

Item No 03:-

14/04728/REM (CD.6894/H)

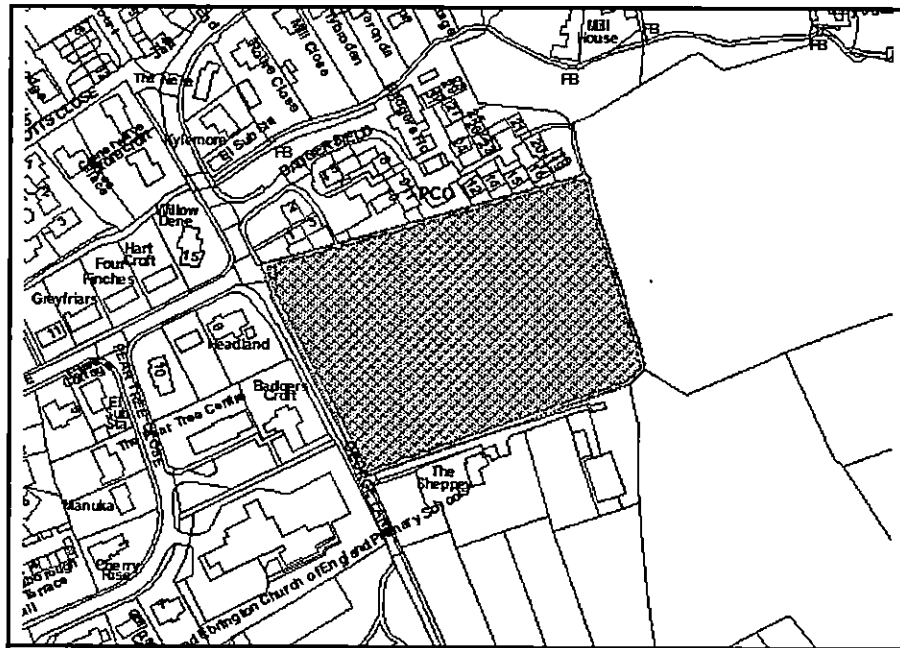
**Land Adj To Badgers Field
George Lane
Chipping Campden
Gloucestershire**

Item No 03:-

Erection of up to 16 dwellings and associated works (Reserved Matters application relating to Appearance, Layout, Landscaping and Scale of development approved under appeal decision APP/F1610/A/13/2202439 CDC Ref 13/01538/OUT) at Land Adj To Badgers Field Chipping Campden

Approval of Reserved Matters 14/04728/REM (CD.6894/H)	
Applicant:	Spitfire Properties LLP
Agent:	Hunter Page Planning
Case Officer:	Martin Perks
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	9th September 2015

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) Size, Layout, Design and Impact of Development on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty and Setting off Heritage Asset
- (b) Parking and Highway Safety
- (c) Impact on Residential Amenity

Reasons for Referral:

Officers consider it appropriate to bring this application to Committee given its planning history and the sensitivity of the site in landscape and townscape setting terms.

1. Site Description:

This application relates to a parcel of agricultural land measuring approximately 1.2 hectares in size. It is located approximately 190m to the south of Chipping Campden High Street. The application site is located outside, but adjacent to, the town's Development Boundary. The northern and western boundaries of the site abut the aforementioned Development Boundary. The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

The application site occupies a gently sloping parcel of agricultural land that is currently used for the grazing of sheep. The land rises steadily from the north east to the south west. Land levels rise by approximately 8m across the site as a whole.

The site is bordered to the north by post war residential development. The aforementioned development known as Badger's Field was granted permission in 1978 and comprises a mix of one and two storey flats and dwellings constructed in artificial stone. To the west of the site is a narrow lane (George Lane) that provides a link from the centre of the town to Chipping Campden Recreation Ground and Catbrook to the south. To the west of the lane is further post war housing and a primary school. To the south of the site is a single residential dwelling, manege and stables. The eastern boundary of the site is relatively open and bordered by a field and a row of poplar trees.

The southern and western boundaries of the site are defined by established hedgerows. The northern boundary comprises a post and wire fence. The eastern boundary is also bounded by a post and wire fence. A row of poplars run parallel with the eastern boundary but are located outside the application site.

The site is located outside Chipping Campden Conservation Area (CA) and Campden House Scheduled Ancient Monument (SAM).

At the time of the determination of the Outline application two Public Rights of Way extended across the site. Public Right of Way HCC/17/1 ran in a south west to north east direction diagonally across the centre of the site. Public Right of Way HCC/23/1 extended in a north south direction alongside the western boundary of the application site. Following the approval of the Outline application at appeal the applicant sought to divert HCC/17/1 by approximately 25m to its south and also to extinguish the footpath (HCC/23/1) that ran alongside the western edge of the field. The Planning Inspectorate has recently agreed to these proposals. The agreed diversion of HCC/17/1 will still allow walkers to walk across the field and to utilise the same field entry points as at present. The extinguishment of HCC/23/1 was agreed as an alternative Right of Way (HCC/22) exists along George Lane to the west.

The application site lies within Flood Zone 1.

2. Relevant Planning History:

CD.6894 Erection of 31 starter homes. Provision of 62 car parking spaces. Formation of a play area. Construction of a new vehicular and pedestrian access. Refused 1987

CD.6894/A Change of use from agricultural land to residential and bowling green. Withdrawn 1995

CD.6894/B Erection of nursing and residential care home and associated works. Withdrawn 1998

11/05832/OUT Erection of nine affordable and nine private houses, with associated amenities and landscape enhancements Dismissed at Appeal September 2012

12/01434/OUT Erection of nine affordable and nine private dwellings with associated amenities and landscape enhancements Refused June 2012

13/01538/OUT Erection of up to 16 dwellings and associated works Refused July 2013 Allowed at appeal November 2013

13/03030/OUT Erection of up to 16 dwellings and associated works Refused September 2013

14/01628/PROW Diversion of footpath number HCC/17/1 and extinguishment of footpath HCC/23/1 Agreed by Planning Inspectorate August 2015

3. Planning Policies:

NPPF National Planning Policy Framework

LPR15 Conservation Areas

LPR19 Development outside Development Boundaries

LPR38 Accessibility to & within New Development

LPR39 Parking Provision

LPR42 Cotswold Design Code

LPR45 Landscaping in New Development

LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

Gloucestershire County Council Highways: No objection

Heritage and Design Officer: Views incorporated within Officer's report

5. View of Town/Parish Council:

Raise concerns about the entrance onto George Lane posing a danger to pedestrians and to request that no street lighting be installed to reduce light pollution to the AONB.

6. Other Representations:

4 letters of objection received. Main grounds of objection are;

i) There are few green areas of Chipping Campden left now and this field is providing the community with the opportunity to stroll leisurely with their children and pets to St James Church and beyond. As a public walkway it offers many visitors and ramblers the same pleasure.

ii) Elderly people who have retired to their small, quiet houses in Badgers Field would be subject to hustle and bustle of a housing development, open parking areas and would lose their views altogether.

iii) Development will completely change the rural aspect of this area for the community as a whole. It must be protected from development.

iv) Wholeheartedly opposed to any desecration by building on the land. It will destroy the historic view of Campden Church and old Campden House.

v) Traffic surveys were carried out on quiet, unrepresentative days and do not show the actual amount of current traffic. Parents dropping off and collecting children cause congestion along nearby roads. Delivery lorries frequently mount the pavement on the corner of George Lane and

Pear Tree Close. The wall outside my house has been knocked down twice by lorries mounting the pavement.

vi) To allow another feeder road used by perhaps 18-30 cars will cause further safety problems for children. Neither vehicles exiting the new development nor people coming from the Recreation Ground or school direction will have an early view of each other.

vii) Traffic impact in an already congested area when driving in Calf Lane is daily hazard most particularly at school time, refuse collection days and daily delivery lorries to the shops. Impact of further building means more traffic is positively dangerous and our small town unable to cope. Yes, we need a few more affordable homes but not on this beautiful rural site. There are few if any jobs to sustain newcomers to the town.

viii) Campden hasn't got a car park which means cars are parked all day on Calf Lane meaning that there is only room for one vehicle to pass.

ix) The loss of the footpath and the view of the church and Lady Juliana's Gateway can never be replaced. I think the site is overdeveloped and instead of houses should include a car park though i'd rather it wasn't built on at all.

x) Archaeological impact. Hope developer will be required to undertake further archaeological study.

7. Applicant's Supporting Information:

Planning Statement

8. Officer's Assessment:

Background and Proposed Development

Outline planning permission was granted at appeal in November 2014 (CDC Ref 13/01538/OUT) for the 'erection of 16 dwellings and associated works'. 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 16 dwellings in a mix of detached, semi detached and terraced units. Of the dwellings proposed 50% (8 dwellings) will be affordable units. The affordable dwellings will comprise 2 one bed units, 3 two bed units and 3 three bed units split between 6 social rent and 2 shared ownership. The open market housing will comprise 2 three bed units, 4 four bed and 2 five bed units.

The density of development equates to approximately 13 dwellings per hectare.

The external walls of the proposed dwellings will be constructed in natural stone. A mix of artificial Cotswold stone tiles and natural blue slate will be used as a roofing material. Windows will be painted timber. The proposed dwellings will be two storey in height and will range between 8.2m and 9m in height.

The applicant is proposing to introduce four garage blocks within the development. These will be constructed in natural stone. Drystone walling and country estate railings will be introduced in and around the proposed development. New hedgerow planting will be introduced along the northern boundary of the site adjoining Badger's Field.

(a) Size, Layout, Design and Impact of Development on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty and Setting of Heritage Assets

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. In relation to designated heritage assets the application site is

located (at its closest point) approximately 60m from Chipping Campden Conservation Area, 80m from the edge of Campden House Scheduled Ancient Monument (SAM), approximately 130m away from Lady Juliana's Gateway (Grade II Listed Building) and 400m from the Banqueting House (Grade II* Listed Building). All these designations lie to the north east of the application site. 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 following policy and guidance is also considered pertinent to the determination of this application;

Paragraph 17 of the NPPF states that planning should recognise the 'intrinsic character and beauty of the countryside and support thriving rural communities within it.' It also states that planning should 'conserve heritage assets in a manner appropriate to their significance.'

Paragraph 56 of the NPPF states that the 'Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

Paragraph 64 states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

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'.

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.'

Cotswold District Local Plan Policy 15 states that construction 'within or 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.'

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.'

The submitted layout is largely consistent with the indicative layout scheme agreed by the Planning Inspector when he considered the appeal in 2013. In reaching his decision the Inspector stated 'although the site is an undeveloped field, existing development forms a backdrop in views especially from the south where the land visually reads with the adjacent Badger's Field housing scheme. This housing provides a rather harsh and abrupt edge to the town and it has a less than sympathetic relationship with the surrounding landscape. Although hedgerows and some trees

that generally mark the site's western and southern boundaries visually enclose the site to some degree the housing beyond these boundaries is also evident from vantage points within and close to the site. There is a more open feel along the site's eastern boundary with a line of poplar trees and a post and wire fence beyond which the undulating landscape is visible.' He went on to state that he considered 'that the proposal has been carefully designed to take into account these important considerations. The indicative layout shows the new buildings concentrated around the north and west parts of the site closest to the existing settlement, which would take advantage of the sloping ground. The remaining land which is higher, would be given over to open grassland and new planting with the existing public footpath rerouted to meander from one corner of the site to the other, linking George Lane and the countryside further to the east. A mix of dwelling types and sizes are illustrated in the Cotswold vernacular tradition that would be laid out in a way that would create visual interest in the local street scene, with areas for vehicle parking and turning generally away from public view. With the new buildings set back from the site's southern and eastern boundaries there would be a sizeable landscaped area between the new built form and the countryside. Taken together with a new drystone wall, railings and additional planting, as shown, the landscaped area would visually soften the new built form and provide an attractive setting to the new development.'

The Inspector also considered that the indicative layout would not have an adverse impact on the setting of heritage assets and that walkers using the rerouted footpath would continue to experience 'a relatively clear view towards the Campden House Complex, lady Juliana's Gate and the Coneygree, provided the new built form is concentrated towards the north and west parts of the site, as shown.' The Inspector also considered that the indicative layout would not 'have any appreciable impact on the setting and significance' of the Banqueting House. Overall, he stated that 'the proposed development would have significant benefits in terms of visually improving this part of the southern edge of Chipping Campden and thus enhancing the setting of the town. The appeal scheme, as illustrated, would successfully achieve the subtle balance between settlement and landscape at this sensitive interface.'

In reaching his decision the Inspector attached a condition requiring the submission of a detailed master plan in general accordance with the principles concerning landscaping, layout and scale shown on the indicative plan. This master plan was agreed in August 2014 and was consistent with the indicative layout submitted at the Outline stage. The current submission follows the principles set out in both the Outline and master plans.

The applicant has focused development to the north of the site. The south of the site will remain as a field and will continue to allow the general public a right of access through the field to the open countryside to the east. Users of the Right of Way will still be able to experience views through to the Coneygree and the SAM. In terms of layout the proposed scheme is primarily the same as that considered by the Inspector. There will be a central avenue with detached and semi detached houses to either side. At the eastern end of the site will be a terrace. The terrace will front onto a pavement and open field beyond. There will be no vehicular access to the front of the terrace thereby ensuring that motor vehicles do not detract from the setting of the development when viewed from the east, or, when passing the terrace and heading into or from the open landscape to the east. The omission of a roadway to the front of the dwellings will help to create a softer edge to the eastern part of the development and to provide a more sensitive transition from the built form into the rural landscape beyond.

Vehicle parking has largely been placed to the rear of the dwellings in an attempt to reduce the visibility of parked vehicles within the development. In light of the sensitivity of the site it is considered that this represents an appropriate approach to the development of the site. It is also consistent with the indicative plan submitted at the Outline stage.

The applicant has chosen to follow a traditional design approach. In discussion with Officers the applicant has amended a number of elements of the scheme so that there is a greater simplicity to the overall design. Fenestration, porches, ridge heights and roof details have therefore been altered to achieve this. The proposed dwellings are of a range of sizes and include a variety of design details such as bay windows and different porches so that interest is given to the scheme

as a whole. In combination with drystone walling to the front of dwellings and around the southern edge of the development it is considered that the proposal does respond sensitively to its edge of settlement location. It is considered that the proposed scheme will result in a more sensitive transition from the town to the surrounding landscape than the existing Badger's Field development.

With regard to affordable housing the aforementioned units will be located in the eastern part of the application site within the terrace and adjacent pair of semi detached dwellings. 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 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 affordable units also occupy a prime position within the site with future residents being able to look out onto the surrounding countryside rather than other residential development.

Overall, it is considered that the proposed development follows the principles established by the Planning Inspector as being acceptable when he granted permission for the development in 2013. The layout and position of the development is consistent with the indicative layout plan supported by the Inspector. The proposed dwellings are also considered to be of a design, size and scale that are appropriate for the location and which respond sympathetically to their surroundings. The use of natural stone walling, drystone walls and country estate railings also represent positive additions to the overall development scheme. It is considered that the proposed scheme will not have an adverse impact on views to the heritage assets to the north east. It will also improve the rather abrupt edge to the settlement that is currently created by the existing Badger's Field development. It is considered that the proposal accords with Local Plan Policy 42 and guidance in the NPPF, in particular Section 12 and Paragraphs 17, 56, 64, 109 and 115.

(b) Parking and Highway Safety

The means of access to the proposed development was established at the Outline stage and do not form part of this application. With regard to the internal road layout Highway Officers from Gloucestershire County Council have assessed the proposal and consider it to be acceptable. Vehicle tracking and manoeuvring plans have been submitted which demonstrate that the site can accommodate Council refuse vehicles in addition to resident and visitor motor cars. A minimum of 2 car parking spaces is also provided per dwelling.

Bin collection points have been incorporated into the scheme and are within acceptable distances having regard to the Council's 'Requirements for Refuse and Recycling Provision at New Developments' guidance document.

Overall, the proposal is considered to accord with Local Plan Policies 38 and 39.

(c) 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. The applicant is also proposing to introduce new hedgerow planting along the boundary with Badger's Field to provide additional screening between the two developments.

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

9. Conclusion:

Overall, it is considered that the proposed development follows the principles established at the Outline stage. The southern part of the site will remain open and will continue to afford local residents with access across the field. The proposed dwellings will be located in the northern part of the site as supported by the Planning Inspector in 2013. The proposed dwellings will be constructed in natural stone and will be of a design, size and scale that is consistent with traditional Cotswold building styles. The introduction of drystone walling and estate railings will also be positive additions to the development. Parked cars will largely be concealed from public view thereby reducing their visibility within the landscape. The proposed development is considered to create a more sympathetic edge to the settlement than the existing Badger's Field development and to create a more sensitive transition from the urban to the rural. It is therefore recommended that the application is approved.

10. Proposed conditions:

The development hereby approved shall be carried out in accordance with the following drawing number(s): road layout shall be undertaken in accordance with drawing 1592 03 J, 15922 04 D, 1592 05 D, 1592 06 D, 1592 07 C, 1592 08 C, 1592 09 E, 1592 10 E, 1592 11 C, 1592 12 D, boundary treatment shall be carried out in accordance with drawing 1122 13 H, 1592 14, 1592 15, 578 D

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 windows, dormer windows, external doors, verges, eaves, cills, heads, surrounds, ridges, chimneys, rooflights, 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.

All garage doors shall be of vertical boarded timber and side hung 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.

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.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions, outbuildings, solar pv panels, solar thermal equipment, walls, fences, gates or other means of enclosure shall be erected, constructed or sited in the application site other than those permitted by this Decision Notice.

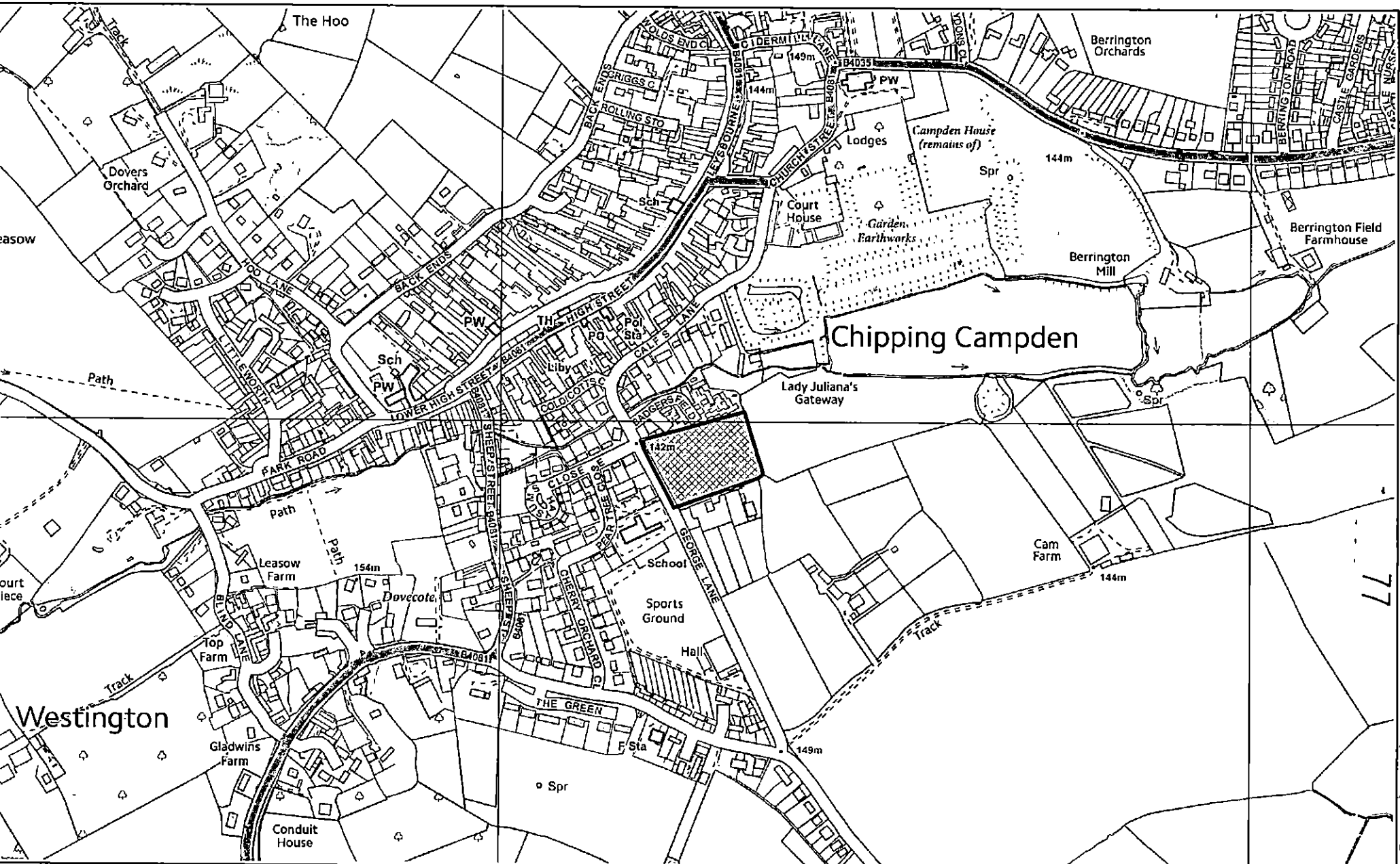
Reason: In order to conserve the character and appearance of the site and its surroundings which are located within the Cotswolds AONB and on the edge of a historic market town. The application site occupies a sensitive location on the edge of Chipping Campden and it is appropriate that the Local Planning Authority retain control over the stated developments to ensure that the development will be maintained in a manner that will accord with Cotswold District Local Plan Policy 42.

Prior to the occupation of the dwellings hereby approved, a scheme for the location and maintenance of grit bins shall be submitted to the Local Planning Authority, approved in writing and implemented in accordance with the approved details.

Reason: To provide safe and suitable access for all in accordance with paragraphs 32 and 35 of the NPPF and Cotswold Local Plan Policy 38.

Prior to the first occupation of Plots 9-16 three bollards shall be installed to the south of Plot 9 as shown on drawings 1592 03 J and 578 D with the colour, design and appearance of the bollards first being agreed in writing by the Local Planning Authority. The bollards shall be permanently retained in accordance with the approved details unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and visual amenity. The pathway to the front of Plots 9-16 is not wide enough to accommodate motor vehicles and the parking of vehicles in the area to the front of the aforementioned plots would have an adverse impact on the character and appearance of the locality contrary to Local Plan Policy 42.



77

14104725/REN



Not Set

Organisation: Cotswold District Council
 Department:

Date: 24/08/2015 Scale: 1:6884





S = Shed/Cycle store
 P = Parking
 G = Garage

KEY
 [Symbol] Single storey
 [Symbol] Two storey
 [Symbol] Terrace
 [Symbol] Bonded Gravel
 [Symbol] Grass



J	AUG 15	Minor amendments
I	AUG 15	Footpath alongside George Lane omitted
H	AUG 15	Parking numbering amended
G	JUN 15	Bin collection point added, Timber car barn removed
F	JUN 15	Layout revised
E	JUN 15	Layout revised
D	JUN 15	Layout revised
C	JUN 15	Layout revised
B	MAR 15	Plot 8 amended
A	JAN 15	Layout submitted
Rev:		Date Comments

Proposed Residential Development at Badgers Field, Chipping Campden for Spittfire

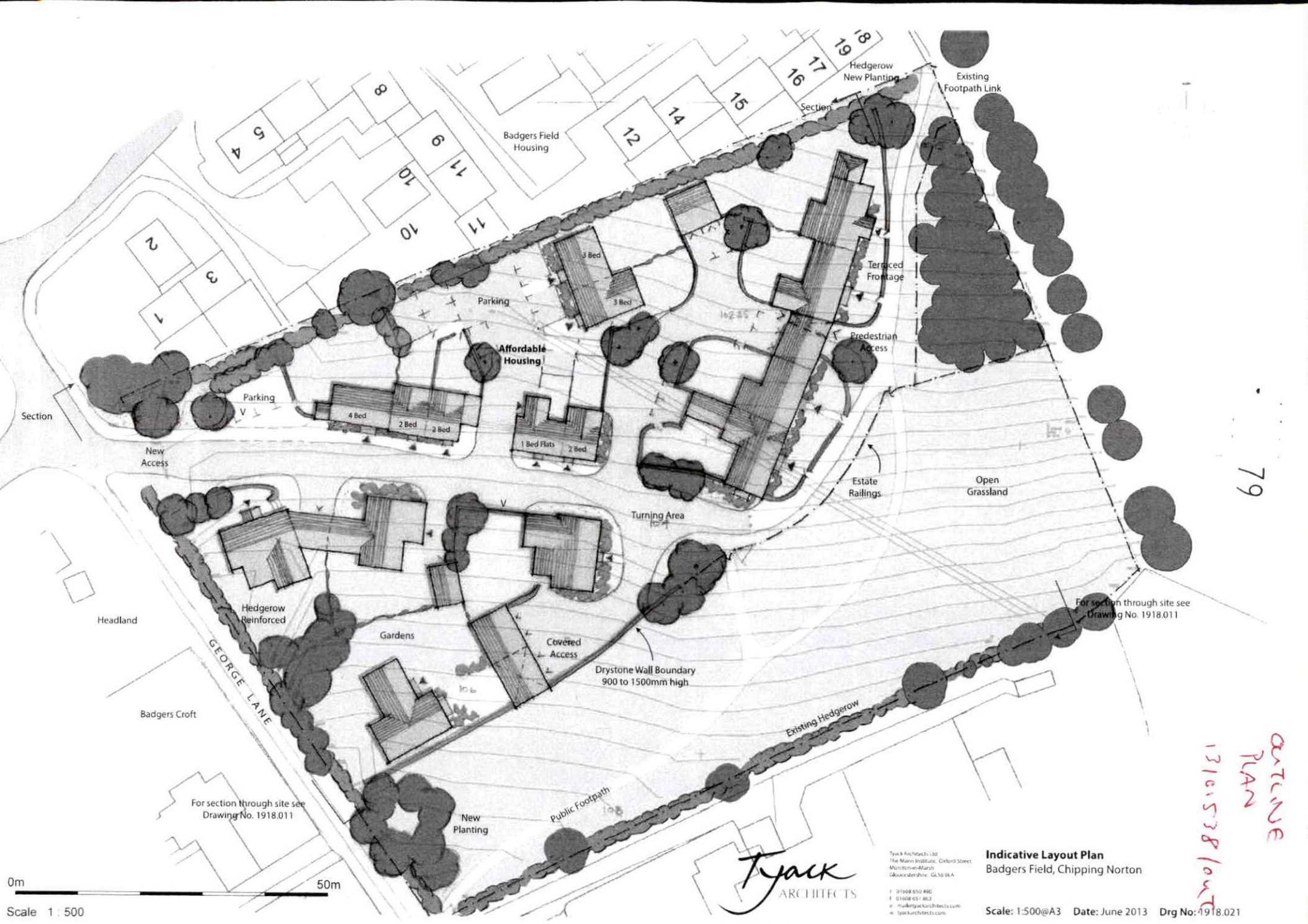
Site plan as proposed

LAPWORTH ARCHITECTS
 Lapworth Architects Ltd
 22-23 Phoenix Road,
 Leamington Spa, CV34 4JF
 Tel: 01922 482724 Fax: 01922 482725

Scale: 1:500pA1	Date: September 2014	Drawn:
Job no: 1592	Draw no: 03	Revision: J

14104728/ren

1:500 Site plan as proposed



79

ARTLINE
PLAN
13/10/15/38/OUT

Section

New Access

Headland

0m

Scale 1:500

GEORGE LANE

For section through site see Drawing No. 1918.011

50m

Badgers Field Housing

Affordable Housing

Parking

Parking

4 Bed

2 Bed

2 Bed

1 Bed Flats

2 Bed

3 Bed

3 Bed

Turning Area

Gardens

Covered Access

Drystone Wall Boundary 900 to 1500mm high

New Planting

Public Footpath

Hedgerow New Planting

Existing Footpath Link

Terraced Frontage

Pedestrian Access

Estate Railings

Open Grassland

For section through site see Drawing No. 1918.011

Existing Hedgerow

Badgers Croft

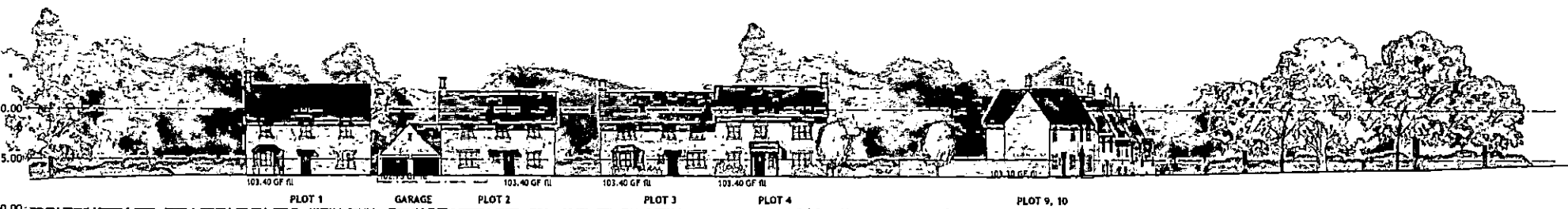
Tyack
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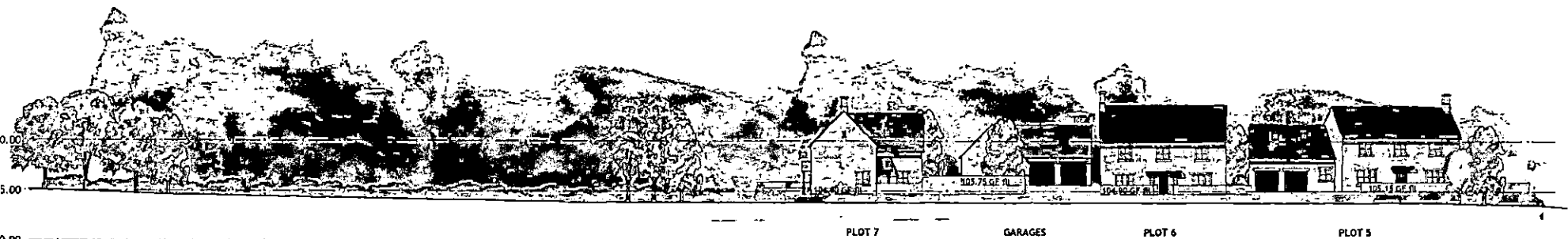
Indicative Layout Plan
Badgers Field, Chipping Norton

Scale: 1:500@A3 Date: June 2013 Drg No: 1918.021

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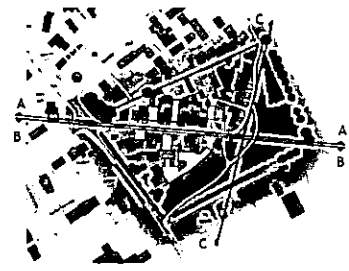
SECTION A-A



SECTION B-B



SECTION C-C



Rev	Date	Comments
Job		
Proposed Residential Development at Badgers Field, Chipping Campden for Spilfire		
Drawing Title		
Street Elevations - AA, BB, CC AS PROPOSED		
LAPWORTH ARCHITECTS		
Lapworth Architects Ltd 100 North Street, 20-21 Badgers Lane, Chipping Campden, Glos, GL53 7AA Tel: 01235 452123 Fax: 01235 452124		
Scale	Date	Drawn
1:200 @ A1	AUG 15	
Job No.	Dwg No.	Revision
1592	15	

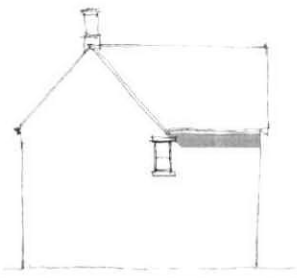
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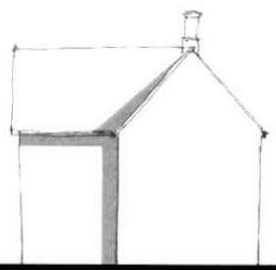
Plots 9-16 Front Elevation



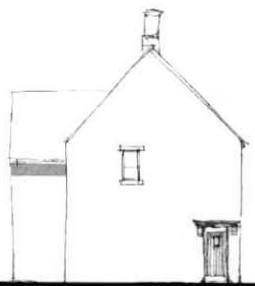
Plots 16-9 Rear Elevation



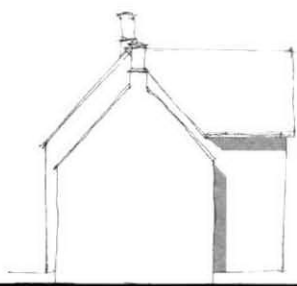
Plot 10 Side Elevation



Plot 9 Side Elevation



Plot 11, 12 Side Elevation

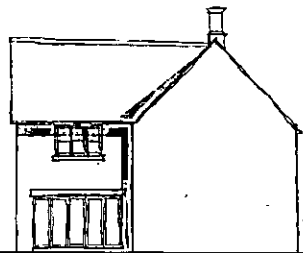


Plot 16 Side Elevation

81

D	AUG 15	Porch amended
C	JUN 15	Window alterations
B	MAR 15	Door alterations
A	JAN 15	Window alterations
Rev	Date	Comments
Job Proposed Residential Development at Badgers Field, Chipping Campden for Spithre		
Draw Title Plots 9 - 16 Elevations as proposed		
LAPWORTH ARCHITECTS		
<small>LAPWORTH ARCHITECTS 100-102 High Street Chipping Campden, Gloucestershire, G5 0AA Tel: 01452 451231 Fax: 01452 451232</small>		
Scale 1:100(A1) 1:200(A2)	Date September 2014	Drawn
Job No 1592	Draw No 12	Revision D

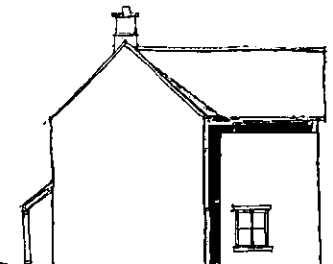
SELECTED
HOUSE TYPES



Plot 2 Side Elevation

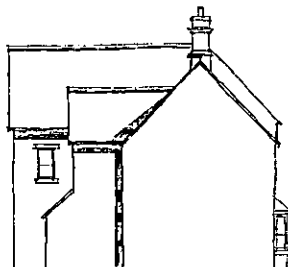


Plot 2+3+4 Front Elevation



Plot 4 Side Elevation

82



Plot 3 Side Elevation



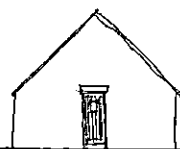
Plot 2+3+4 Rear Elevation



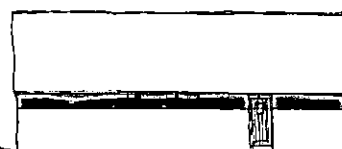
Plot 2 Side Elevation



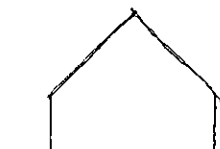
Plot 3+4 Garage front elevation



Plot 4 Garage side elevation



Plot 3+4 Garage rear elevation



Plot 3 Garage side elevation

D	JAN 15	ridge heights and window alterations
C	JUNE 15	link between plots removed
B	JAN 15	window alterations
A	JAN 15	window alterations

Rev Date Comments

Job

Proposed Residential Development at Badgers Field,
Chipping Campden for 5pithre

Dwg Title

Plots 2, 3, 4
Elevations as proposed

LAPWORTH ARCHITECTS

Lapworth Architects Ltd
Lapworth House, 20/21 Newgate Street,
Leicester, Leicestershire, LE1 1AA
Tel: 01533 422222 Fax: 01533 422222

Scale: E:1:100/A1 S:1:200/A3 Date: September 2014 Drawn:

Job No. 1592 Dwg No. 06 Revises: D



Front Elevation



Side Elevation

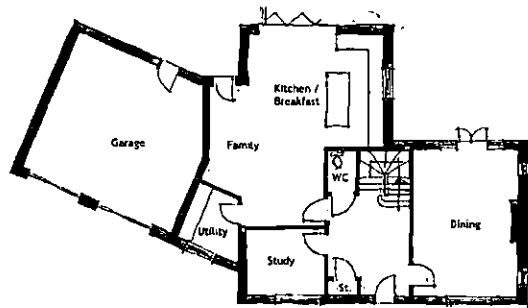


Rear Elevation

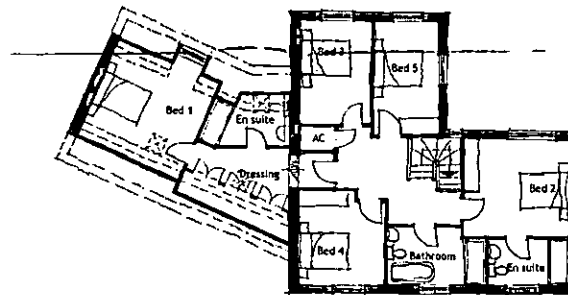


Side Elevation

83



Ground floor plan



First floor plan

C	JUN 15	Internal adjustments
B	MAR 15	Window alterations
A	JAN 15	Window alterations
Rev	Date	Comments
Job:		
Proposed Residential Development at Badgers Field, Chipping Campden for Splitfire		
Dwg Title:		
Plot 5 Plans and elevations as proposed		
LAPWORTH ARCHITECTS		
<small>Lapworth Architects Ltd The Old Rectory, 22 The Square, Chipping Campden, Glos, UK Tel: +44 (0) 1282 740 1821 ext 100</small>		
Scale:	Date:	Drawn:
E:100% E:200% A3	September 2014	
Job no:	Dwg no:	Revision:
1592	07	C



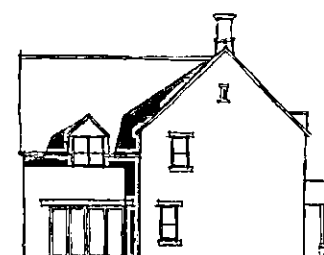
Front Elevation



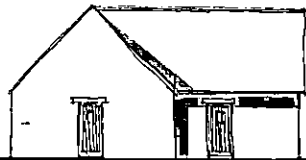
Side Elevation



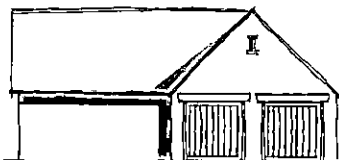
Rear Elevation



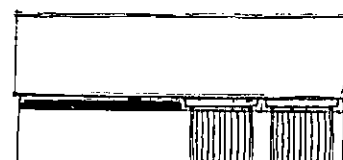
Side Elevation



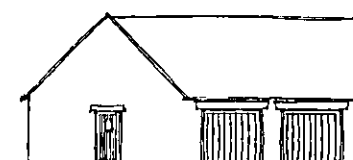
Garage - side elevation, plots 6+8



Garage - elevation, plots 8

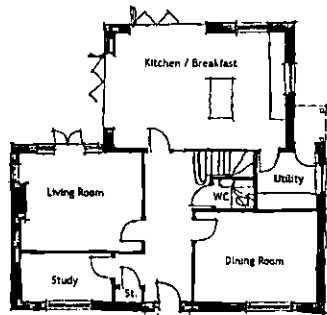


Garage - elevation, plots 7

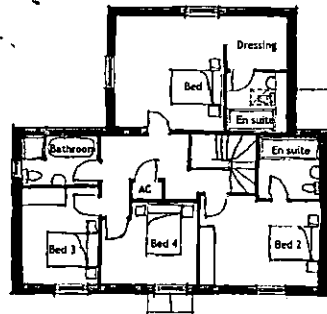


Garage - elevation, plots 6

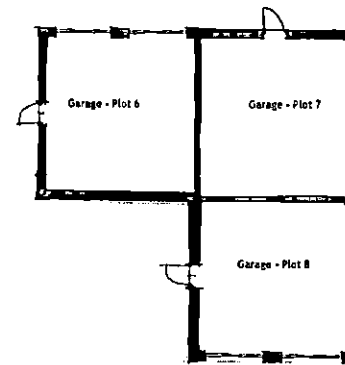
84



Ground floor plan



First floor plan



Garage to plots 6+7+8

Rev	Date	Comments
E	JUN 15	Symmetrical rear gable. Gable end windows omitted
D	JUN 15	Porch amended
C	JUN 15	Link between plots removed
B	MAR 15	Window alterations
A	JAN 15	Window alterations

Proposed Residential Development at Badgers Field, Chipping Campden for Spidre

Plot 7
Plans and elevations as proposed

LAPWORTH ARCHITECTS

Lapworth Architects Ltd
Lapworth House, 207 Foregate Road,
Chipping Campden, Glos, UK
Tel: +44 (0)1273 751100 Fax: +44 (0)1273 751101

Scale	Date	Drawn
1:100/A1 1:200/A3	September 2014	
Job No. 1592	Drawn No. 09	Checked E



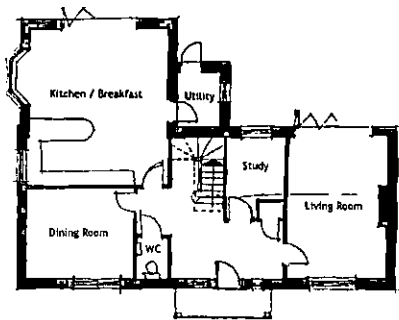
Front Elevation

Side Elevation

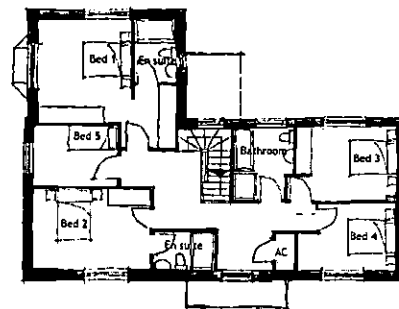
Side Elevation

Rear Elevation

85



Ground floor plan



First floor plan

Rev	Date	Comments
E	JUL 15	Cable end windows omitted
D	JUN 15	Ground level amended
C	JUN 15	Window alterations
B	MAR 15	Layout amended
A	JAN 15	Window alterations

Proposed Residential Development at Badgers Field, Chipping Campden for Spittfire

Plot 8
Plans and elevations as proposed

LAPWORTH ARCHITECTS
Lapworth Architects Ltd
1000000 Street, 10-12 High Street, Chipping Campden, Gloucestershire, GL53 7NA
tel: 01451 481 832 Fax: 01451 481 833

Scale	Date	Drawn
1:1000A1 1:2000A3	September 2014	
Job no.	Draw no.	Revision
1592	10	E

Bromford.

1st 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

Badgers Field Proposals

Further to our letter dated 30 January 2015. I have reviewed the latest drawing (1592 03G) for this project and can confirm that we support the design, mix and location of the affordable homes.

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

As the scheme in total is quite small we would not welcome more pepper potting. As we already manage the entire adjacent Badgers Field scheme, these additional units will meet a proven local housing need and their design and siting will help in our economics of providing a quality housing management service.

The car parking provision exceeds our requirements in that we would normally expect two for each house and one for the flats with a few extra for visitors. 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 pleased that you are to remove the car barn for plots 11 and 12, and instead provide surface parking.

We would much rather prefer you to take the parking spaces out of the rear garden of plot 9, and feel you could instead provide this parking where the plot 11 & 12 parking is currently shown in the car barn - we only require one parking space for the flats. I understand this is a requirement of Highways and would be pleased if they could be persuaded to reconsider, especially as this is a shared ownership property and this may affect both the value and the saleability of this plot. If these cannot be removed, please can we have the fence between the parking spaces and the garden so that the cars are not actually in the garden?

I thank you for taking our comments on board, and hope that this final point can be resolved. In the meantime I can provide support for this scheme.

Yours sincerely

Dominique Pearce
Project Manager