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Item No 04:-

14/00188/FUL (CD.0411/S)

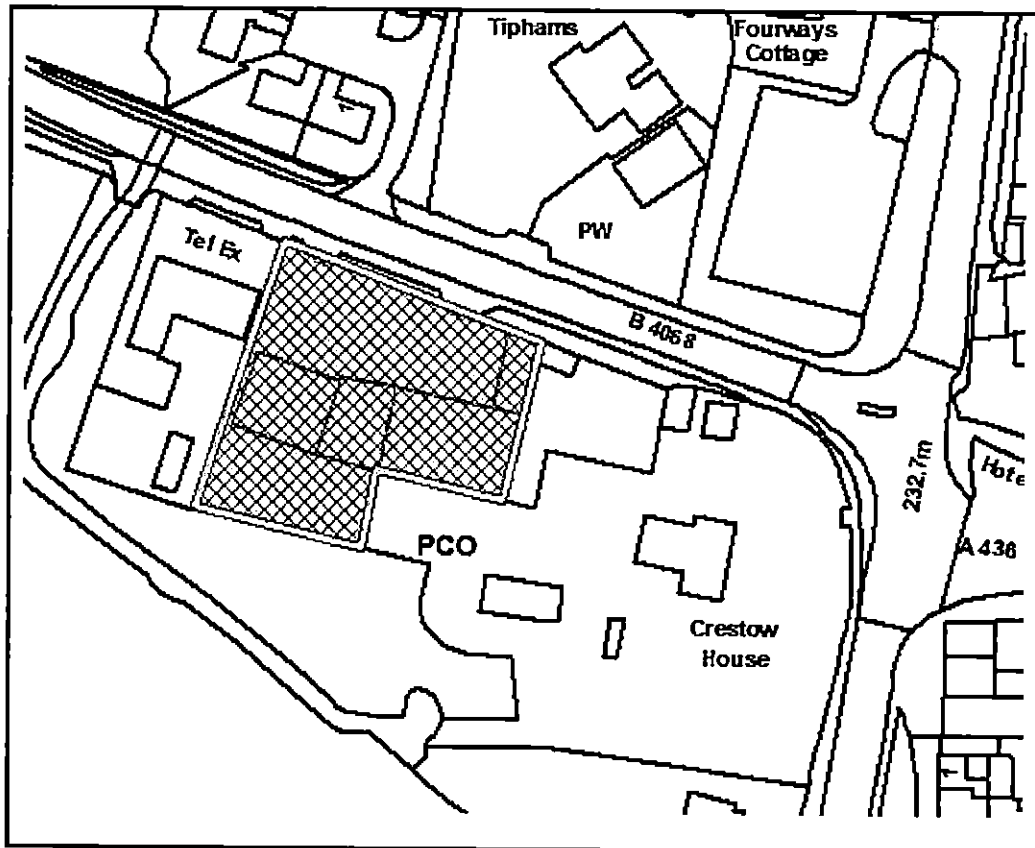
**Stow Agricultural Services
Lower Swell Road
Stow-On-The-Wold
Cheltenham
Gloucestershire
GL54 1LD**

119
Item No 04:-

**Demolition of existing buildings and erection of 13 two-bedroom apartments;
provision of communal facilities, landscaping and car parking
at Stow Agricultural Services Lower Swell Road Stow-On-The-Wold Cheltenham**

Full Application 14/00188/FUL (CD.0411/S)	
Applicant:	McCarthy & Stone Retirement Lifestyles Ltd
Agent:	Miss Lisa Matthewson
Case Officer:	Deborah Smith
Ward Member(s):	Councillor Barry Dare
Committee Date:	11th November 2015

Site Plan



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RECOMMENDATION: REFUSE

Main Issues:

- (a) Principle of Development within a Development Boundary
- (b) Impact on the Character of the Area and on the Setting of Designated and Undesignated Heritage Assets
- (c) Impact on the Character and Appearance of the AONB
- (d) Highway Safety
- (e) Loss of Employment Land
- (f) Affordable Housing
- (g) Other Matters

Reasons for Referral:

The application has been referred by Officers to the Planning Committee for determination due to the length of time that the application has been under consideration and given that there is substantial local interest in the development proposals.

1. Site Description:

The application site is located on the western edge of Stow and to the south of the Lower Swell Road (B4068). The site comprises brownfield land and its last use was as an agricultural merchants. Stow Agricultural Services has relocated from this site to a larger, purpose built premises on Longborough Industrial Estate. The site is bounded by 'Crestow House' (considered to be an undesignated heritage asset) to the east and by a single-storey telephone exchange building to the west. A pair of dwellings sit beyond the telephone exchange building and these form the built edge to the town on the southern side of Lower Swell Road. There is further residential development on the north side of the road, opposite the application site and beyond that, moving westwards out of the town; the cricket field with associated single-storey timber buildings forms the edge to the town on that side of the road.

As you approach the town from Lower Swell, there is a clear transition from the wider countryside, to low density, two-storey cottages (with the exception of 'Crestow House') and then into the higher density character of the town centre. The road ascends relatively steeply towards the town centre with wide grass verges lining the road, followed by enclosing Cotswold drystone walls, with buildings set back from the road edge. The building line reflects its edge of town location and has a more rural character as opposed to the higher density and continuous frontages on the back pavement edge commonly found in the market square and the main streets in the centre of the market town.

The site area extends to approximately 0.18ha in size and currently there are three concrete block and steel buildings on site which have the appearance of light industrial units. There is a yard area and concrete hardstanding around the building for the purposes of outside storage of materials and customer parking.

The site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB) and the Stow Conservation Area boundary runs along the edge of 'Crestow House', approximately 23m to the east. The Unicorn Hotel, which is a grade II listed building, forms a focal point at the top of Lower Swell Road. The site falls within the Development Boundary for Stow, as identified by the Cotswold District Local Plan 2001-2011.

2. Relevant Planning History:

The planning history of the site thus far under ref CD.0411 relates to the erection of buildings and fencing in relation to the last use of the site as an agricultural merchants. Various permissions range from January 1969 - January 1996.

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR15 Conservation Areas
 LPR18 Develop within Development Boundaries
 LPR21 Affordable Housing
 LPR24 Employment Uses
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve
 LPR47 Community Safety & Crime Prevention
 LPR49 Planning Obligations & Conditions

4. Observations of Consultees:

Highways Officer: a scheme for the improvement of pedestrian crossing facilities at the junction of the B4068, A429 and A436 is recommended; there will be overall benefit in terms of vehicle movements because the proposal will be likely to generate fewer vehicle movements than the existing use; the level of parking provided is acceptable for the retirement apartments proposed and it is accepted that there will be some parking on the highway; and the site access is acceptable. No objection, subject to conditions.

Landscape Officer: views incorporated within the Officer's report.

Tree Officer: views incorporated within the Officer's report.

Biodiversity Officer: views incorporated within the Officer's report.

Conservation Officer: views incorporated within the Officer's report.

Housing Enabling Officer: views incorporated within the Officer's report.

Environmental Health Officer: a report on potential contamination has been provided with the application and further investigation beneath the existing building is necessary. No objection subject to conditions.

Thames Water: no objection is raised regarding drainage. However, a condition is recommended regarding piling on the site which could impact on local underground sewerage utility infrastructure.

Gloucestershire County Council - no contributions are required towards education or libraries.

5. View of Town/Parish Council:

Stow on the Wold Town Council objects on the following grounds:

- i. Residents of the development may find it difficult to access the town centre, facilities and public transport services on foot;
- ii. The town already has a higher than average aged population;
- iii. Stow has an urgent requirement for land for small business use - the application site is the only suitable B1 site within the town;

- iv. No provision for affordable or low cost housing within the development;
- v. Unacceptably high density scheme;
- vi. Inadequate amenity space provided;
- vii. Inappropriate design and impact on streetscene of Lower Swell Road;
- viii. Impact on amenity of neighbours;
- ix. Impact on the AONB and views into and out of it;
- x. Inadequate car parking provision;
- xi. Narrow access will cause highway safety issue;
- xii. The removal of boundary walling could impact on stability;
- xiii. The development will import residents from outside the area; and
- xiv. Little community support for the proposal.

Maugersbury Parish Council has submitted a general observation referring to the density and height of the development being too great, and insufficient car parking.

6. Other Representations:

Cotswolds Conservation Board objects on the following grounds:

- i. No information submitted regarding loss of employment site with regard to Policy 24. This loss will reduce employment opportunities for local people;
- ii. No Landscape and Visual Impact Assessment submitted; and
- iii. An assessment should be made as to whether the design, scale, height and massing of the proposal is appropriate in this location with regard to the Design Code.

GCC Cllr Nigel Moor supports the Stow Town Council objection.

An objection has been submitted by an agent on behalf of the occupier of Crestow House and this raises the following concerns:

- i. The revised design is inappropriate in this part of Stow;
- ii. The development would not contribute positively to the surrounding area and is at odds with the urban grain of development in this part of the town due to its size, height, massing and proximity to the road and the proposals are consequently contrary to Policy 42 of the Local Plan and the NPPF;
- iii. The scheme would result in over-development of the site, at 78 dwellings per hectare, very much at odds with the much lower density of development found to the west of the Fosse Way;
- iv. The development will be an overbearing feature in the landscape and will sit uncomfortably within the street;
- v. When the site was considered as part of the SHLAA process, it was suggested that the site would be suitable for between 4-6 dwellings;
- vi. The development would result in the loss of amenity to the adjacent dwelling (Crestow House) in terms of being overbearing, overshadowing of the garden area and in terms of overlooking (and perceived overlooking);
- vii. A need for this type of housing in Stow has not been justified and the development would erode the social cohesion of Stow, placing additional strain on existing services and creating an overly large resident retired population well in excess of the national average; and
- viii. The outdoor space provided is inadequate and is predominantly hard surfaced car parking and this further suggests that too much development is being 'shoe-horned' on to the site.

33 third party letters of objection have been received raising the following issues:

- i. The development would not contribute positively to the surrounding area and is at odds with the urban grain of development in this part of the town due to its size, height, massing and proximity to the road and the proposals are consequently contrary to Policy 42 of the Local Plan and the NPPF;
- ii. The scheme would result in over-development of the site, at 78 dwellings per hectare, very much at odds with the much lower density of development found to the west of the Fosse Way;

- iii. The development will be an overbearing feature in the landscape and will sit uncomfortably within the street;
- iv. When the site was considered as part of the SHLAA process, it was suggested that the site would be suitable for between 4-6 dwellings;
- v. The development would result in the loss of amenity to adjacent dwellings in terms of being overbearing, overshadowing and in terms of overlooking (and perceived overlooking);
- vi. A need for this type of housing in Stow has not been justified and the development would erode the social cohesion of Stow, placing additional strain on existing services and creating an overly large resident retired population well in excess of the national average;
- vii. The outdoor space provided is inadequate and is predominantly hard surfaced car parking and this further suggests that the site is being over-developed;
- viii. The scale of the building is not in keeping with the locality and will dominate its surroundings;
- ix. Design out of keeping with the area and the development should be set back from the road;
- x. Obstruction of distant views of the church;
- xi. Insufficient parking and there should be no parking on the Swell Road;
- xii. The area needs more young people for whom housing should be provided;
- xiii. Community consultation by the developer inadequate and misleading;
- xiv. Little ability for rainwater to be absorbed on the site;
- xv. The development would not meet local housing need;
- xvi. Payments to the District Council through the Government's building initiative should be passed to Stow Town Council;
- xvii. Lack of space for landscaping;
- xviii. Impact on landscape character and would degrade the AONB;
- xix. Impact on pedestrian and highway safety;
- xx. The development would result in the loss of employment land which is contrary to Local Plan policy and the NPPF; and
- xxi. There is no easy pedestrian access in to the town centre from the site and this needs to be improved.

6 third party letters of support:

- i. Need for more retirement accommodation;
- ii. Staying close to family is important;
- iii. This is a sensible project;
- iv. This type of development liberates property elsewhere;
- v. Sympathetic design; and
- vi. The development would remove congestion and noise caused by commercial use on the site.

7. Applicant's Supporting Information:

Planning Statement
 Design, Access and Sustainability Statement
 Design Appraisal
 Site Investigation Report
 Foul and Surface Water Drainage Assessment
 Extended Phase 1 Habitat Survey
 Report on Transport Impact of the Proposed Development
 Tree Survey
 Landscape Design Statement
 Statement of Community Involvement

Proposed Development

The applicant is proposing to demolish the buildings on the site and to erect a block of 13 retirement apartments in their place together with associated car parking, infrastructure and

landscaping. The apartments would comprise two bedroom units. A total of 16 car parking spaces would be provided to the rear of the site. The site would be accessed off the Lower Swell Road as currently but via a new access point along the boundary with the telephone exchange. A separate pedestrian access is proposed onto the road.

The proposed apartment block would face onto the Lower Swell Road, set back approximately 7m from the edge of the road. The building would comprise a mix of 2, 2.5 and 3 storey elements joined together in the form of a terrace. The rear range will also be a mix of 2, 2.5 and 3 storey, again split into a number of distinct elements. The roof heights of the development would vary along its length, ranging from approximately 8.3m to 12.3m. The proposed development would extend approximately 36m along the Lower Swell Road and would be approximately 18-20m in depth.

The applicant has sought to follow a traditional design approach and has proposed a mix of natural stone and roughcast render for the walling and artificial stone slate for the roofing.

The proposed apartments would be occupied by people over 60 years of age or people over 55 if they have a partner who is over 60 years old.

(a) Principle of Development within a Development Boundary

The application site is located within a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. Development within such areas is primarily covered by Policy 18: Development Within the Development Boundaries of Cirencester and the Principal Settlements of the aforementioned plan. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that 'where in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.'

Local Plan Policy 18 offers in principle support for new build residential development in locations within established Development Boundaries. Criterion c) of Policy 18 states that development will be permitted provided that the siting, appearance and scale of the development respects the traditional form, character, appearance and setting of the settlement, and would cause no significant adverse environmental or visual harm to the site or its surroundings. Paragraph 215 of the NPPF states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight they can be given)'. Criterion c) of Policy 18 is still considered to accord with the guidance set out in the NPPF and as such can still be given weight when determining this application.

The NPPF is a material consideration in the determination of this application and has at its heart a 'presumption in favour of sustainable development'. It states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles'. These are an economic role whereby it supports growth and innovation and contributes to a strong, responsive and competitive economy. The second role is a social one where it supports 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations'. The third role is an environmental one where it contributes to protecting and enhancing the natural, built and historic environment.

Paragraph 8 of the NPPF states that the three 'roles should not be undertaken in isolation, because they are mutually dependent'. It goes on to state that the 'planning system should play an active role in guiding development to sustainable solutions.'

The current proposal would clearly contribute to the Council's ongoing need to provide a 5 year supply of housing land. The land supply position has recently been considered at a Public Inquiry in relation to a proposal to erect up to 90 dwellings on Land to the east of Broad Marston Road, Mickleton. In his decision, the Planning Inspector stated 'I consider that a 5-year supply of

deliverable housing land is demonstrated.' He stated 'the agreed supply of housing would be sufficient to satisfy the 'objectively assessed housing need' of 380dpa over almost the next 9 years'. The Inspector also stated that he considered that the Council was no longer a persistent under deliverer of housing and that 'it is thus inappropriate to apply the 20% buffer now.' On this basis it is considered that the Council can demonstrate a robust 5 year supply of housing land in accordance with Paragraph 49 of the NPPF and is subject to a 5% buffer.

(b) Impact on the Character of the Area and on the Setting of Designated and Undesignated Heritage Assets

The conservation area boundary lies approximately 23m to the east of the application site, whilst the garden to Crestow House, considered to be an undesignated heritage asset, shares a boundary with the application site. In addition, the Unicorn Hotel, a grade II listed building, is located approximately 70m to the 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.

Section 72(1) of the aforementioned legislation states that the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Paragraph 131 of the NPPF states 'in determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;' and 'the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and 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 that '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, including securing its optimum viable use.'

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.'

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.'

The proposed development would result in the introduction of 2-3 storey development along approximately 36m of the site frontage. At its highest point, it would measure just over 12m in height and have a depth of approximately 18m. It is evident that the proposal would result in the introduction of a sizeable development onto the site.

Detailed and prolonged discussions have been undertaken between Officers and the applicant since submission and a number of revisions have been made to the original scheme. The size of

the proposal has been reduced since the first submission and the visual massing has also been reduced to a better extent through a better arrangement, and combination of slightly lesser scaled of forms. A drive-through feature has now also been omitted. However, it is considered that the scale and massing, although improved, still appears too great in relation to the size of the site and the characteristic density and forms in the immediate context of this transitional site from open countryside into the town.

The design of the building has been simplified and no longer seeks to replicate a very formal urban street-scene with central focal polite house. However, although the design now seeks to appear as a row of simple houses which is slightly more akin to the location of the site at the settlement edge, the building still appears as an urban terrace. In addition to this, due to the requirements for the use of the building with consistent floor levels and fixed internal layouts the result is a row of over-scaled houses with wide spans, large dormers etc.

In terms of design, the sections of the building still do not produce a successfully articulated street frontage, in the view of Officers. The section to the lowest part of the site appears cut off at one end and is attached to a pair of 'houses' delineated by the use of a raised verge detail. The narrow slip of building between this and the next building form is rather unusual. A central run of 2.5 storey buildings would be preferential in design terms, with the end (lower) element having a wider frontage and end chimney stack. This arrangement would provide more horizontal emphasis to visually counter the height of the building and it would also avoid a collection of narrow, but high forms more akin to a town centre terrace as currently proposed.

The rear wing to the western elevation is considered to be too long in proportion to the gable of the front range and is thus out of character with the Cotswold vernacular proportions. The rear elevation is less articulated than the front, but appears to be of a less dominant scale than first submitted. The large projecting balconies and communal terrace would be dominant and incongruous features to the rear façade. It is also considered that views to the rear of the site are open and such features would be very unfortunate in regards to the contribution the settlement edge buildings make to the setting of the historic town.

Overall, notwithstanding the design amendments made to the original scheme, Officers are of the opinion that the scale and mass of the proposals remain out of proportion with the site and out of character with its context.

Notwithstanding the identified harm to the character and appearance of the locality as set out above, it is considered that the setting of Crestow House would largely remain unharmed by the development due to the difference in levels and the size of the garden which separates the buildings. The setting of the Unicorn Hotel would also be unaffected by the development proposals. The setting of the conservation area is to some extent harmed, but in the context of paragraph 134 of the NPPF, it is considered that the proposals would have less than substantial harm to the significance of this designated heritage asset.

In summary, it is considered that the proposal is contrary to Local Plan Policies 18 and 42; guidance contained in the NPPF, in particular Sections 7.

(c) Impact on Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have special regard to the desirability of conserving and enhancing the natural beauty of the landscape.

Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Paragraph 17 of the NPPF states that planning should recognise the 'intrinsic character and beauty of the countryside and support thriving rural communities within it.'

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes'.

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

Policy 42 states that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District.

There is no objection, in principle, to the removal of the existing buildings on the site, which have a rather industrial appearance, and the construction of residential accommodation as an alternative. However, Officers have concerns regarding the impact of the proposed building on the Lower Swell Road street scene. The site forms part of this rural entrance to Stow, close to the conservation area and any development would have a visual impact on the setting of the town. A two and three-storey building is proposed, set very close to the road and as such would be likely to be perceived as a dominating structure. This scale of building would be more appropriate in character to the town centre, but on this approach into Stow, the lower houses on the opposite side of the road are set well back, as is the adjacent telephone exchange and the development proposals therefore do not respond well to their context.

Whilst the original layout of the site has been amended to include the provision of an open driveway rather than a drive-through element, the landscaped margin along the frontage has been marginally increased and the scale of the building has been reduced along the northeast boundary, Officers still have concerns relating to the prominence and dominance of the building on this edge of town site.

Although the revised layout plan shows the building further set back from the road, Officers consider that it is still set too close to the road and consequently, the planting margin proposed to the frontage is too small to accommodate street trees. Trees located in this margin would block light into the building and also struggle to grow in this shaded location. In addition, the footprint of the building and the associated car parking leave very little space for external landscaping which suggests that too much development is sought for the site and leaves very little scope to mitigate its visual impact.

Major Development

Paragraph 116 of the NPPF states 'planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of;

- i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- ii) the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- iii) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that can be moderated'.

In the recent High Court judgement 'Aston and another v Secretary of State for Communities and Local Government and others' the judge determined that the phrase 'major development' did not have a uniform meaning and to define it as such would not be appropriate in the context of national planning policy. The Government's Planning Practice Guide also states 'whether a proposed development in these designated areas should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context.'

In this particular case, the development proposed would not result in an encroachment into open countryside as it falls within the designated Development Boundary and it comprises the introduction of 13 additional residential units. On this basis, the proposal is considered not to constitute major development in the context of Paragraph 116 of the NPPF.

(d) Highway Safety

The application site is accessed via the B4068, which forms a signalised junction to the east of the site with the A436 and the A429. There are currently no pedestrian facilities on the northern side of the B4068; however there is a footway on the south side which will allow pedestrians to access the town centre. The crossing facilities at the B4068/A429/A436 junction are currently poor when approaching from the site, therefore it is considered necessary to improve the pedestrian facilities at this junction. There are currently no tactile pavings for pedestrians to be able to cross the B4068 from south to north, however there are dropped kerbs. In order to provide a safe and suitable access for the pedestrian movements by vulnerable users, which would be generated by this development, it is considered that tactile pavings with a slight possible re-alignment of the junction with a new pedestrian phase on the signals could be required. Therefore a condition requiring the applicant to submit a pedestrian improvement scheme for this junction is recommended.

Overall, when operating to full capacity, the extant use of the site (agricultural supplies) will generate more vehicle movements (including larger vehicles) than the proposed use. It is therefore considered that there will be an overall benefit to the area in terms of the amount and type of vehicle trips. However, as stated above the proposed development would generate more pedestrian trips (by vulnerable users) than the existing use and therefore improvement works are required.

The proposed scheme would provide 16 car parking spaces. This level of parking is consistent with other McCarthy and Stone schemes which typically have lower than average car ownership rates. The average age of residents is the mid-70s and as such the level of car ownership is likely to be relatively low. In addition, the site is located within reasonable walking distance of the town centre and a number of facilities thereby further reducing the need for a car. On balance it is considered that the level of parking is acceptable and accordance with guidance set out within the NPPF.

(e) Loss of Employment Land

The NPPF seeks, inter alia, to promote economic growth. Local Plan Policy 24 relates to existing employment uses. The application site is not allocated for employment use in the Local Plan and it does not form part of a main employment area. Paragraph 2 of Policy 24 is most relevant to this case in that it refers to existing employment uses. However, this part of the policy seeks to protect B1 and B8 uses and the planning history of the application site suggests a B8 use in the context of the storage and distribution of agricultural supplies (although more recently there appears to have been a considerable amount of selling to visitors on the premises). On the basis of such use, this would not fall under the scope of Policy 24.

Although the loss of any commercial operation is regrettable, the site is not considered to be strategically important and is not protected by Local Plan policy. In this instance it is considered that the provision of new housing on a brownfield site would outweigh the potential harm arising from the loss of a commercial operation.

(f) Affordable Housing

The proposed development is subject to Local Plan Policy 21: Affordable Housing. As such up to 50% affordable housing would normally be sought for residential developments here. It would normally be expected that this would be through on-site provision rather than a financial contribution towards affordable housing elsewhere in the locality. However, it is acknowledged

that the provision of affordable units within retirement blocks such as that proposed can cause practical and management difficulties. In certain instances, such as at Saxon Grange in Chipping Campden and at the former Pulhams bus depot in Bourton, an off-site contribution has been accepted in lieu of on-site provision.

In this instance, the applicant has submitted a financial viability appraisal to set out the level of financial contribution being offered towards off-site provision of affordable housing. This issue is still being discussed with the District Valuer and it is hoped that an update on this matter will be provided in late pages prior to the Committee meeting.

(g) Other Matters

Concerns have been raised regarding a potential loss of privacy and a loss of light to adjacent dwellings as a result of the proposed development. Whilst the garden to Crestow House abuts the application site, the dwelling itself is set back sufficiently from the boundary and is also set at a higher level so as to ensure there could be no loss of amenity. There is likely to be a degree of overshadowing to a part of the garden associated with Crestow House but the dwelling benefits from a large garden so any overshadowing of part of the garden is not considered to be significant. The development known as 'Cotswold Heights' which sits across the road from the application site would be unaffected by the proposed building in terms of loss of amenity given the distance between the units. On this basis, the proposals are considered to accord with Local Plan Policy 46.

Given the former use of the site as an agricultural merchants, a land contamination report has been submitted in support of the application. The Council's Public Protection officer has advised that further investigation of the site beneath the current buildings would be necessary in the event that planning permission is granted and is satisfied that this issue could be satisfactorily dealt with and remediated by way of condition. The proposed development thereby accords with Local Plan Policy 5 and the NPPF.

The Council's Biodiversity Officer is satisfied that as the site is dominated by an industrial building and hardstanding, there is little ecological value within the site currently and it would appear incapable of supporting any protected species. It is considered that a small ecological enhancement could be secured as a result of the development coming forward. The proposals therefore accord with Local Plan Policy 9 and guidance in Paragraphs 109 and 118 of the NPPF.

There are no protected trees on the application site and the removal of the conifer trees along the frontage of the site would not have a significant effect on public visual amenity.

Thames Water has advised that no objection is raised in relation to sewerage infrastructure capacity or water infrastructure capacity. It has advised however that a piling method statement would be required to minimise the potential for damage to the subsurface sewerage infrastructure as this could impact on local underground sewerage utility infrastructure. This issue could be dealt with by way of condition.

The Asset Management and Property Services Section of GCC has advised that as the development proposed is for retirement housing, financial contributions towards education are not required. It also advises that contributions towards library facilities are not sought from developments of less than 25 dwellings.

9. Conclusion:

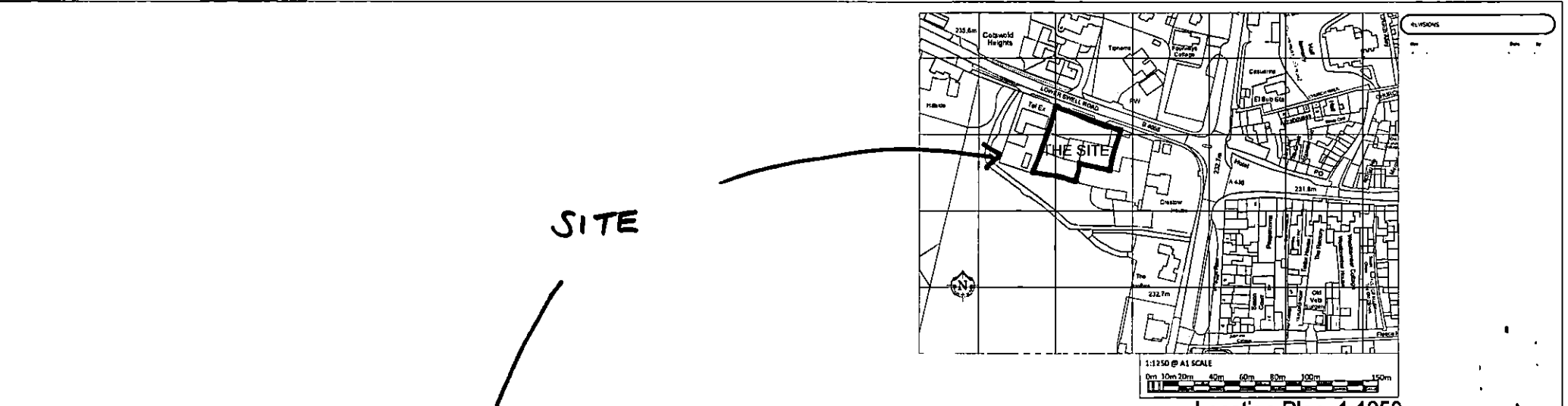
Overall, it is considered that the proposed development by virtue of its location, scale, mass and design will have a significant adverse impact on the setting of the town and the character and appearance of the AONB. It is considered that these impacts substantially and demonstrably outweigh the benefits arising from the provision of the new residential accommodation. The proposal is contrary to Development Plan Policies 18 and 42 and also fails to accord with the

principles of sustainable development as set out in the NPPF and as such it is recommended that the application is refused.

10. Refusal Reasons:

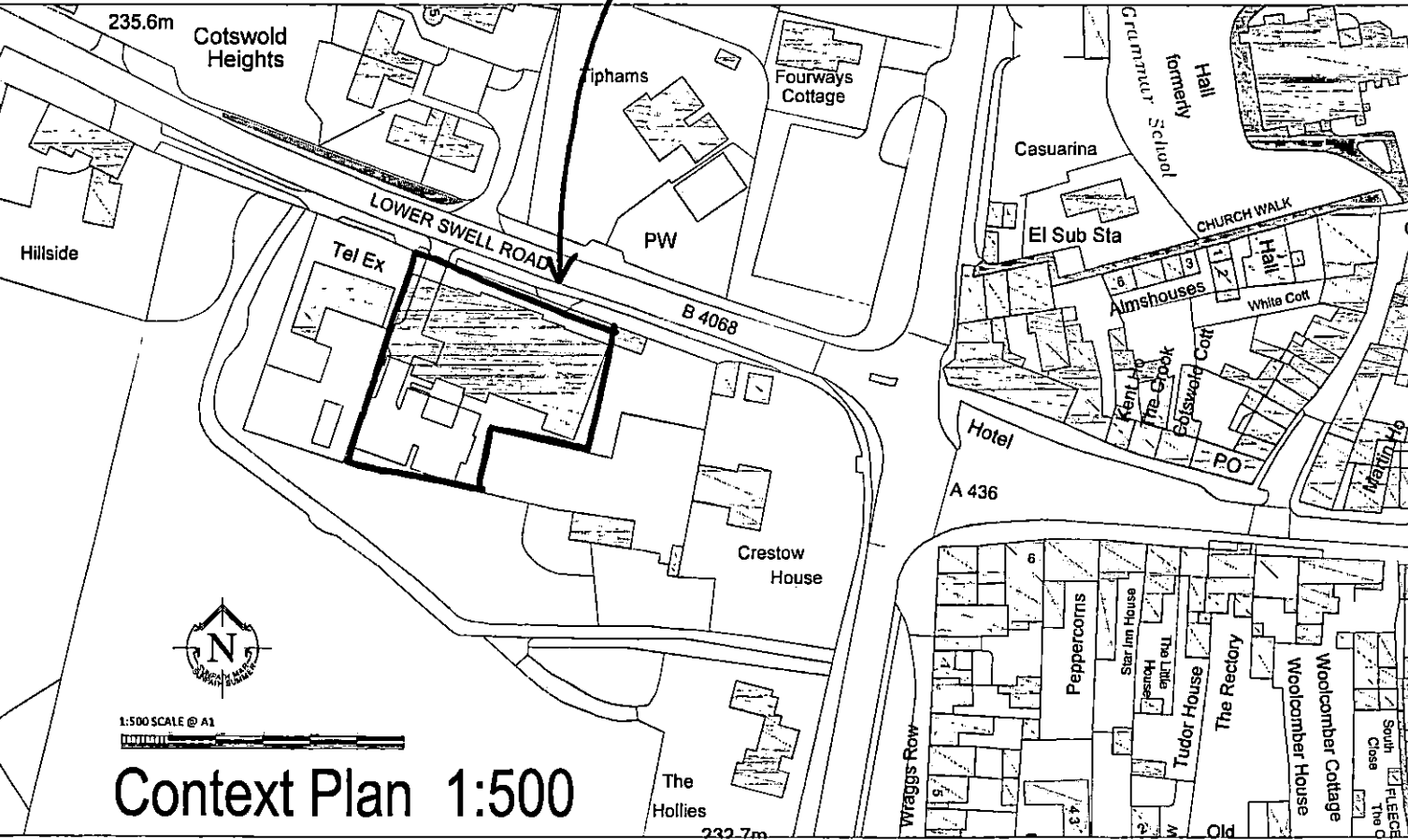
The site lies within the Cotswolds AONB, wherein the Local Planning Authority is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape. The proposal would cause harm to the character and appearance of the AONB and the setting of the town by virtue of its location, density, scale, massing and design of the building which would be visually prominent on the rural entrance to Stow and which would not respond successfully to the character of this part of the town. It is considered that the degree of harm caused would not be outweighed by the public benefits in this case and the proposal is consequently contrary to Sections 7 and 11 of the NPPF and Cotswold District Local Plan Policy 42.

The absence of a Section 106 Legal Agreement means that the contribution towards affordable housing made necessary by the development is not secured. Without this contribution, the proposal would not be acceptable in planning terms and would therefore be contrary to Cotswold District Local Plan Policies 21 and 49 and Paragraphs 203, 204 and 206 of the NPPF.



Location Plan 1:1250

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Context Plan 1:500

THE PLANNING BOARD

Howard S Prior
Regional Design Director

McCarthy & Stone
LIVE LIFE. CREATE LIFE.

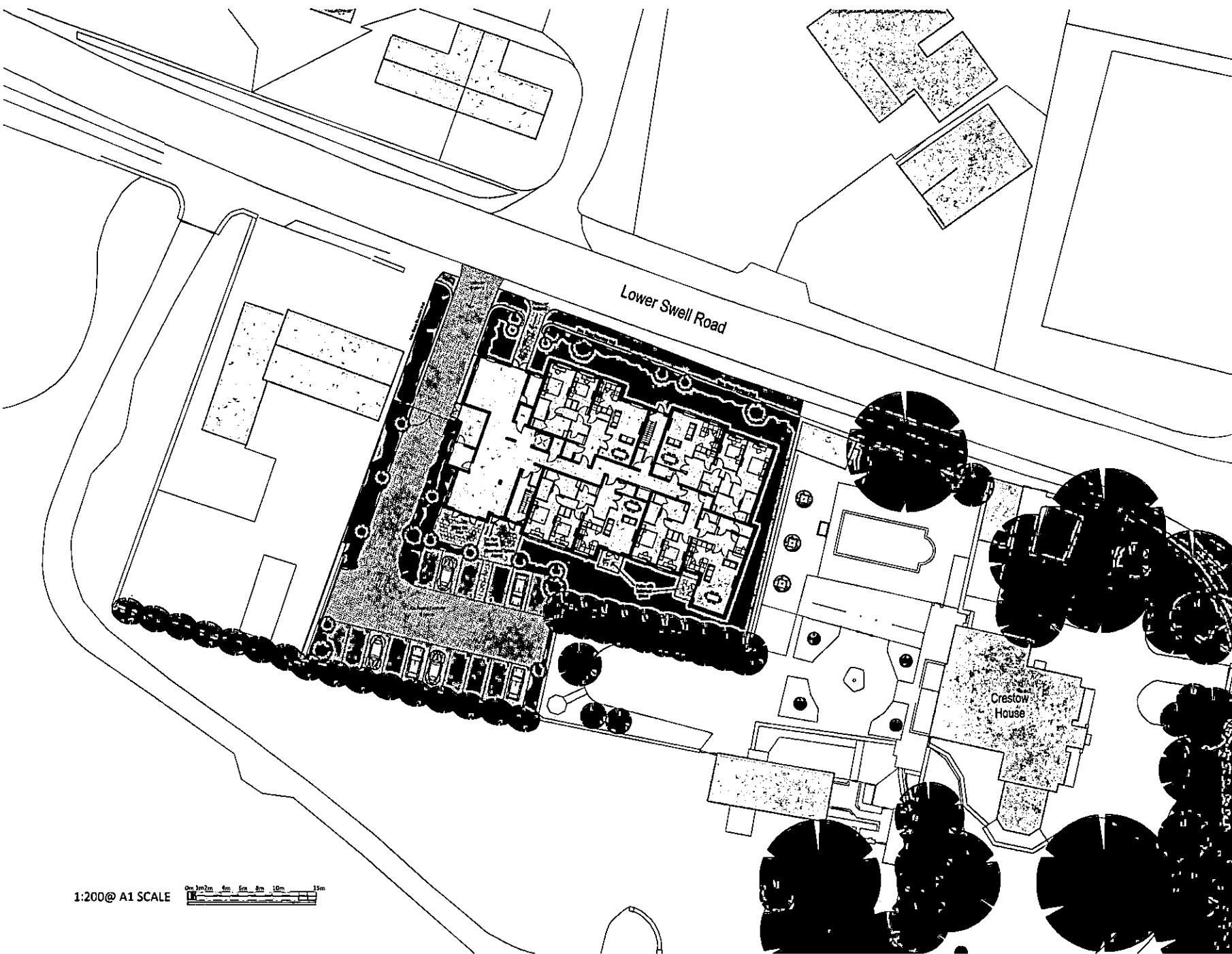
Project Title
Proposed Retirement Living Development
Lower Swell Road
Stow on the Wold

Planning Title
Location and Context Plan

Scale: as per drawing
Date: 21/05/10
Drawn: JH
Checked: JH
Project No: 13940/1/01

CAD plot date: 21/05/10

14/00188/1/01



REVISIONS		
No.	Desc.	Date
A.	Drawings amended according to client's comments	23 Jan 2015 JAG
B.	Scheme updated in accordance with client's requirements and responses to planning officer's comments	27 Feb 2015 JAG
C.	Scheme updated in accordance with client's requirements and responses to planning officer's comments	28 Oct 2015 JAG

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No obligation to be accepted for all work is to be done and the client is to be advised of any such work.

I P P
 I.P.P. Planning
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THE PLANNING AGENCY LIMITED
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Client
McCarthy & Stone
 Live Life Greater Life

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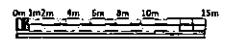
Project Title
 Proposed Retirement Living Development
 Lower Swell Road
 Slowl on the Wild

Drawing Title
 Planning
 Site Plan

Drawn	Checked	Date	Scale
1942/1/04			C

CAD Plot Date: 2015-09-11 10:00

1:200@ A1 SCALE





North Elevation From Lower Swell Road (B4068)



Western Elevation

133

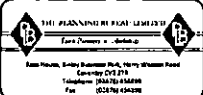
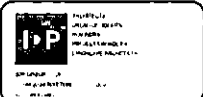


Southern Elevation



Eastern Elevation

ALL DIMENSIONS TO BE THE LEADER UNLESS OTHERWISE STATED IN THE NOTES OR OTHERWISE SHOWN ON THE DRAWING. THE LEADER SHALL BE THE DIMENSION TO THE FACE UNLESS OTHERWISE STATED.



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Project Name
Proposed Retirement Living Development
Lower Swell Road
Slough on the World

Drawing Title
Planning
Revised Elevations

Scale 1:100@A1 New Date
Drawn: RBH Checked: [blank]
Revised No: 1940/2/08

CAD plot style: g:\pc-plots

