

Cotswold Local Plan Examination

Draft Statement of Common Ground on Matter 6

Kemble Housing Allocation K2 and Local Green Space Designation LGS7

Between Cotswold District Council and Kemble Parish Council

1. The Kemble Community Gardens site was considered as part of Matter 6b (Allocated Sites & Infrastructure Requirements – South Cotswolds Sub Area) hearing on 17 October 2017.
2. Following discussion with Kemble and Ewen Parish Council and Kemble Community Garden representatives at the hearing, the Inspector requested the District Council prepare a written statement to demonstrate how 12 dwellings could be built, or not, on allocated site K2/LGS7 whilst retaining an area of Local Green Space that continues to meet the criteria set out in NPPF paragraph 77.
3. The Council, as landowner of the site, has been holding discussions with Kemble and Ewen Parish Council and the Railway Terrace group, headed by Luke Sherlock and Kemble Community Gardens, headed by Lester Napper since 2015 regarding the proposed joint allocation of K_2 for housing and Local Green Space in the Local Plan 2011 - 2031. These discussions have been ongoing over the past two years with the intention of securing a permanent area of Local Green Space for the community of Kemble and releasing capital for the Council. As landowner, the Council are in the position to gift the land to Kemble and Ewen Parish Council, but are also under the duty to ensure that assets within the Council's control are used to benefit the wider District community.
4. The Council, in its role as the Local Planning Authority, supported Kemble and Ewen Parish Council to undertake and complete a Local Green Space toolkit in July 2014. The toolkit identified site K_2, Kemble Community Garden as a potential Local Green Space.
5. This position statement provides the clarity and agreement needed to ensure that both the allocation of housing and Local Green Space are successfully incorporated in the local Plan 2011 – 2031. Therefore, meeting the local community's desire to retain an important Local Green Space for Kemble and Ewen and providing an opportunity to deliver housing that helps to meet district and local needs (as identified by the Parish Council).
6. There is common ground and agreement on the following points:
 - a) The housing allocation (site K_2a) see Appendix One will be allocated for up to 8 residential dwellings. An indicative layout is provided for illustrative purposes and to assist the Inspector in his consideration of whether development can be effectively achieved on the site. It is provided, as way of an example, without prejudice to any future planning application;
 - b) Housing development will be set against the southern and eastern boundaries overlooking the Local Green Space to the north. This will ensure existing allotments to the west are retained.
 - c) The site is centrally located in the village and offers a suitable location to deliver small scale development in a sustainable location.

- d) The housing allocation (K_2a) has been reduced significantly in size, ensuring the Local Green Space designation remains the key feature of the wider site.
- e) The proposed layout of the two sites LGS7a and K_2a (Appendix One) offers a balanced approach to delivering housing for the local community and securing what is currently an informal community open space. As explained in further detail below, the proposed residential site allocation does not undermine the “demonstrably special” qualities supporting the LGS designation¹ and ensures existing community uses are not compromised.
- i. **Recreation Value:** The revised site allocation and LGS designation would not compromise the ability of local children to use the site for informal play. Access to the existing allotments along the western edge of the site would continue; and dog walkers and those using the site to exercise will continue to have space to do so.
 - ii. **Tranquillity:** The residential allocation is located to the southern edge of the site and immediately adjacent to residential properties in Old Manor Gardens. This approach helps to minimise the impact residential development will have on the tranquillity of the site. The reduced scale of development at K_2a, and the requirement to ensure development takes account of the positive contribution the LGS makes to the character of the wider site, will help to ensure tranquillity (as well as other important qualities) remains. Development facing the LGS site also provides the opportunity for increased surveillance of the site which helps to create a safe and enjoyable environment.
 - iii. **Wildlife:** The revised site allocation would not compromise the key wildlife elements of the site, including the two small ponds, the wooded areas and the Railway Terrace, which acts as a wildlife corridor. These elements will be retained and there exists opportunities for additional features and habitats to be created.
- f) Development will have regard to the special qualities of the Local Green Space, through its design and layout including the trees and ponds. The Council has updated the Reason Justification text (see Appendix Two) to ensure development takes account of the positive contribution the LGS makes to the character of the wider area, which includes mitigating any impacts on existing trees.
- g) Any open space resulting from the proposal, including SUD’s drainage ponds, would be transferred to the ownership of the Parish Council.

¹ Recreational Value, Tranquillity and Wildlife. (EB051b)

- h) It is the intention of all parties to provide housing that helps to meet local needs identified by the Parish Council thereby enhancing the provision within the village and help retain local people in the area. A detailed proposal will be worked up in consultation with the Parish Council. Housing options to be considered including self-build option and community housing scheme.
- 3. The Council, as landowner, is committed to transfer land identified as LGS7a in Appendix One to the Parish Council as a freehold transfer, for the benefit of Local Green Space for the community. This provides further reassurance that the community will have continued use of the site.

CONCLUSION

- 4. This statement confirms that the three parties are in agreement on the proposed residential site allocation and the Local Green Space designation as presented in Appendix One. There is also agreement on the proposed Main Modification to Local Plan paragraph 7.1.4.7 shown at Appendix 3.

Agreed by

Christine Gore

Cotswold District Council

Christine Cushway

Cotswold District Council (Land Owner)

Roger Pettit

Kemble and Ewen Parish Council

APPENDIX ONE: Map showing extent of LGS 7 and K_2a – Main Modification



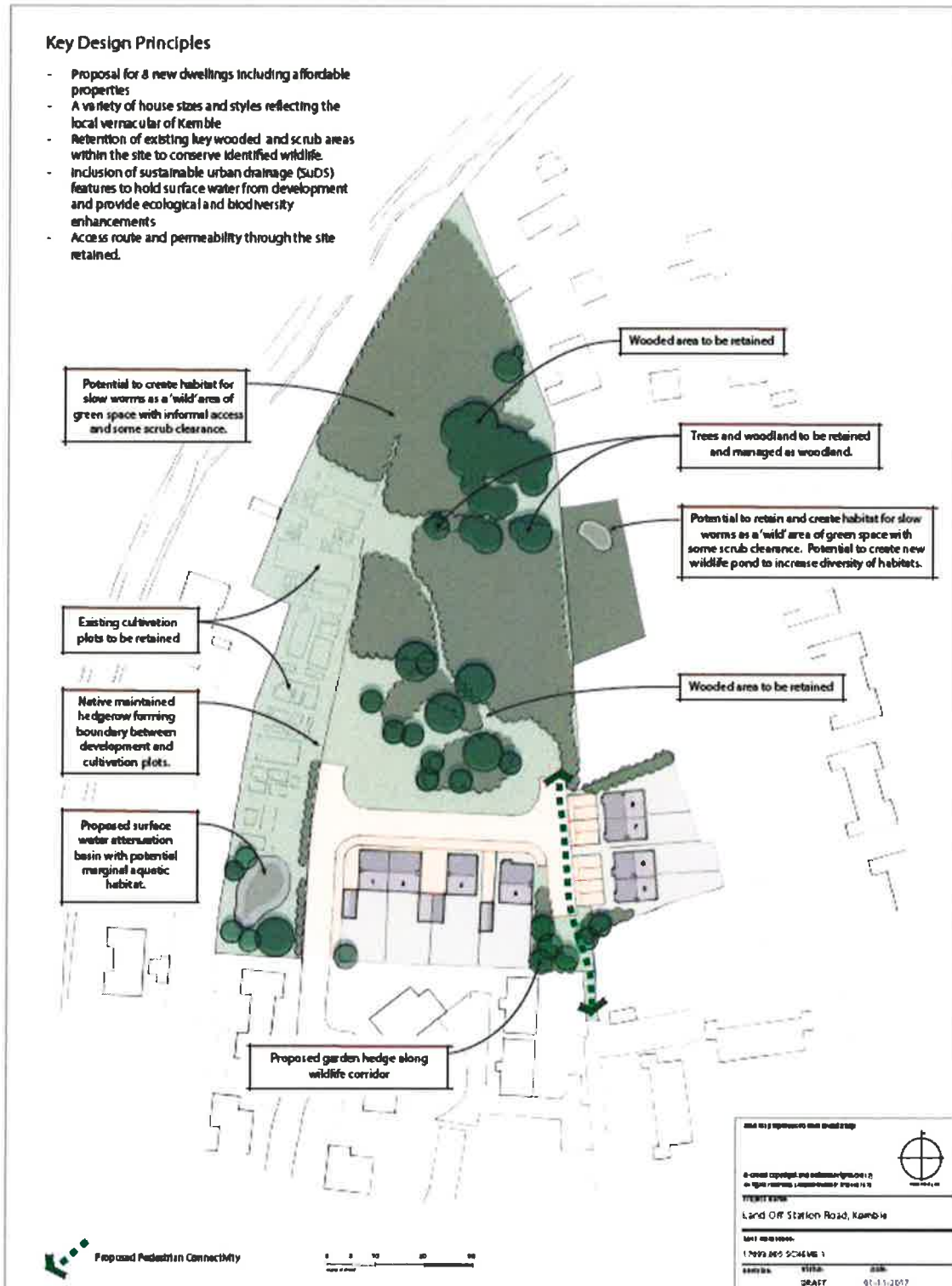
Kemble
Sites K2 and LGS7

Scale: 1:1250

Printed on: 3/11/2017 at 6:08 AM



APPENDIX TWO: Indicative site layout



Illustrative Layout Proposals - Scheme 1 Station Road, Kemble
17093.005 Land Off Station road, Kemble

**APPENDIX THREE: Main modifications to Reasoned Justification text supporting Policy S6:
Kemble**

7.1.4.7 Significant archaeological deposits have been found in the southern half of K_2a. Further assessment and evaluation will be required before any planning proposal can be approved. Proposals on site K_2a will be expected to ensure development takes account of the positive contribution the Local Green Space makes to the character of the wider site, including mitigating any potential impacts on natural features, such as trees. In accordance with the Design Code, Appendix D, proposals will need to be carefully proportioned and new buildings should not dominate their surroundings. Proposals will need to complement the existing landscape and sit comfortably within the setting of the Local Green Space, for example the height of buildings should provide a gentle transition from the open Local Green Space to existing residential dwellings that border the site. Applicants will also be required to investigate opportunities to locate Sustainable Urban Drainage, in accordance with Policy EN14, in the southwest part of the site.

APPENDIX FOUR: Relevant Correspondence

There is agreement between the District Council and the Parish Council.

The Council has also received correspondence and/or held meetings with individual members of the local community since Matter 6b hearing session on Tuesday 17th October, including:

- Catherine Williams;
- Holly and John Willis;
- Jenny Elton;
- Lister Napper (on behalf of the Railway terrace Group);
- Luke Shaw (on behalf of the Residence of the Railway Terrace – see correspondence below);
- Nicky Baber (participant at hearing session on behalf of the Kemble Community Gardens);
- Sara Lawlor (Kemble Community Gardens).

Copies of the above correspondence can be provided to the Inspector if required.

Christine Gore

From: Christine Gore
Sent: 10 November 2017 11:07
To: James Brain
Subject: RE: Cotswold examination Draft SofCG (KEMBLE)

Dear James,

I confirm that I have reviewed the Draft Statement Of Common Ground (Kemble) and am content to agree it.

Regards,

Christine Gore
Strategic Director
Cotswold District Council
01285 623605
christine.gore@cotswold.gov.uk
www.cotswold.gov.uk

Christine Cushway

From: Christine Cushway
Sent: 09 November 2017 13:24
To: James Brain
Subject: Statement of Common Ground - Kemble

Dear James,

I confirm that as the Strategic Property Manager for the Land owner, CDC, that I am happy with the attached SOCG, plan and the additional wording below.

Proposals on site K_2a will be expected to ensure development takes account of the positive contribution the Local Green Space makes to the character of the wider site, including mitigating any potential impacts on natural features, such as trees. In accordance with the Design Code, Appendix D, proposals will need to be carefully proportioned and new buildings should not dominate their surroundings. Proposals will need to complement the existing landscape and sit comfortably within the setting of the Local Green Space, for example the height of buildings should provide a gentle transition from the open Local Green Space to existing residential dwellings that border the site. Applicants will also be required to investigate opportunities to locate Sustainable Urban Drainage, in accordance with Policy EN14, in the south west part of the site.

Kind regards

Christine

Christine Cushway

Strategic Property Manager
Cotswold, West Oxfordshire and Forest of Dean District Council's

Direct Dial: 01285 623241

www.cotswold.gov.uk
www.westoxon.gov.uk
www.fdean.gov.uk

Roger Pettit

From: Roger Pettit [mailto:Rogerpettit@hotmail.co.uk]
Sent: 09 November 2017 12:52
To: James Brain; Christine Cushway
Cc: 'Luke Sherlock (luke.sherlock24@gmail.com)'; 'Lester Napper (napper1@yahoo.co.uk)'; 'NICOLA BABER'; Tony Berry
Subject: Re: Alterations to the Cotswold Local Plan Examination Draft Statement of Common Ground on Matter 6 Kemble Housing Allocation K2 and Local Green Space Designation LGS7 Between Cotswold District Council and Kemble Parish Council

Dear James

Thank you for your email.

On behalf of the Parish Council I am pleased to confirm agreement with the draft Statement of Common Ground with the addition of this amendment.

Sincere thanks to both you and Christine for your further consideration.

Best regards

Roger Pettit

Chairman

Kemble and Ewen Parish Council

Luke Sherlock

From: Luke Sherlock [mailto:luke.sherlock24@gmail.com]
Sent: 09 November 2017 15:17
To: James Brain; Christine Cushway; Roger Pettit; Tony Berry; Lester Napper
Subject: Re: Alterations to the Cotswold Local Plan Examination Draft Statement of Common Ground on Matter 6 Kemble Housing Allocation K2 and Local Green Space Designation LGS7 Between Cotswold District Council and Kemble Parish Council

Dear James and Christine,

I have put a message together agreeing to the statement of common ground. I hope this message is acceptable. James please could this message also be submitted to the inspector as a comment. I know you said they would be included in the appendix or a separate document.. Please find it bellow:

Thanks again to you both,

Luke Sherlock

Dear James Brain and Christine Cushway,

Thank you for taking the time to listen to the community's concerns with the Local Plan and the proposed minor modification of the division of the land at Station road known as K_2 into K_2A and LGS7. This has been through comprehensive correspondence and meetings. The previous suggestions made by the Cotswold District Council saw a small part of the site being given as local green space. In the community's opinion; the area of land given was not the central part of the site or the area used

predominantly by the community.

Christine Cushway and her team have worked hard; they have been willing to listen and have proactively adapted plans to fit with the community and put the Local Green Space at paramount consideration, when considering the development to be placed on K_2A (the development area). This compromise has been kindly supported by our district councillor Tony Berry, who has aided in creating an alternative solution for the community that works for everyone. We would like to make it clear we are grateful for your support and willingness to adapt to the community's needs. An additional thanks needs to be made to Roger Pettit, who has worked very hard in sharing the community's voice and working proactively with the Cotswold District Council.

As the boundary line for development has important and well-established trees in the central area near the proposed road, any alteration to the proposed layout could have a huge adverse effect upon the local space and how the community use the site. We have had promises by the Cotswold District Council that they will seek to retain the large tree in the development area (central part of the site). Any loss of the trees in this area that would make up the local green space would also change the feel of the open space and the important screening it provides for the residents of the Railway Terrace from encroaching new build properties. Christine Cushway and her team gave reassurances that they will look at ways to try and save the trees or mitigate against any losses. Roger Pettit and Christine Cushway were happy for the inclusion of the following wording: 'Any development will seek to retain as many of the existing trees to the north of the site as possible and in particular the large ash tree, however should this not be feasible due to infrastructure or health and safety issues then the provision of suitable mature trees will be provided to mitigate and enhance the wildlife area and to provide screening.' Forward planning thought that the inclusion of this suggested wording was too prescriptive and that the Local Plan contains a suite of policies that provide a comprehensive framework to covers issues such this raised in our suggestion.

If this is the case and the wording of the statement of common ground makes it clear that the development '*will be set against the southern and eastern boundaries overlooking the Local Green Space to the north.*' along with '*[the] development takes account of the positive contribution the Local Green Space makes to the character of the wider site, including mitigating any potential impacts on natural features, such as trees... and new buildings should not dominate their surroundings. Proposals will need to complement the existing landscape and sit comfortably within the setting of the Local Green Space, for example the height of buildings should provide a gentle transition from the open Local Green Space to existing residential dwellings that border the site.*'

I feel that the community has the correct safeguards in place to protect the Local Green Space and the conservation area to the west of the site (the Railway Terrace). Plus Christine's agreement to meet with the Railway Terrace residents to discuss looking at certain trees of important value to us and the layout of the development on the southern and eastern parts of the site. This is something we are grateful for. I must commend her determination to seek a result best for all parties. Although, we would rather see the whole space retained as local green space; I feel this is the best situation of trying to meet two objectives i) Local Green Space, ii) Housing.

On behalf of the residents of the Railway Terrace, I am pleased to confirm agreement with the draft Statement of Common Ground with the addition of the amendments. I feel that many of our concerns now are more appropriate at the next stage. At this point we would hope to continue the productive and transparent relationship with the Cotswold District Council.

Yours sincerely,

Luke Sherlock

On behalf of the Residence of the Railway Terrace