title:
Plot 14 - Proposed Plans & Elevations

File Number: S142G

Drawn By: JTM

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Scale@A1: 1 : 50 **Date:** 18/10/19

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Avening Parish Council – Criteria for rejection of planning application 19/04221/FUL | Proposed affordable housing development comprising 9 affordable dwellings and 5 shared ownership dwellings, together with associated access road, landscaping, and parking | Land Parcel At The Sunground Avening Gloucestershire. – which replaces:

14/02675/FUL | Erection of 6 affordable dwellings and 5 private dwellings together with access road, parking and landscaping | Land Parcel at The Sunground Avening Gloucestershire.

The Parish Council is very concerned about the cumulative impacts on the community should the above application be approved.

General:

- It appears that Sunground site has been designated as an 'exception site', presumably under Policy H3 of the CDC Local Plan 2011 to 2031 which was adopted in 2018. However the PC can find no record of having been consulted on this designation and accordingly has lodged a freedom of information request (Reference: 18059492) to GCC to request documentation of the process undertaken and evidence provided when designating the site as an 'exception site', thus allowing planning to be granted. This may result in a legal challenge to the validity of the original planning approval. **We request that this application is not progressed until this process is complete** – the SLA for a response is 13th July.
- GCC designated the land an 'exception site' enabling it to obtain planning permission for 11 dwellings (now increased to 14 dwellings) via Gloucestershire Rural Housing Association with the application submitted to CDC for approval. There has been no independent review of this application, and while we are not suggesting any impropriety by any person or agency it would not stand up to external scrutiny should there be a review or challenge.
- The CDC Local Plan identifies a number of Principal Settlements as suitable for development. Avening is not one of these and therefore any development in Avening is covered by Policy DS3. It is not clear to the PC that the Sunground development meets the criteria set down under policy DS3. Nor in fact does the concurrent development at The Quarries. In both instances we would have expected a Rural housing pro-forma form to have been completed (with input from the PC) demonstrating housing need and demographic balance. There is no evidence that this form has been completed or submitted for either development.
- The application should be considered in context with the other significant development nearby at Old Quarries – this approved application adds a further 14 dwellings. The cumulative total of all approved applications for new properties over the last 5 years is 50 which represents a 10% increase in the size of Avening despite the village being categorised as 'unsustainable'.
- We will receive no CIL payments for any of these developments, so the village infrastructure such as the school, playgroup and playing field will not be improved as a result. As an example of the 'stretched' infrastructure in the village CDC will no doubt be aware that they have refused to issue new Green Waste licences to recently completed developments within Avening as apparently "the service is at maximum capacity" – this seems incompatible with approving 28 additional residential units.

Justification:

- It seems the justification for the development references a village Housing Needs Survey from 2014. This survey had several factual errors: for example, it described Avening as five miles from Cirencester (it is twelve) and eleven from Cheltenham (it is 21). It listed services no longer available to the village (e.g. the mobile library) and in any event the world has changed significantly since then. Evidence exists that affordable/housing association properties are currently empty in Avening, and other properties have been allocated to families who have been relocated from Gloucester/ Cheltenham – not prima facie evidence of an unfilled local housing need. One such family had to be moved back out of Avening because of the lack of local amenities and public transport. This development will only increase the number of occasions that relocated rather than local families rather than local families are moved into the properties. The difficulties faced by families reliant on public transport, demonstrate that cars are essential when living here, for which the proposed development plan makes insufficient provision.
- These new exception site dwellings by law should only be offered to families within the village or who have a connection to it. Given the above we do not believe there is such a demand locally, and the properties will be filled by 'outsiders' who may not find village life suitable or accessible.
- Avening has been designated as 'unsustainable' by GCC due to lack of amenities and does not form part of the housing master plan – without the proof of a local need, the Exception status is voided.
- It is incumbent upon CDC and their developer to demonstrate that there is a local need for additional housing of this nature.

Traffic & cars:

- In our view parking provision is insufficient, especially that only 2 spaces are available for visitors of 14 dwellings. There is already a parking issue in the immediate area as evidenced by multiple complaints to the PC, some of which have involved the police.
- Public transport is minimal, and not suitable for any form of commuting to Gloucester, Cheltenham or Bristol. There are very few employment opportunities in Avening, so most workers would need vehicles to get to their place of work or will need a van in addition if they are a trades person.
- The dustcart movement survey in the original application has not been updated with the new layout. This survey assumes there are no parked vehicles outside of designated bays, nor on the approach roads – this is not the case at the usual collection times.
- We asked the local fire chief to assess the road during the evening when parking is at its peak – the fire truck was able to get through with care, but in an emergency he said there would be a high probability of damage to parked cars.
- We are also extremely concerned for the safety of children, parents, and workers at the playgroup. The entrance is shared with this site and during the construction phase plant and machinery will be manoeuvring while children are entering and exiting the building. Once construction is complete the entrance will still have a significantly increased risk factor.

Scale and quality:

- In our objection submission we highlighted both the density and quality of housing being provided – these concerns were dismissed, but neither are conducive to the conservation area setting nor the overall aesthetic of Avening.
- Sunground already has approximately 80 affordable or social housing units and this development would increase that by 18%. As highlighted above, there is no local housing need to justify this increase.
- The Sunground development is being proposed concurrently with the already approved development at The Old Quarries (19/01692/FUL) – but the cumulative impact of these developments does not appear to have been considered. In total these developments will add 28 residential units and approximately 69 additional residents (assuming 2.45 new residents per unit – the Avening and Gloucestershire average). This represents a 7% increase in residents with absolutely no contribution to improved infrastructure, transport or village sustainability.
- The construction impact of the concurrent development of two major housing projects has not been considered. Access to both developments will be along roads which are single-carriage, with no pavements – and are walking routes to the school for families with children. Approving both these plans concurrently would be reckless and unsafe – even approving one of the two gives us serious concerns.