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**Item No 07:-**

**14/05178/REM (CD.2917/2/H)**

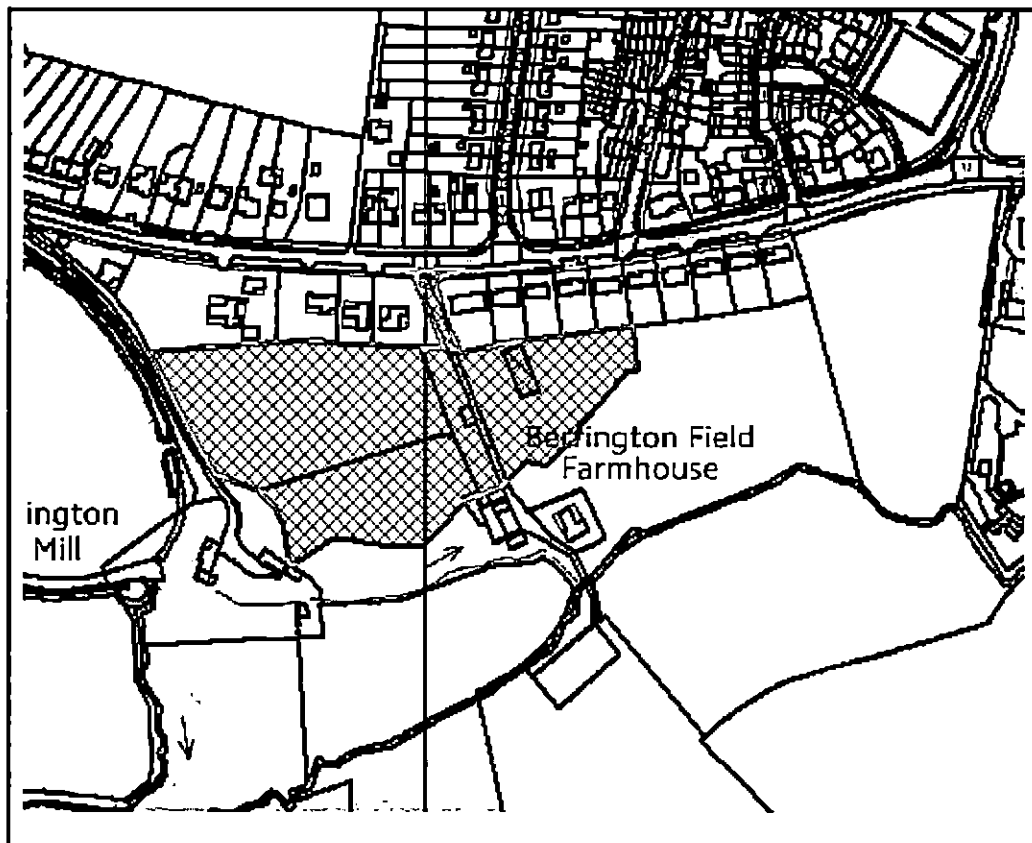
**Land Parcel North Of Berrington Mill  
Easting 415937 Northing 239283  
Station Road  
Chipping Campden  
Gloucestershire**

## Item No 07:-

**Erection of 26 dwellings with access road, footpaths and associated works  
(Reserved Matters details relating to layout, scale, appearance and landscaping of  
development approved under permission 13/02227/OUT) at Land Parcel North Of  
Berrington Mill Easting 415937 Northing 239283  
Station Road Chipping Campden Gloucestershire**

<b>Approval of Reserved Matters 14/05178/REM (CD.2917/2/H)</b>	
Applicant:	Miss Emma Evans
Agent:	None
Case Officer:	Martin Perks
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	19th August 2015

## Site Plan



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**RECOMMENDATION: PERMIT SUBJECT TO NO OBJECTION FROM GLOUCESTERSHIRE  
COUNTY COUNCIL HIGHWAYS**

**Main Issues:**

- (a) Design and Impact on Character and Appearance of the Locality
- (b) Impact on Residential Amenity
- (c) Highway Safety

**Reasons for Referral:**

During the determination of the original Outline application Committee Members requested that a Reserved Matters application be brought back to Committee for consideration.

**1. Site Description:**

The application site measures approximately 2.2 hectares (5.5 acres) in size and is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). The site is located towards the eastern edge of Chipping Campden and lies approximately 850m by road from the centre of the town. The northern boundary of the application site abuts Chipping Campden Development Boundary as designated in the Cotswold District Local Plan 2001-2011. The western edge of the site adjoins Chipping Campden Conservation Area (CA) and Campden House Scheduled Ancient Monument (SAM).

The central and eastern parts of the site have historically been used for horticultural purposes but are now largely overgrown. This part of the site is largely flat. The western part of the site primarily consists of grazing land and rises steadily from the east/south east to the north west. The land rises by approximately 5-6m from its centre to its north west corner.

The northern boundary of the site is defined by the rear gardens of dwellings fronting onto Station Road. The eastern boundary lies alongside agricultural land. The western boundary of the site adjoins a driveway and residential boundary serving a Grade II Listed Building called Berrington Mill. Two outbuildings lying within the curtilage of the aforementioned property adjoin the south western edge of the application site. The southern boundary of the application site adjoins a Dutch Barn and a farmhouse (Berrington Field Farmhouse). The River Cam and a tributary extending eastwards from Berrington Mill run parallel with the southern boundary of the site.

A Public Right of Way (HCC19) runs in an east west direction approximately 140m to the south of the application site.

The application site lies within Flood Zone 1. However, land immediately to the south of the site falls within Flood Zone 3.

**2. Relevant Planning History:**

- CD.2917/M Outline application for 29 dwellings, estate roads and vehicular access Refused 16th May 1973
- CD.2917/P Outline application for 8 dwellings, alterations to vehicular access Refused 4th January 1974
- CD.2917/1/J Outline application for housing, bowling green and clubhouse with access roads Refused 16th April 1997
- 13/02227/OUT Erection of 26 dwellings with access road, footpaths and associated works (Outline application) Granted 2013

**3. Planning Policies:**

- NPPF National Planning Policy Framework
- LPR09 Biodiversity, Geology and Geomorphology
- LPR15 Conservation Areas

LPR19 Develop outside Development Boundaries  
 LPR38 Accessibility to & within New Develop  
 LPR39 Parking Provision  
 LPR42 Cotswold Design Code  
 LPR45 Landscaping in New Development  
 LPR46 Privacy & Gardens in Residential Deve

#### **4. Observations of Consultees:**

Gloucestershire County Council Highways: Discussions on-going

Historic England; The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

#### **5. View of Town/Parish Council:**

No objection

#### **6. Other Representations:**

8 letters of objection received. Main grounds of objection are:

- i) Note that 5m wide access lane to the orchard area in the north west of the site is to be tarmaced. In view of rainwater run off issues we have encountered in the past we request that the access lane is made of porous materials to minimise future flood risk for all residents.
- ii) There is no indication of material to be used. The use of Cotswold stone is essential, particularly as the site will be visible from the Coneygree.
- iii) No integration of affordable and open market housing. Original plans showed affordable housing concentrated in the north east section and open market in the much larger south east part of the site. Latest plans move some affordable fractionally further into the development. This does not account for integration.
- iv) Layout of car parking to rear of our property results in an unacceptable number of vehicles in such a small percentage area of the site. There is no allowance for landscaping/screen planting between car parking and our garden. Light pollution from car headlights. If the affordable housing was integrated into the development there wouldn't be the need to try and squeeze in such a large car park. This is the only stretch of the north boundary that does not have any screen planting. Boundary to north of the car park is the most thinly screened location of the whole development.
- v) Area of screening to rear of my house has been significantly reduced from the Outline application. It has been reduced to just four trees shown on a narrow alleyway. The developer states that they will build a 1800mm close boarded fence behind my property. However, I already have such a fence at the rear of my property that I maintain. It is not clear how area to rear will be maintained. My garden is plagued by brambles that grow under, through and over my fence. How can I guarantee that I will be just so plagued in the future?
- vi) Side of Plot 1 will take up half the rear width of my garden. There is a bathroom window in the elevation and if this is fully opening it will look directly into my garden.
- vii) Concerned about pedestrian access to and from the site onto Station Road. The traffic survey was done at an off peak time. Road is incredibly busy at school time and many cars exceed the 30mph speed limit. After 5pm when employees of BRI drive home the road is very congested. Where is any pedestrian provision on the site plan. We should be encouraging people and children to walk. The developer is creating a development where residents are going to be car bound.
- viii) The housing layout, scale and design is distinctly urban and inappropriate for the Cotswolds AONB.
- ix) The six unit terrace should be broken into three semi-detached units which will allow more flexibility in siting leading to better integration and will allow parking to be more distributed and

sited alongside the units that it serves. The proposed terrace has windows facing directly towards the living room and bedroom windows of existing residents.

x) There is a significant elevation proposed to the ground level in the east of the site but no detail of resultant level in relation to existing residences.

xi) Insufficient screening proposed to northern boundary. A small alleyway has been created between fences behind units 6-10. There is no indication as to who will maintain site screening.

xii) Access road width is inadequate.

xiii) Internal roadway dimensions and design is inappropriate for good development. Width is inadequate to accommodate refuse vehicles.

xiv) Density of layout - too many dwellings with insufficient provision for safe access and egress.

xv) Residents on some western plots with shared driveways will need to put their refuse bins away from their dwellings to allow operatives to work within 20m of their vehicle.

xvi) The design of the buildings are not in a north Cotwolds vernacular style. The house roofs are unnecessarily high; the local architecture includes true dormer windows in upper floors rather than high gables as those shown. Some of the houses do have dormers but these do not appear to have enabled roofs to be made lower. As a result the new buildings will be unnecessarily obtrusive.

## **7. Applicant's Supporting Information:**

Design and Access Statement  
Road Safety Audit

## **8. Officer's Assessment:**

### **Background and Proposed Development**

Outline planning permission was granted in 2014 (13/02227/OUT) for the 'erection of 26 dwellings with access road, footpaths and associated works' on this site. Matters relating to Access were dealt with as part of the Outline application. Matters relating to Scale, Layout, Appearance and Landscaping were reserved for subsequent Reserved Matters approval. This application is seeking approval of the aforementioned details. The principle of introducing residential development onto the site and the means of access to the development were agreed as part of the Outline permission and do not form part of this application.

The proposed development comprises 26 dwelling in a mix of detached, semi-detached and terraced units. Of the dwellings proposed 50% (13 dwellings) will be affordable units. The affordable dwellings will comprise 2 one bed units, 6 two bed units, 4 three bed units and 1 four bed unit split between 8 affordable rent and 5 shared ownership. The open market housing will comprise 6 four bed and 7 five bed units.

The density of development equates to approximately 12 dwellings per hectare.

The application site has historically been used for horticultural and livestock grazing purposes. Land immediately to the east and west of the main access drive housed glasshouses and polytunnels until the late 1990s when the structures were largely removed. The area is now covered by thick undergrowth. Land to the west of the former horticultural buildings is predominantly grazing land. The eastern part of the site is relatively flat in form whereas the western field rises approximately 5-6m in a south east to north west direction.

The proposed development will be accessed via the existing site entrance which opens onto Station Road. An existing driveway serving Berrington Field Farmhouse to the south of the application site extends for approximately 40m between existing houses on Station Road before extending southwards for approximately 80m across the application site. The proposed housing will extend to the east and west of the aforementioned section of driveway.

The westernmost part of the site will remain undeveloped and will be landscaped. It will provide a 20-75m landscaped buffer between the proposed dwellings and the designated heritage assets to

the west. A 5m wide access drive will also be introduced alongside the northern boundary of the site which will afford access to the aforementioned buffer zone.

#### **(a) Design and Impact on Character and Appearance of the Locality**

The proposed development consists of two storey dwellings ranging from approximately 8m to 9.5m in height. The external walls of the dwellings will be constructed in natural stone. The roofs will be tiled in artificial Cotswold stone tiles. Windows will be timber. The proposed dwellings have been designed to be reflective of traditional Cotswold building forms in terms of simplicity, materials and proportions. The open market dwellings will each be provided with a detached garage. The affordable dwellings will be provided with allocated parking. Parking for three of the affordable dwellings will be provided in the form of an open fronted 'car barn'. The car barn will be constructed in timber.

The proposed development will be accessed by an existing tarmac driveway that serves Berrington Field Farmhouse to the south. The southern part of the driveway will be re-aligned slightly to the east. However, it will still provide access to the aforementioned dwelling once the development is complete. A total of 11 dwellings will be located to the east of the central driveway. The remaining 15 dwellings will be located to its west. The initially submitted plans showed all the affordable units being positioned to the east of the driveway. Following discussions the applicant has relocated 3 of the affordable dwellings to the west of the site. The applicant states that they have engaged an affordable housing provider who is willing to take on the affordable units as currently proposed. Given the relatively modest size of the scheme, the use of the same materials and consistent design approach for both affordable and open market units and the re-positioning of the units it is considered that the arrangement of affordable units is acceptable and in accordance with Local Plan Policy 21. A letter has also been received from an affordable housing provider who has confirmed that the affordable arrangement meets their requirements.

The arrangement and layout of the dwellings largely follows the indicative scheme agreed at the Outline stage. The proposed development is slightly more dense in the eastern and central parts of the site. This is considered appropriate given that the majority of the former horticultural buildings were located on this part of the site. The western part of the site has a more open grain where there has historically been less built development. The applicant has introduced a green area in the western part of the development to help to soften this part of the site. Such a feature is visible nearby at both Berrington Close and Haydon's Close which also lie off Station Road. It is also evident at Haysum's Close which is located towards the centre of the town. The arrangement of dwellings set around a green space is therefore not out of character with existing developments in the town.

The entrance into the development site will be defined by a group of 6 properties facing directly onto the main entrance road. The proposed dwellings will be set back behind 900mm drystone walling. The walling will provide a visual connection with traditional rural building forms and is a common feature throughout Chipping Campden. The arrangement of the dwellings and the provision of the drystone walling are considered to create an attractive entrance into the development. Following discussions Plot 11 has also been given a more formal appearance so that it acts as a stronger focal point when first entering the development site. Car parking has also been discreetly placed to the rear or side of units so as to minimise the visual presence of vehicles within the streetscene. The introduction of a car barn for three of the affordable units will also help to reduce the visibility of parked cars. The car barn is also reflective of rural outbuildings and is considered to be sympathetic to the former agricultural/horticultural use of the site.

In terms of size the proposed dwellings are consistent with existing development along Station Road which primarily consists of larger detached two storey dwellings set back from the highway. The size of plots is also consistent with other development in the locality.

In general design terms the site is located in an area of the town which is characterised by a variety of building types constructed in a mix of materials. In close proximity to the site entrance are a number of post war brick, render and stone dwellings of varying styles. Features such as bay windows, multi paned windows and asymmetric roofs are all evident along Station Road. It is considered that the proposed scheme is therefore reflective of local distinctiveness and in accordance with Local Plan Policy 42.

The application site is located within the Cotswolds Area of Outstanding Natural Beauty wherein the Council is statutorily required to have regard to the purpose of conserving or enhancing the natural beauty of the landscape.

Paragraph 17 of the National Planning Policy Framework (NPPF) states that planning should recognise the 'intrinsic character and beauty of the countryside and support thriving rural communities within it.'

Paragraph 109 states that the planning system should protect and enhance valued landscapes.

Paragraph 115 states that 'great weight should be given to conserving landscape and scenic beauty in .. Areas of Outstanding Natural Beauty'.

Cotswold District Local Plan Policy 42 states that 'development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, streetscene, proportion, simplicity, materials and craftsmanship.'

Public views of the site as a whole are limited by existing development or by mature vegetation. Existing housing along Station Road screens the site from the north. Roadside vegetation and field hedging provide significant screening of the site when approaching the town from the east. Existing topography and vegetation limit public views of the site from the public footpaths on the Coneygree to the west of the application site. Views from a further public footpath located approximately 140m to the south of the application site are largely screened by a row of conifers and trees lining nearby watercourses. A section of the western part of the application site can be seen from the aforementioned footpath. However, the views that are available show that the application site is set against a backdrop of existing residential development along Station Road. The proposed housing will therefore be seen in context with existing development rather than as a distinct and separate parcel of development. The proposal is considered not to have a significant adverse impact on the limited views that are available from the Right of Way.

In terms of landscape character and appearance the site is well screened by existing development and vegetation. Public views that are available are limited and reveal the site to be seen in context with existing development. The proposed development is of a form, size and scale that is consistent with adjacent residential development. The applicant is also seeking to introduce new native species hedgerow planting along the western, southern and eastern boundaries of the proposed development. New tree and shrub planting will be introduced through the development site. New tree and hedge planting will also be introduced along the northern boundary of the site to help screen the proposed development from the rear of existing dwellings on Station Road. Drystone walling and country estate railing will be introduced along the more prominent residential boundaries within the development. Timber close boarded fencing is proposed in less conspicuous positions such as between rear gardens. The land to the west of the proposed housing will continue to be managed as grazing land. It is considered that the proposed landscaping represents a sensitive approach to the site and that the proposed development will not have an adverse impact on the character or appearance of the AONB.

The western part of the application site abuts Campden House Scheduled Ancient Monument (SAM), Chipping Campden Conservation Area and the curtilage of Berrington Mill which is a Grade II Listed Building. All of the aforementioned areas and buildings are classed as designated heritage assets. Section 12 of the NPPF provides the following guidance in respect of such assets:

Paragraph 131 states that local planning authorities should take account of 'the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

Paragraph 134 states 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.'

Paragraph 009 of the Planning Practice Guidance (PPG) states that 'heritage assets may be affected by direct physical change or by change in their setting.'

Paragraph 013 of the PPG states 'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.'

Local Plan Policy 15 states that development affecting a conservation area must preserve or enhance the character or appearance of the area as a whole, or any part of the designated area. It also advises that development should not be permitted if it would result in the loss of open space that makes a valuable contribution to the character or appearance, or allow important views into or out of the conservation area.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The submitted scheme shows a landscaped buffer zone between the application site and the heritage assets. A degree of space and separation will therefore be maintained around the edge of the historically sensitive areas. With regard to the SAM and the CA it is evident that vegetation and an existing driveway separate the application site from the main body of the aforementioned heritage assets. Existing topography also limits views of the application site from the designated land to the west. There is little intervisibility between the CA, SAM and the application site. The proposal will not result in the loss of a space that makes significant contribution to the setting of the CA or SAM. Historic England and the Council's Heritage and Design Officers have viewed the application and have raised no objections with regard to the impact of the proposal on the setting, character or appearance of Chipping Campden Conservation Area or Campden House Scheduled Ancient Monument.

With regard to the adjacent Listed Building (Berrington Mill) it is evident that the property lies in a relatively sheltered tree lined setting to the south west of the application site. The setting of the property is principally defined by its relationship with the watercourse and mill pond to its south and west. The presence of substantial vegetation along the eastern boundary of the property together with a modern outbuilding means that there is strong degree of visual separation between the application site and the historic setting of the mill. It is considered that the proposal will not have an adverse impact on the special setting of the Listed Building.

Overall, the proposal is considered not to have an adverse impact on the character or appearance on the AONB, the setting of nearby heritage assets and to accord with guidance in Local Plan Policies 15 and 42 and guidance in Paragraphs 17, 109, 115 and Section 12 of the NPPF.



**(b) Impact on Residential Amenity**

The submitted scheme provides all the proposed dwellings with their own private garden space. The size of gardens is commensurate with the size of the proposed dwellings in accordance with Local Plan Policy 46.

The arrangement of dwellings means that each property can also be provided with an area of outdoor amenity space which is free from unacceptable levels of overlooking. Each dwelling can also be undertaken without having an unacceptable adverse impact on neighbouring dwellings by virtue of loss of light or overbearing impact.

In order to reduce the potential impact of the development on existing dwellings on Station Road the applicant is proposing to introduce new landscaping along the northern boundary of the site. This is intended to provide a degree of screening between the proposed development and the rear elevations and gardens of the dwellings to the north. In addition, the submitted plans show that the distance between facing windows serving habitable rooms in the existing dwellings and those in the proposed development will be between 30-35m. This is in excess of the 22m distance that Officers typically use as a guide when assessing privacy matters. Where proposed buildings are closer to dwellings on Station Road they typically sit side on to the aforementioned dwellings or are single storey garage developments. In both of these cases the proposed developments are sufficiently distant so as not to have an unacceptable adverse impact in terms of light or overbearing impact.

Overall, it is considered that the proposal accords with Local Plan Policy 46.

**(c) Highway Safety**

Means of access to the development was established at the Outline stage and does not form part of this application. In terms of the road layout within the site the applicant is proposing a shared surface arrangement. Whilst pedestrian footways will be provided alongside the initial stretch of the entrance drive lying between existing dwellings on Station Road the remainder of the site will consist of a shared pedestrian and vehicular surface. Guidance in Manual for Streets advises that such surfaces can work well in short lengths, or where they form cul-de-sacs, where the volume of motor traffic is below 100 vehicles per hour and where parking takes place in designated areas. The proposed scheme is of a form that accords with this guidance. As a rule motorists using shared surface areas will tend to drive more cautiously. The shared surface approach can also create a more informal and less urban feel to the development especially when combined with drystone walling and landscaping as proposed in this instance.

The layout is such that refuse vehicles can operate within 30m of all the proposed dwellings. The carry distance accords with the Council's 'Requirements for Refuse and Recycling Provision at New Developments' guidance document.

Each dwelling (aside from the 2 one bed flats) will be provided with at least two car parking spaces. The aforementioned flats will be provided with one allocated space. Four additional unallocated car parking spaces will be provided for the affordable units to the east of the site. Garages are also of sufficient size to practicably accommodate vehicles. The proposed scheme is considered to accord with Local Plan Policy 39.

At the time of writing this report discussions were still on-going between the applicant and Gloucestershire County Council Highway Officers in relation to road widths and vehicle manoeuvrability within the site. It is anticipated that this will be resolved before the Committee meeting. Subject to no objection being raised from the County Council it is considered that the proposed scheme is acceptable having regard to Local Plan Policies 38 and 39 and guidance in Section 4 of the NPPF.

## 9. Conclusion:

Overall, it is considered that the Appearance, Layout, Scale and Landscaping of the proposal are acceptable. The design, layout, materials, size and scale of the proposed dwellings are reflective of the local area and are considered to be appropriate for the location. The retention of a buffer zone between the SAM and CA to the west and the new build development will also help to preserve the setting of the aforementioned heritage assets. The introduction of native species landscaping will provide a soft edge to the development and allow for a sensitive transition of the development into the adjacent countryside. The proposal is considered not to have an adverse impact in terms of residential amenity or highway safety. It is therefore recommended that the application is approved.

## 10. Proposed Conditions:

The development hereby approved shall be implemented in accordance with the following drawing number(s): 1596 01 C, 1596 02 E, 1596 03 D, 1596 04 C, 1596 05 E, 1596 06 F, 1596 07 E, 1596 08 C, 1596 09 E, 1596 10 E, 1596 11 E, 1596 12 E, 1596 13 B, 1596 14 D, 1596 15 E, 1596 16 E, 1596 17 C, 1596 18 A, 1596 19 K, 1596 20 D, 1596 21 B, 1596 22 A, 1596 24, 1596 25, SKD 03, SKD04, SKD05, 70A, SKD07, SKD08, SKD09, SKD10, SKD11, SKD12, SKD13, 583-DL01

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

The external walls of the dwellings hereby approved shall be constructed in natural Cotswold stone.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the erection of any external wall of the development hereby permitted samples of the proposed walling and roofing materials have been 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 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the erection of any external wall of the development hereby permitted 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 42, 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.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building.

**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 42.

All windows shall be of timber construction 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 42.

Within one month of their installation the windows shall be finished in their entirety in a colour that has first been agreed in writing by the Local Planning Authority and they shall be permanently retained in the approved colour thereafter unless a similar alternative is first 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 42.

No bargeboards, exposed rafter feet 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 Policy 42.

Prior to their insertion/installation/erection the design and details of the dormer windows, external doors, verges, eaves, chimneys, garage doors, estate railings and drystone walls for the development as a whole 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 1:10 with cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and 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 42.

New drystone walling shall only be constructed in natural Cotswold stone.

**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 42.

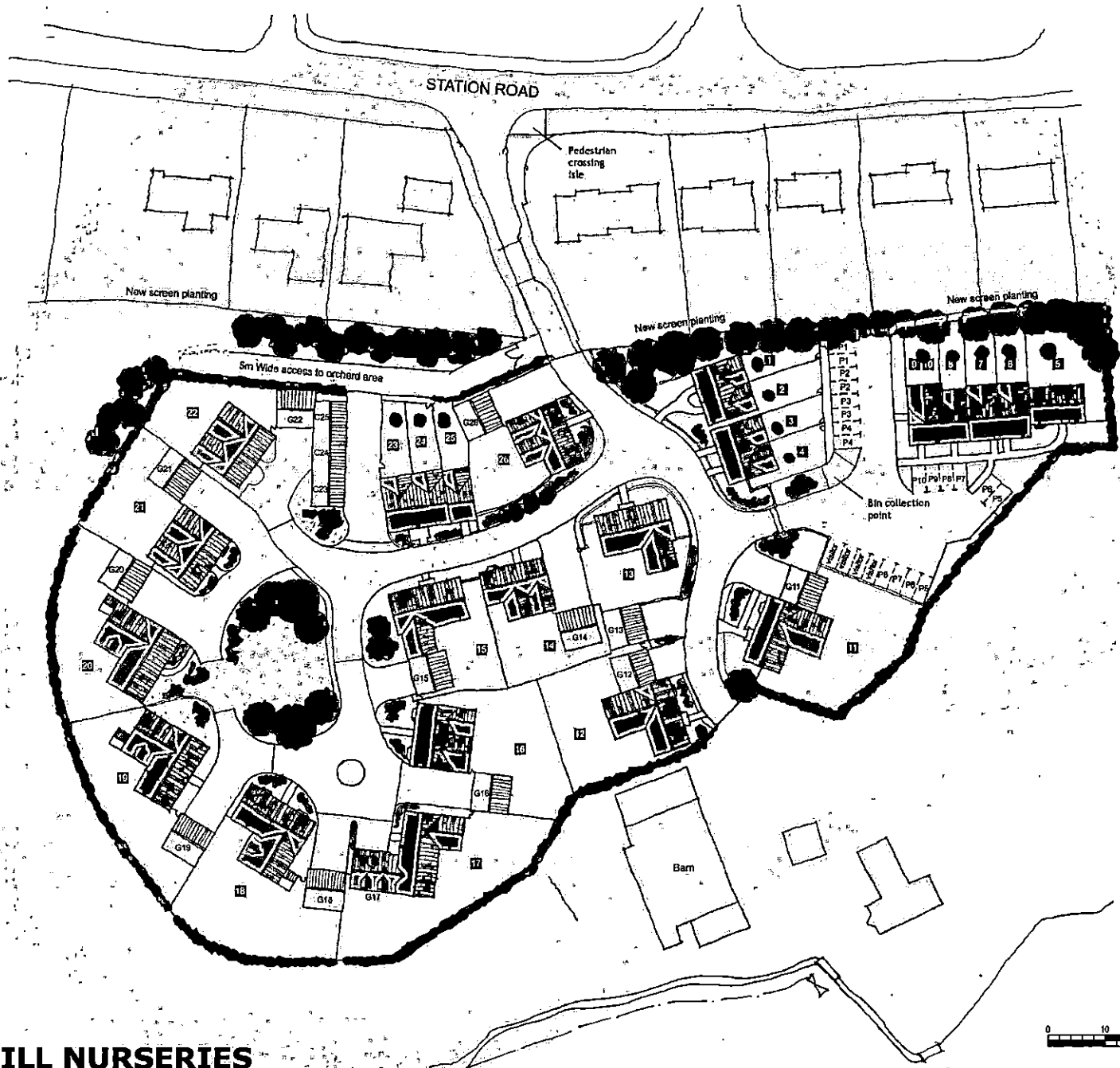
The entire landscaping scheme shall be completed by the end of the first planting season following the first occupation of the first dwelling on the site.

**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 45.

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 45.





● AFFORDABLE HOUSING

- KEY
- Single storey
  - Two stories
  - Tarmac
  - Bonded Gravel
  - Tegula paving
  - Grass

C = Car Barn  
 G = Garage  
 P = Parking



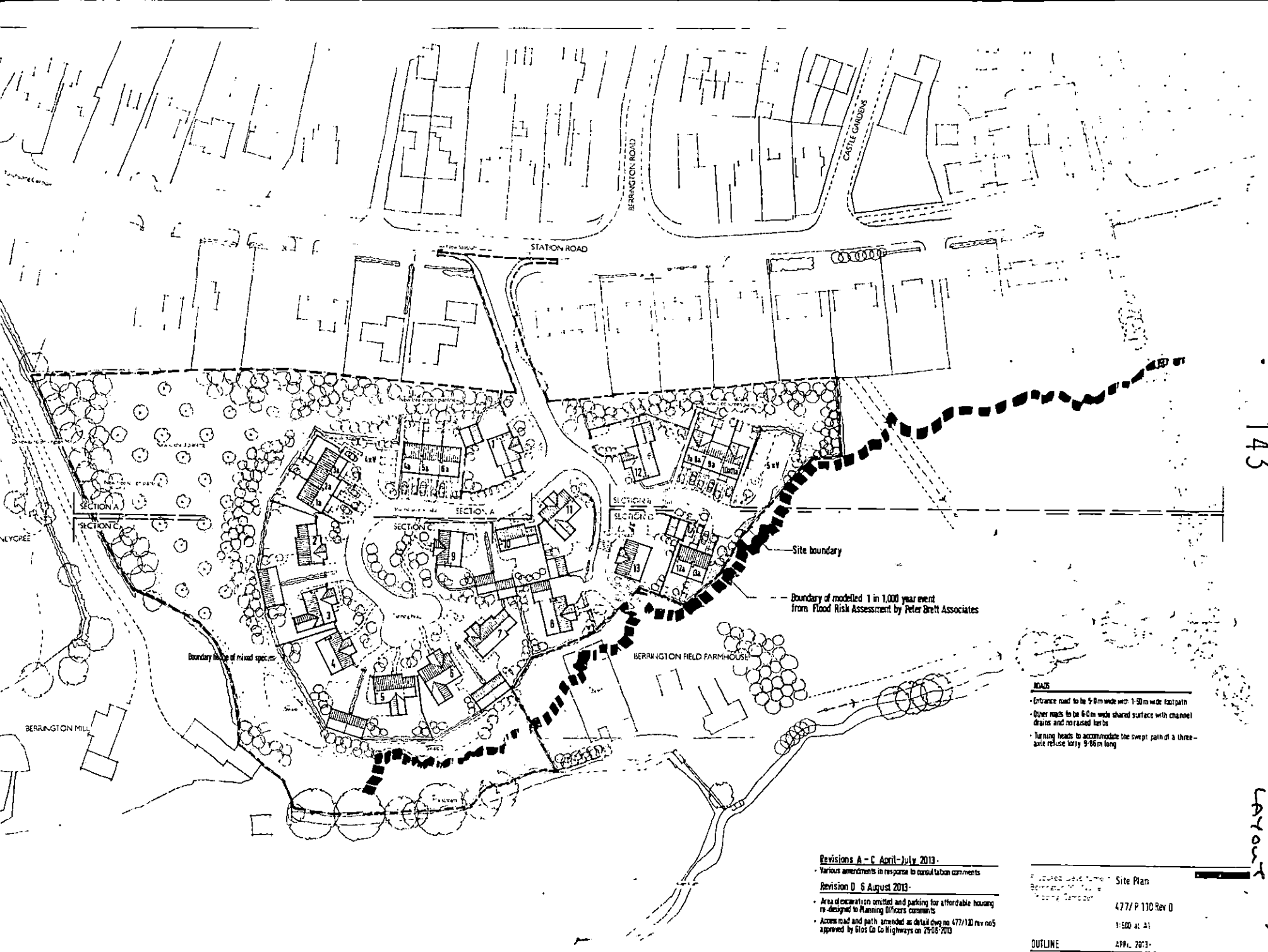
**BERRINGTON MILL NURSERIES**

CHIPPING CAMPDEN

PITFIRE BESPOKE HOMES. SITE PLAN AS PROPOSED. SCALE 1/500 @ A2. DRAWING 1596-19K

**LAPWORTH ARCHITECTS**

www.lapwortharchitects.com



OUTLINE  
INDICATING  
LAYOUT

- ROADS**
- Entrance road to be 9.0m wide with 1.50m wide footpath
  - Other roads to be 6.0m wide shared surface with channel drains and raised kerbs
  - Turning heads to accommodate the swept path of a three-axle refuse lorry 9.86m long

**Revisions A - C April-July 2013**

- Various amendments in response to consultant comments

**Revision D 6 August 2013**

- Area of decoration omitted and parking for affordable housing re-designed to Planning Officers comments
- Access road and path amended as detail given 477/120 rev nos approved by Glas Co Highways on 25/08/2013

Prepared by: [Name]	Site Plan
Checked by: [Name]	
Approved by: [Name]	
	477/P 110 Rev D
	1:500 at A1
<b>OUTLINE</b>	APP. 2013

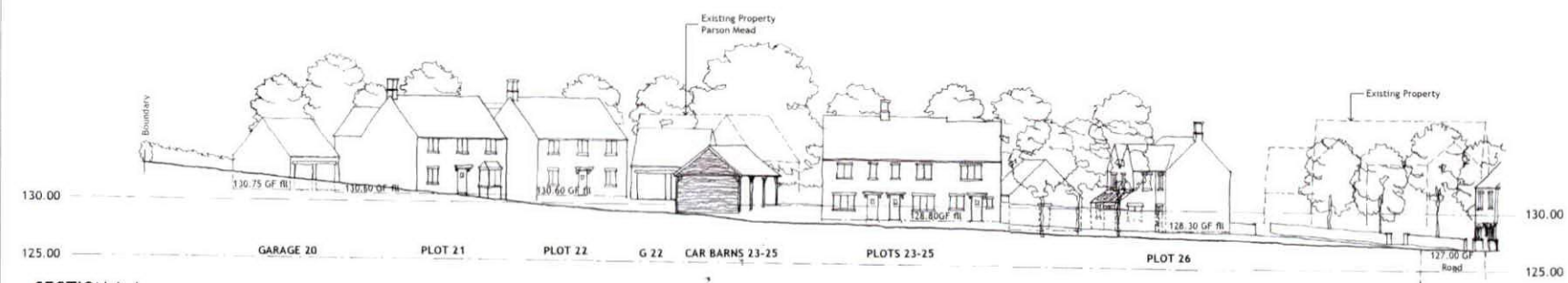


SECTION B-B



SECTION C-C

144



SECTION A-A  
PART 1



SECTION A-A  
PART 2



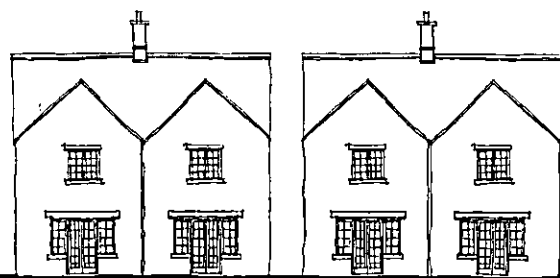
Rev	Date	Comments
<p>PROPOSED HOUSING DEVELOPMENT AT BERKINGTON MILL, STATION ROAD, CHIPPING CAMPDEN FOR SPITFIRE PROPERTIES</p>		
<p>Drawn Title SITE SECTIONS - AA, BB, CC AS PROPOSED</p>		
<p><b>LAPWORTH ARCHITECTS</b></p> <p>Lapworth Architects Ltd The Mill House, 20-21 Forester Road, Highways, Birmingham, B15 2JL Tel: 0121 455 8855 Fax: 0121 455 8822</p>		
Scale	1:200 @A1	Date JUN 15
Job no.	1596	Drawn
		Revision
		A



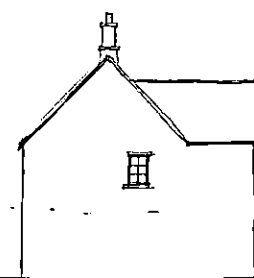
Front Elevation



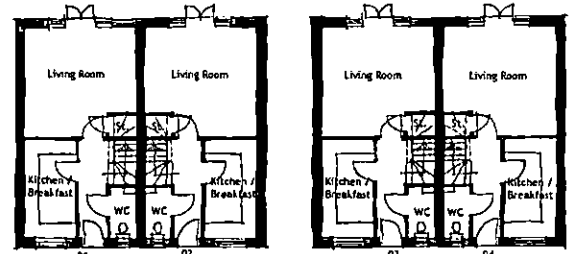
Side Elevation



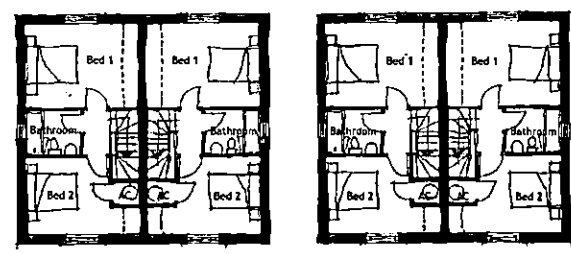
Rear Elevation



Side Elevation



Ground floor plan



First floor plan

C	JULY 15	Minor Alterations
B	JUN 15	Furniture added
A	MAY 15	Final area check
Rev	Date	Comments
Job		
Proposed Residential Development at Berrington Mill, Chipping Campden for Spittre		
Dwg Title		
Plots 1-4 Plans and elevations as proposed		
<b>LAPWORTH ARCHITECTS</b>		
<small>Lapworth Architects Ltd Berrington House, 28-29 Market Road, Chipping Campden, Glos, UK Tel: 01451 431200 Fax: 01451 431202</small>		
Scale	Date	Drawn
1:100(A1) 1:200(A3)	November 2014	
DWG no.	DWG no.	Revision
1596	01	C

145

SELECTED  
HOUSE TYPES





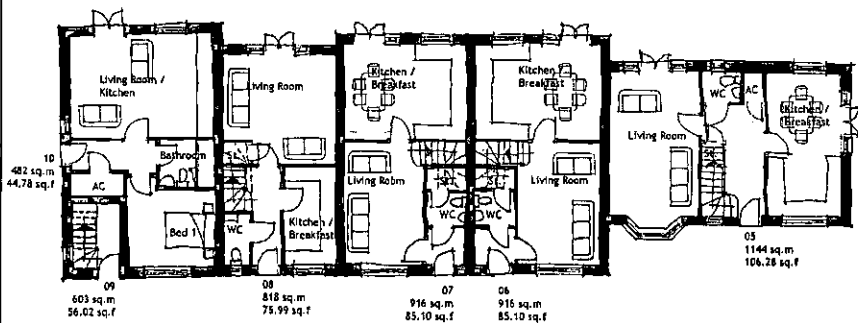
Front Elevation

Side Elevation

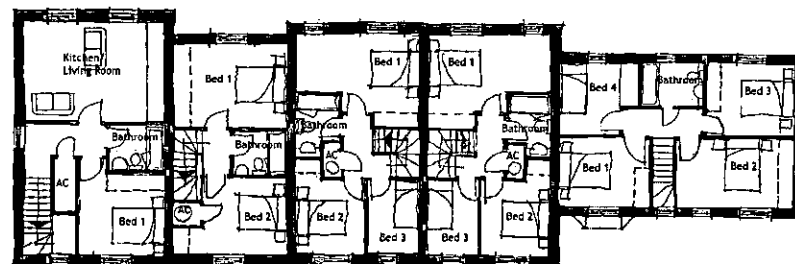


Rear Elevation

Side Elevation



Ground floor plan



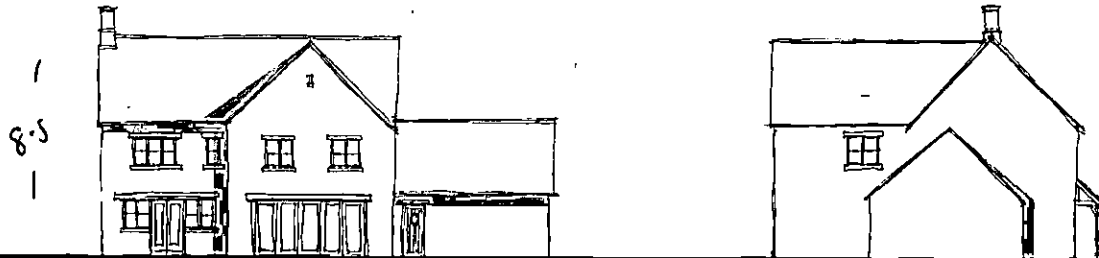
First floor plan

Rev	Date	Comments
E	JULY 15	Minor Alterations
D	JUN 15	Window alterations
C	JUN 15	Furniture added, Erasures removed
B	MAY 15	Plot area check
A	JAN 15	Floor & Entrance repositioned
Job		
Proposed Residential Development at Berrington Mill, Chipping Campden for Splitfire		
Dwg Title		
Plots 5-10 Plans and elevations as proposed		
<b>LAPWORTH ARCHITECTS</b>		
<small>Lapworth Architects Ltd Surrey House, 25-27 Marlborough Road, Birmingham, B3 2JX Tel: 0121 431 8512 Fax: 0121 431 4543</small>		
Scale	Date	Drawn
1:1000@A1 1:2000@A3	November 2014	
Job No.	Dwg No.	Revision
1596	02	E



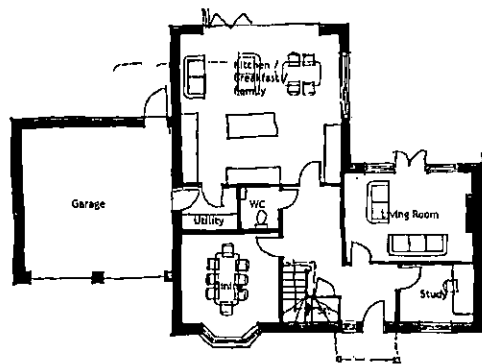
Front Elevation

Side Elevation

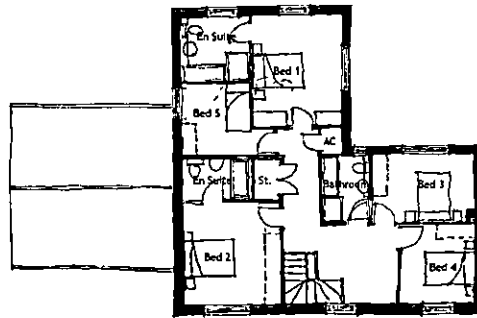


Rear Elevation

Side Elevation



Ground floor plan



First floor plan



Plot 11  
204.39 sq.m  
2200 sq.ft

Rev	Date	Comments
D	July 15	Minor Alterations
C	JUN 15	Window alterations
B	JUN 15	Furniture added
A	MAY 15	Floor area check

Proposed Residential Development at Berrington Hill,  
Chipping Campden for Splithre

Plot 11  
Plans and elevations as proposed

**LAPWORTH ARCHITECTS**

Lapworth Architects Ltd  
Cannock Road, 20-22  
Edgbaston, Birmingham, B15 2JG  
Tel: 0121 433 8000 Fax: 0121 461 8888

Scale	Date	Drawn
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1:200@A2		

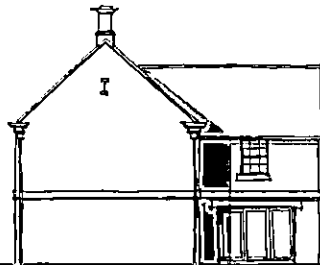
Job no.	Dwg no.	Revision
1596	03	D



Front Elevation



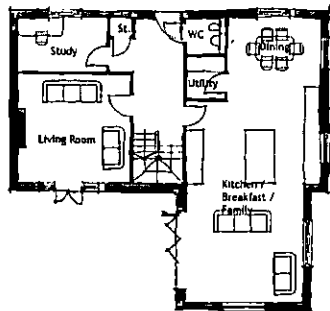
Rear Elevation



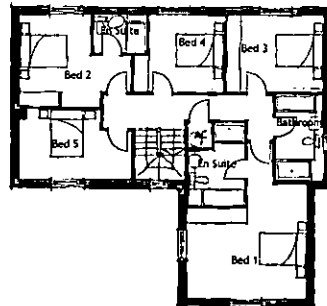
Side Elevation



Side Elevation



Ground floor plan



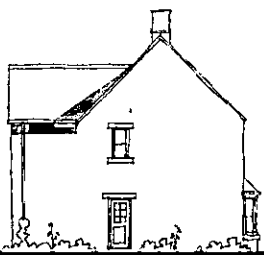
First floor plan

Plot 13	
200.11 sq.m	
2154 sq.ft	
E	JULY 15 Canopy and listel added
D	JULY 15 Design changed
C	JUN 15 Furniture added, Ensuite amended, Porstep gables
B	MAY 15 Plot area check
A	MAY 15 Floor plans amended
Rev	Date
Job	Comments
Proposed Residential Development at Berrington Mill, Chipping Campden for Splitfire	
Dwg Title	
Plot 13 Plans and elevations as proposed	
<b>LAPWORTH ARCHITECTS</b>	
Lapworth Architects Ltd Lapworth House, 20-22 Malvern Road, Lapworth, Chipping Campden, Glos, UK Tel: 01753 681010 Fax: 01753 681011	
Scale	Date
1:100@A1 1:200@A3	November 2014
Job no.	Dwg no.
1596	05
Revision	E

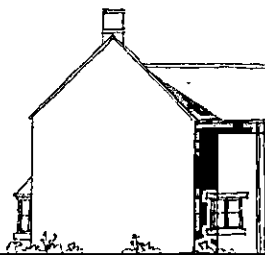


Front Elevation

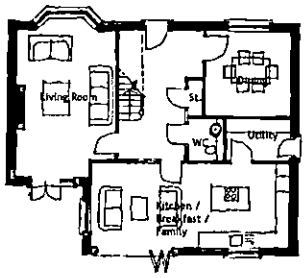
Rear Elevation



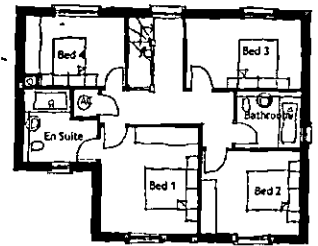
Side Elevation



Side Elevation



Ground floor plan



First floor plan

		Plot 14
		169.10 sq.m
		1820 sq.ft
F	JULY 15	Minor alterations
E	JULY 15	Minor alterations
D	JUN 15	Window alterations
C	JUN 15	Furniture added, Bed 4 enlarged
B	MAY 15	Plot area check
A	MAY 15	Floor plans amended

Rev	Date	Comments
Job		
Proposed Residential Development at Berrington Hill, Chipping Campden for Splithre		

Dwg Title		
Plots 14		
Plans and elevations as proposed		

**LAPWORTH ARCHITECTS**  
Lapworth Architects Ltd  
 10-12 High Street, Stratford-upon-Avon, Warwickshire, CV34 4JF  
 Tel: 01527 853100 Fax: 01527 853101

Scale	Date	Drawn
1:1000@A1 1:2000@A3	November 2014	
Job no.	Dwg no.	Revision
1596	06	F



Front Elevation



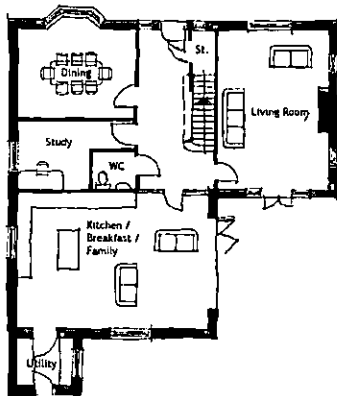
Rear Elevation



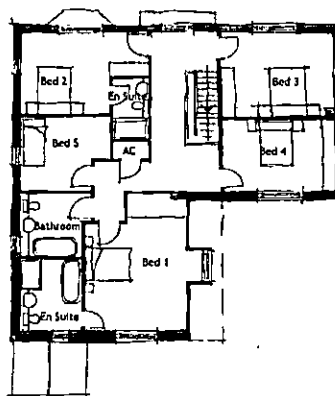
Side Elevation



Side Elevation



Ground floor plan



First floor plan

		<b>Plot 20</b>
		240.15 sq.m
		2585 sq.ft
E	JUN 15	Window alterations
D	JUN 15	Floor plans amended, Furniture added
C	MAY 15	Plot area check
B	MAY 15	Plot area check
A	MAY 15	Floor plans amended
Rev	Date	Comments
Job		
Proposed Residential Development at Berrington Hill, Chipping Campden for Spiltire		
Draw Title		
Plot 20 Plans and elevations as proposed		
<b>LAPWORTH ARCHITECTS</b>		
<small>Lapworth Architects Ltd Berrington Hill, 20-22 Victoria Road, Chipping Campden, Glos GL54 2AB Tel: 01451 821 822 Fax: 01451 821 823</small>		
Scale	Date	Drawn
1:100@A1 1:200@A3	November 2014	
Job no.	Draw no.	Revision
1596	12	E



Front Elevation



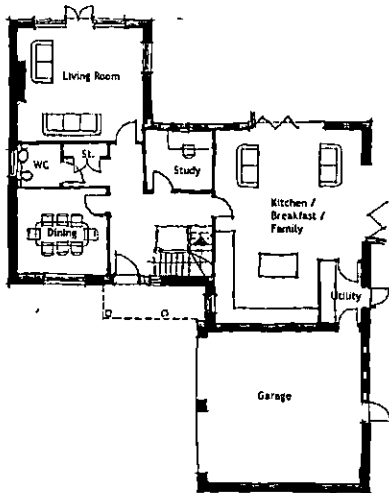
Side Elevation



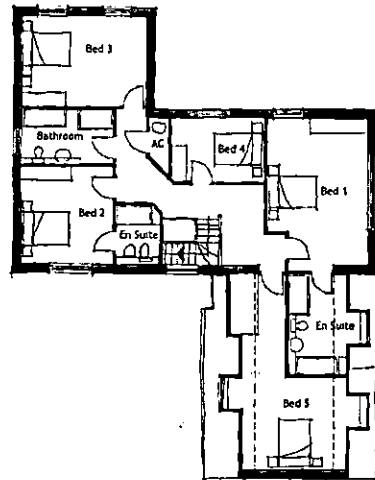
Rear Elevation



Side Elevation

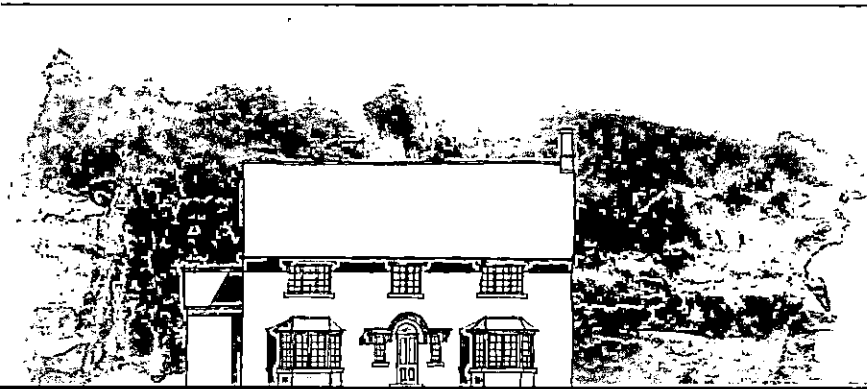


Ground floor plan

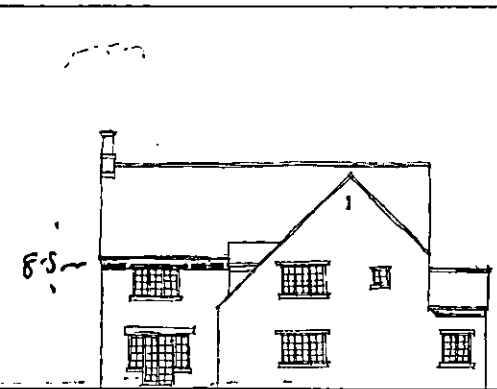


First floor plan

<b>Plot 17</b>		
233.84 sq.m		
2517 sq.ft		
E	AKF 15 Minor alterations	
D	ZM 15 Window alterations	
C	ZM 15 Furniture added, Bed 3 added over garage	
B	MAE 15 Plot area check	
A	MAE 15 Floor plans amended	
Rev	Issue	Comments
Proposed Residential Development at Berrington Mill, Chipping Campden for Splitfire		
Dwg Title		
Plot 17 Plans and elevations as proposed		
<b>LAPWORTH ARCHITECTS</b>		
<small>LAPWORTH ARCHITECTS Simpsons Road, 22.22 Industrial Estate, Lapworth, Warwickshire, CV35 9EF Tel: 01527 851212 Fax: 01527 851213</small>		
Scale	Date	Drawn
1:100(A1)	November 2014	
1:200(A3)		
Job no.	Dwg no.	Revision
1596	09	E



Front Elevation



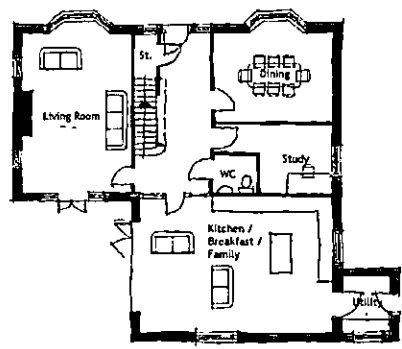
Rear Elevation



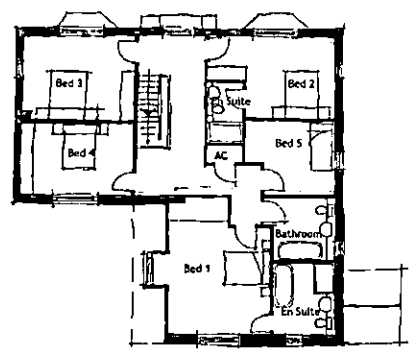
Side Elevation



Side Elevation



Ground floor plan



First floor plan

<b>Plot 18</b>	
240.15 sq.m	
2585 sq.ft	
REV	DATE COMMENTS
E	JUN 15 Front porch alteration
D	JUN 15 Floor plans amended, Furniture added
C	MAY 15 Plot area check
B	MAY 15 Plot area check
A	MAY 15 Floor plans amended

Proposed Residential Development at Berrington Hill,  
Chipping Campden for Spithro

Plot 18  
Plans and elevations as proposed

**LAPWORTH ARCHITECTS**  
Lapworth Architects Ltd  
Berrington Hill, 50-52 High Street,  
Chipping Campden, Glos, UK  
Tel: 01285 433333 Fax: 01285 434444

Scale 1:100(A1) 1:200(A3)	Date November 2014	Drawn
Job no. 1596	Dwg no. 10	Revision E

**Bromford.**

1<sup>st</sup> Floor  
 Friars Gate  
 1011 Stratford Road  
 Solihull  
 B90 4BN

Emma Evans  
 Project Manager  
 Spitfire Properties LLP  
 I M House  
 South Drive  
 Coleshill  
 B46 1 DF

22 July 2015

Dear Emma

**Berrington Mill, Chipping Campden**

I have reviewed the latest drawing (1596 19K) for this project and can confirm that we support the design, mix and location of the affordable homes on this site.

The positioning of the rented and shared ownership homes will now aid the future management and maintenance by both Bromford and the five owners of the shared ownership homes.

The car parking provision meets our requirements in that each house has the use of 2 car spaces, with one for each of the flats, with a number of visitors parking. The shared parking court is only for the use of our customers which makes the management of such much easier and cheaper than if it were shared with owner occupiers – we would expect a sign to be erected at the entrance to this parking court to make other users of the development aware that it is private.



We are very pleased that the shared parking barn adjacent to plot 11 has now been removed.

I am pleased you have taken on board our earlier comments and this scheme is one that we now support.

Yours sincerely

Dominique Pearce  
Project Manager