

Item No 05:-

14/03884/FUL CD.0479/J

**Granbrook Garage
78 Granbrook Lane
Mickleton
Chipping Campden
Gloucestershire
GL55 6TF**

Item No 05:-

**Demolition of existing garages and forecourt and the
Development of 7 dwellings at Granbrook Garage
78 Granbrook Lane Mickleton Chipping Campden**

Full Application 14/03884/FUL (CD.0479/J)	
Applicant:	Mr Robin Coldicote
Agent:	CE Gilbert & Son
Case Officer:	Martin Perks
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	9th December 2015

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) Residential Development Outside a Development Boundary
- (b) Sustainability of Location
- (c) Affordable Housing
- (d) Design and Impact on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty and the Surrounding Area
- (e) Impact on Residential Amenity
- (f) Access and Highway Safety
- (g) Impact on Protected Species

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllrs Stowe and Annett for the following reason;

"Development of the "southern field" of the MK4 site would result in building within the AONB of Mickleton. Mickleton as a settlement has already seen a substantial volume of sites given permission - to be built within 0 - 5 years - without intruding into the AONB area."

1. Site Description:

This application relates to a parcel of land measuring approximately 0.53 hectares (1.3 acres) in size located on the eastern edge of the village of Mickleton. The site is linear in form and extends in a roughly north south direction. It measures approximately 140m long by approximately 40m wide. The northern part of the site is occupied by a vehicle repair garage and associated service yard and storage buildings. This area extends for approximately 105m in a north south direction and is classed as previously developed or 'brownfield' land. The land to the south of the garage site comprises a grassed field with a single post war storage building sited upon it. The field measures approximately 105m in length. The application site extends approximately 35m into the field. The remaining section of the field falls outside the application site. The whole of the field is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). The northern part of the site containing the garage buildings and its associated infrastructure falls outside the AONB.

The northern part of the site is occupied by a post war service/repair/workshop building which is set back approximately 15m from Granbrook Lane. To the front of the buildings is a hard surfaced forecourt and petrol pump. To the rear of the main building are a service yard and vehicle parking and storage area. The existing building measures approximately 32m long by 13m wide by 7.2m high.

The front (north) of the site faces onto Granbrook Lane which acts as one of the principal vehicle routes into the centre of Mickleton. The eastern boundary of the site adjoins a single dwelling at its northern end. The remainder of the eastern boundary together with the site's southern boundary adjoins agricultural fields. The western boundary adjoins post war residential development. Residential development extends for approximately 140m along the western boundary of the site.

A Public Right of Way runs parallel with the site approximately 195m to the east of the application site (Mickleton Footpath 35). A second Right of Way (Mickleton Footpath 21) extends in a south westerly direction from Cedar Road at a point approximately 200m to the west of the application site.

2. Relevant Planning History:

CD.0479/C Erection of dwellinghouse and garage for two passenger motor coaches and agricultural motor repairs (Outline application) Granted 1961

CD.0479/C/AP Erection of house, outbuildings and garage for haulage business, together with office. Granted 1963
 CD.0479/D Petrol and diesel tanks and pumps (not for resale). Granted 1965
 CD.0479/E Extension to existing garage to provide workshop/garage for the maintenance of vehicles. Resiting of petrol pumps. Alteration of vehicular access. (Amended vehicular access) Granted 1977
 CD.0479/F Construction of a new vehicular access. Granted 1981
 CD.0479/G Retention of alterations and extensions to existing garage. Granted 1983
 04/01793/OUT Residential Development (Outline) Granted 2004

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR10 Trees, Woodlands and Hedgerows
 LPR19 Develop outside 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

4. Observations of Consultees:

Gloucestershire County Council Highways: No objection

Gloucestershire County Council Community Infrastructure: No response

Environmental Health Contamination: No objection

Housing Officer: Agree to an off-site contribution of £25,000 towards affordable housing

Thames Water: No objection

Severn Trent Water: No objection

5. View of Town/Parish Council:

'I am objecting on behalf of Mickleton Parish Council. This proposed development site was site assessed as part of a CDC consultation exercise the results of which were shared with around 30 residents of the village at the Mickleton Parish Council Annual Assembly meeting held on 26 March 2014. The meeting was in agreement with the proposed site assessment exercise outcomes which were as follows.

Development of the "southern field" of the MK4 site would result in building within the AONB of Mickleton. This has the potential to be damaging to local wildlife through loss of habitat, and would also result in the erosion of the beautiful countryside in and around Mickleton. The loss of any AONB could ultimately damage the tourist industry with many British and foreign visitors coming to the village to stay in the Three Ways House Hotel. The countryside around Mickleton is our main attraction supporting this industry, and the Three Ways House Hotel is a major contributor to the village of Mickleton's economy.

Our first priority as a village would be for this site, (northern part only), to be developed for one/two bed housing suitable for first time buyers or for older people looking to downsize.

Our second priority would be for the northern part of the site to be retained for employment in keeping with the neighbouring residential housing. It is understood that a stand-alone village garage with petrol pumps is unlikely to present a going concern to a potential purchaser.

No buildings over two storeys in height, and any development should allow views through the site to the AONB and the Cotswold escarpment. The site layout, (northern part only), and buildings arrangement should create a positive visual impact from Granbrook lane as vehicles and pedestrians enter and exit the village from Granbrook Lane.'

6. Other Representations:

Letters of objection from 8 properties received to original plans for 8 dwellings. 1 letter of support received. Objections from 3 properties received to amended plans for 7 dwellings.

Main grounds of objection to original proposal were:

- i) A total of 8 new builds is too many. Use brown field site only for development.
- ii) Plot 8 is hugely overbearing and too close to existing properties and will have a knock on effect on our privacy.
- iii) Plot 8 extends well beyond established building line of 80-90 Cedar Road. The scale and extent of the two storey rear structure will be overbearing and result in a total loss of privacy.
- iv) Design of the proposed development does not afford adequate privacy for adjacent residential properties, particularly with regard to our right to quiet enjoyment of garden amenities.
- v) Planning permission exists for 2 storey extension (14/03172/FUL) at 90 Cedar Road. Current positioning of Plot 8 will be even closer to our home. Plot 8 fails to comply with 25 and 45 degree angle tests and will lead to overlooking, overshadowing and overbearing.
- vi) Plots 7 and 8 are not within the natural flow of Plots 3, 4, 5 and 6 as these seem to have been squeezed in to ensure that it does not encroach the AONB boundary line.
- vii) Excavation work could have a serious adverse impact upon the stability of existing structures.
- viii) Concerns about drainage to the field which is prone to surface water and does not naturally drain away.
- ix) Detrimental impact upon residential amenities
- x) Need to avoid town cramming
- xi) Loss of privacy and overlooking
- xii) Overshadowing/insufficient separation distances/loss of light
- xiii) Ground stability and drainage
- xiv) Loss of agricultural land
- xv) Plans not in keeping with established building line
- xvi) Loss of local garage resource
- xvii) Encroachment of development into AONB
- xviii) Scale and massing of the proposed properties is not in keeping with the area
- xix) The houses are considerably larger than any in the surrounding area
- xx) The ridge heights are significantly higher than the properties on Cedar Road
- xxi) Only 1.4 car parking spaces have been allocated per property which seems inadequate for 4/5 bed houses.
- xxii) Garage has been closed for nearly 12 months so there will inevitably be an increase in the volume of traffic
- xxiii) With the large number of houses already being constructed in the village there is already serious congestion
- xxiv) Amenities in the village struggle to cope with additional development
- xxv) Drainage/culvert that lies along field boundary of the Cedar Road development appears to have disappeared. The stream is often full.
- xxvi) Street lighting will increase light pollution
- xxvii) Additional traffic movements
- xxviii) The development will make access to the rear of properties on Cedar Road easier making them more susceptible to burglaries

Main grounds of support are;

- i) It would improve and enhance road and area

Grounds of objection to revised scheme are:

- i) Development appears to be cutting into my land at the conifer tree line that was planted 2.5 feet inside my boundary 14 years ago. 7 years ago the garage put up a fence between the two properties. The tree line is entirely on my land and not as the masterplan shows. I would like this verified as I don't want to wake up one morning with my trees cut down and a 6 foot fence on my land and having to deal with it in court.
- ii) Object to the planting of a tree to the rear of 94 Cedar Road as we already have a mature well established horse chestnut and a further tree would limit our light into the garden and house. The proposed area for development is not, as has been suggested, a brownfield site but a green field site and could only be used for agricultural purposes.
- iii) We would still like to object due to scale of the houses in the field and the fact that Mickleton has already been granted permissions for a number of new housing schemes recently, therefore, why is the council still looking to support the application?
- iv) There are discrepancies on the plan such as the houses on the greenfield have been classed as brownfield which we believe is incorrect.
- v) Disruption, noise and dust

7. Applicant's Supporting Information:

Design and Access Statement
 Ground Investigation Report
 Ecological Appraisal and Bat Survey Report
 Arboricultural Impact Assessment
 Viability Appraisal
 Stage 1 Road Safety Audit
 Non-Motorised User Context Report
 Swept Path Analysis
 Energy Statement

8. Officer's Assessment:

Proposed Development

The applicant is seeking to erect seven dwellings on the site of which five will be detached and two semi-detached. The proposed development will comprise three 3 bed dwellings, two 4 bed dwellings and two 5 bed dwellings. It is proposed that all the dwellings will be for open market sale. No on site affordable housing is proposed as part of the scheme. However, the applicant is proposing to make a contribution of £25,000 towards off site provision.

The proposed dwellings will be arranged in a linear form alongside a new internal estate road. Vehicular access will be via Granbrook Lane to the north of the application site. The proposed access will be located in the western part of the northern boundary adjacent to 76 Granbrook Lane. A 4 bed detached dwelling is proposed to be sited to the east of the access and will face onto the aforementioned lane.

Four of the proposed dwellings will face westwards onto the internal access road and towards existing development on Cedar Road. The remaining two dwellings at the southern end of the site

will face northwards into the application site. Their rear elevations will face towards the agricultural land to the south.

The proposed dwellings will be constructed in natural Cotswold stone. Each of the dwellings will be provided with their own garage and off street parking space. The height of the proposed dwellings will range from approximately 7.7m to 8.5m.

The applicant initially proposed eight dwellings on an area extending approximately 22m further south than that currently proposed. Following discussions with Officers the number of dwellings has been reduced to seven and the southern boundary of the application site brought northwards so that it is more in line with existing development along Cedar Road to the west.

Outline permission was granted in 2004 (04/01793/OUT) for the residential redevelopment of the garage site. The aforementioned permission did not extend to the field to the south of the existing brownfield land.

(a) Residential Development Outside a Development Boundary

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2001-2011.

The application site is located outside a Development Boundary as designated in the aforementioned Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries of the current Local Plan. Criterion (a) of Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. The provision of the open market dwellings proposed in this instance would therefore typically contravene the guidelines set out in Policy 19. Notwithstanding this, the Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to guidance and policies in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework 'is a material consideration in planning decisions.'

The NPPF 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.'

Paragraph 47 of the NPPF states that Councils should identify a supply of deliverable sites sufficient to provide five years' worth of housing. It also advises that an additional buffer of 5% or 20% should be added to the five year supply 'to ensure choice and competition in the market for land'. In instances when the Council cannot demonstrate a five year supply of deliverable housing sites Paragraph 49 states that the 'relevant policies for the supply of housing should not be considered up-to-date'.

In instances where the development plan is absent, silent or relevant policies are out-of-date the Council has to have regard to Paragraph 14 of the NPPF which states that planning permission should be granted unless;

- ' - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in the Framework indicate development should be restricted.'

In the case of sites located within the Cotswolds Area of Outstanding Natural Beauty the second bullet point above is applicable by virtue of Footnote 9 accompanying Paragraph 14.

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 (APP/F1610/A/14/2228762, CDC Ref 14/02365/OUT). 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. In such circumstances Officers consider that the adopted Local Plan policies that cover the supply of housing (eg Policy 19) are not automatically out of date in the context of Paragraph 49. Notwithstanding this, it does remain pertinent for a decision maker to consider what weight should be attributed to individual Local Plan policies in accordance with Paragraph 215 of the NPPF. Paragraph 215 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)'. There will be instances where new open market housing outside existing Development Boundaries can constitute sustainable development as required by the NPPF. The blanket ban on new open market housing outside such boundaries is therefore considered to carry little or no weight when assessed against Paragraph 215. In the Mickleton appeal previously referred to the Inspector considered that Policy 19 was 'time-expired, conforms to a superseded strategy, fails to reflect the advice in the Framework (NPPF) in severely restricting rather than significantly boosting the supply of housing and conflicts with the emerging strategy.' He considered that Policy 19 'can only be regarded as out of date.' The Inspector went on to state that Paragraph 14 of the NPPF indicates that the proposal 'must be considered in the context of the presumption in favour of sustainable development and permission granted unless tests derived from specific policies in the Framework (or material considerations) indicate otherwise or any adverse impact of granting permission would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Framework as a whole. Those are the tests that I apply here'. Officers have taken further legal advice on this matter and it is deemed that Policy 19 is out of date in the context of the NPPF and as such the tests set out in Paragraph 14 are applicable when determining this application.

In addition to the above, it must also be noted that even if the Council can demonstrate the requisite minimum supply of housing land it does not in itself mean that proposals for residential development outside existing Development Boundaries should automatically be refused. The 5 year (plus 5%) figure is a minimum and as such the Council should continually be seeking to ensure that housing land supply stays above this minimum in the future. As a result there will continue to be a need to release suitable sites outside Development Boundaries identified in the current Local Plan for residential development. If such sites are not released the Council's housing land supply will soon fall back into deficit. At an appeal for up to 15 dwellings in Honeybourne in Worcestershire (APP/H1840/A/13/2205247) the Planning Inspector stated 'the fact that the Council do currently have a 5-year supply is not in itself a reason to prevent other housing sites being approved, particularly in light of the Framework's attempt to boost significantly the supply of housing.' In relation to an appeal relating to a proposal for 100 dwellings in Launceston in Cornwall dating from the 8th April 2014 (APP/D0840/A13/2209757) the Inspector

stated (Para 51) ' Nevertheless, irrespective of whether the five-year housing land supply figure is met or not, NPPF does not suggest that this has to be regarded as a ceiling or upper limit on permissions. On the basis that there would be no harm from a scheme, or that the benefits would demonstrably outweigh the harm, then the view that satisfying a 5 year housing land supply figure should represent some kind of limit or bar to further permissions is considerably diminished, if not rendered irrelevant. An excess of permissions in a situation where supply may already meet the estimated level of need does not represent harm, having regard to the objectives of NPPF.' In August 2015 a Planning Inspector in allowing a scheme for 32 dwellings near Pershore in Worcestershire (APP/H1840/W/15/3005494) stated 'it is agreed between the parties that the Council can demonstrate a 5 year supply of deliverable housing sites as required by paragraph 47 of the Framework. Under these circumstances, the decision-taking criteria contained in paragraph 14 of the Framework are not engaged. Whilst this is so, the Framework seeks to boost significantly the supply of housing and the ability to demonstrate a 5 year housing land supply should not be seen as a maximum supply. Regardless of such a supply being available, the Framework advocates a presumption in favour of sustainable development and the application must be considered in these terms.'

It is also evident that the continuing supply of housing land will only be achieved, prior to the adoption of the new Local Plan, through the planning application process. Allocated sites in the current Local Plan have essentially been exhausted. In order to meet its requirement to provide an ongoing supply of housing land there will remain a continuing need for the Council to release suitable sites outside Development Boundaries for residential development. It is considered that the need to release suitable sites for residential development represents a material consideration that must be taken into fully into account during the decision making process.

Notwithstanding the current land supply figures it is necessary to have full regard to the economic, social and environmental roles set out in the NPPF when assessing this application. Of particular relevance in this case is the requirement to balance the social need to provide new housing against the potential environmental impact of the proposed scheme. These issues will be looked at in more detail in the following sections.

(b) Sustainability of Location

Mickleton is not designated as a Principal Settlement in the current Local Plan. However, emerging Local Plan document 'Local Plan Reg 18 Consultation: Development Strategy and Site Allocations January 2015' identifies the village as one of 17 settlements that has sufficient facilities and services to accommodate new residential development in the period up until 2031. The village has a primary school, convenience store, post office, butchers, two public houses and a hotel. The Local Plan Consultation Paper May 2013 states that the settlement ranks 13th in the District in terms of its social and economic sustainability. It considers that Mickleton along with Chipping Campden, Willersey and Blockley form part of a cluster of settlements that serve the northernmost part of the District. Collectively the aforementioned settlements are considered to have the necessary services, facilities and employment opportunities to provide for the local population. Taken together the settlements are also considered to be able to accommodate sufficient housing to make a reasonable contribution to the overall District requirement of 7600 dwellings without compromising the strong environmental constraints present in the locality. Paragraph 55 of the NPPF states that 'where there are groups of smaller settlements; development in one village may support services in a village nearby.'

This is reinforced in the Government's Planning Practice Guidance which states;

'It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.

A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.'

It goes on to say; 'all settlements can play a role in delivering sustainable development in rural areas and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.'

It is evident that the ability of Mickleton to accommodate new residential development has been assessed as part of the emerging Local Plan process. The Development Strategy and Site Allocations Paper recognises that the village is able to offer a range of services and amenities which can meet many of the day to day needs of the community. Moreover, it also supports a reasonable growth in the village's population to help 'address local affordable housing needs; sustain existing facilities; and maintain Mickleton's role as a local service centre.' Mickleton has therefore been recognised as a sustainable location for new residential development.

The village has been subject to a number of applications for residential development in recent years. Planning permission was granted in 2014 for the erection of 80 dwellings at Meon Nurseries to the north of the settlement (13/03539/OUT) and 70 dwellings at Arbour Close/Cotswold Edge to the west of the village (13/04237/OUT). Planning permission has also recently been allowed at appeal for 90 dwellings adjacent to Broad Marston Road (APP/F1610/A/14/2228762, CDC Ref 14/02365/OUT). In considering the latter appeal the Inspector stated 'the proposal, together with the 2 permitted schemes, would expand Mickleton by roughly 30%. However, there is no evidence that such growth would be harmful or, given the social provision incorporated into the scheme, threaten community cohesion. On the contrary there is some evidence that the new developments would result in more trade for the local shops, more customers for the local pubs and more support for the local school.'

The application site has been included within the Strategic Housing Land Availability Assessment (SHLAA) process. In the SHLAA Review 2014 it was described as follows;

'MK_4 Land at Granbrook Lane C

Comments:

'Potential to redevelop brownfield part of site adjacent to residential development. Application previously granted permission in 2004 on brownfield part of site for residential development. Development of the 'southern field' would result in building on greenfield land with high landscape value within the AONB. Concerns have also been raised about the impact on local wildlife which would come from development of this site. '

The site was classed as suitable, achievable and available for development and deliverable within a 6-10 year period. The site area was 0.59 hectares and the capacity was stated as being 8 dwellings. The southern boundary of the site extended in line with the end of the rear gardens of properties on Cedar Road to the west. The current application site is consistent with the SHLAA site area.

The community assessment exercise undertaken as part of the emerging Local Plan process indicated that the site fell within the 'favoured' and 'suitable with mitigation' categories. However, it was also subject to the following comments 'only the northern part of the site currently occupied by the garage business - not any part of the field which lies in the AONB.' Development on the southern part of the site was considered to be 'damaging to local wildlife' and would also 'result in the erosion of the beautiful countryside in and around Mickleton. The loss of any AONB could ultimately damage the tourist industry.' It was also stated that the 'first priority as a village would be for this site to be developed for one/two bed housing suitable for first time buyers or for older people looking to downsize.'

In light of the numbers of dwellings that have been allowed in the village in the last 18 months Forward Planning Officers have not put the site forward as a Proposed Housing Allocation Site in the latest Local Plan Reg 18 Consultation Paper. The reasons for this are set out in the Evidence Paper: To Inform Non-Strategic Housing and Employment Site Allocations (November 2014). The aforementioned Paper states 'it is recommended that no further sites should be allocated for housing development in Mickleton due to the high amount of dwellings already built or committed. This has exceeded the original 80 envisaged through the PDS for Mickleton.' The site has therefore been identified as a Reserve Site for Housing Development with a potential capacity of 8 dwellings (Evidence Paper to Inform Non-Strategic Housing and Employment Site Allocations (November 2014)). The site area in the aforementioned document matches the current application site. Notwithstanding this recommendation it is evident from the recent appeal decision relating to land to the east of Broad Marston Road that the Planning Inspector considered that the village could reasonably accommodate additional residential development.

The application site is located on the eastern edge of the settlement. In terms of distance the proposed entrance to the site is located approximately 725m from the main convenience foodstore in the centre of the village and 1.1km from the village's primary school. Bus stops are also located in the centre of the village and on Granbrook Lane and are within walking distance of the proposed development. The route from the site to the centre of the village and primary school is flat and is served by pedestrian footways. It is considered that there is a safe and practicable means of access from the site village facilities. The distances also broadly accord with Guidance in Manual for Streets (Para 4.4.1) which states that 'walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot.'

Overall, it is considered that the site is located in close proximity to the existing settlement and to be within reasonable cycling and walking distance of village facilities and amenities and public transport links. It is therefore considered that the site does represent a sustainable location for new residential development in terms of accessibility to services, facilities and amenities. It is noted that the emerging Local Plan has not put forward the site as a proposed allocation. However, information in the emerging Local Plan only carries limited weight at the present time as it is still only in its consultation phase. The recent appeal decision relating to Broad Marston Road provides the most up to date assessment of the capacity of the village to accommodate new development and has demonstrated that the settlement can accommodate more than is set out in the emerging Local Plan.

The proposal has therefore to be assessed on its merits. In this instance the proposed development is considered not only to be located in a sustainable location in terms of accessibility but also to enable the sustainable redevelopment of a brownfield site. The provision of seven further dwellings in the village in addition to those already approved elsewhere in the settlement is also considered not to constitute a level of development that would represent a disproportionate increase in the size of the village. On balance it is considered that the proposal is a sustainable form of development in terms of its size and its proximity to the existing settlement.

(c) Affordable Housing

The applicant is not proposing to erect any affordable housing as part of this proposal. They have submitted a viability appraisal setting out that the development costs make the provision of on-site affordable housing unviable.

The Council has sought an independent assessment of the viability appraisal by the District Valuer (DV). The DV concurs with the applicant's recommendation of a £25,000 contribution to off-site affordable housing provision. The Council's Housing Section has also agreed that the aforementioned contribution is acceptable. A Unilateral Undertaking has also been submitted and agreed as a means of securing the respective contribution.

It is considered that the applicant has reasonably demonstrated that on site provision cannot be provided in this instance. The provisions of Local Plan Policy 21: Affordable Housing allow for a

reduction in affordable housing provision or an off-site contribution in such circumstances. The proposal is therefore considered to accord with Local Plan Policy 21.

(d) Design and Impact on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty and the Surrounding Area

The southern part of the site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85 of the Countryside and Rights of Way Act 2000).

Paragraph 17 of the NPPF states that planning should recognise 'the intrinsic character and beauty of the countryside'

Paragraph 109 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.'

Local Plan Policy 42 advises 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, street scene, proportion, simplicity, materials and craftsmanship'

The application site is located on the eastern edge of the settlement and is bordered to the east and south by agricultural fields. The site sits within a relatively flat and open landscape. The site is visible from a Public Right of Way that runs parallel with the site and which is located approximately 195m to the east of the proposed development. The existing garage building and the outbuilding in the field are currently visible from the Right of Way as is development on Cedar Road to the west. The site is therefore seen against a backdrop of existing residential development when viewed from the east. It is considered that the proposed development will be seen in context with existing development rather than as an extension of development into the open countryside when seen from the aforementioned Right of Way.

The southern edge of the application site is also partially visible from a Right of Way that extends in a north east to south west direction approximately 200-300m to the south west of the application site. Existing post war housing largely screens the site from this vantage point. In addition, the proposed development will not materially extend beyond the line of existing dwellings on Cedar Road to its west. Whilst Plots 6 and 7 will be partially visible it is considered that their landscape and visual impact will be very limited when viewed from this particular Right of Way. They will be seen in context with existing development and will read as part of the existing settlement.

The site (along with existing development along Granbrook Lane and Cedar Road) is also visible from a Public Right of Way that extends around Kiftsgate approximately 750m to the south of the application site. The Right of Way extends along higher ground forming part of the Cotswolds AONB. The site is seen in context with the eastern part of the settlement and as part of a wider landscape view which incorporates the Vale of Evesham to the north. The application site forms a small component of a wider landscape view. The introduction of development onto the site is consistent with adjacent development. The extension of development into the field forming the southern part of the site is considered to have little or no impact on views from this particular Right of Way by virtue of distance from the Right of Way and the site's close proximity to existing development.

With regard to views from the north existing dwellings along Granbrook Lane screen the site for road users heading eastwards out of the settlement. For road users heading westwards into the

settlement existing roadside vegetation helps to limit views of the site. The front (north) of the site is currently open to public view and comprises a functional post war car repair/service building constructed in artificial stone set back behind a tarmac apron and parking area. The proposed development will replace this commercial development with a natural stone dwelling, landscaping and access road. The proposed development will be of a character and appearance that is more consistent with neighbouring residential development than the existing garage use. It is considered to represent a visual enhancement of the site and to improve the entrance into the village.

The number of units has been reduced from 8 to 7 and the site area reduced so that it does not extend so far into the field to the south. The design of the proposed dwellings has also been amended following discussions with Officers. The span of individual dwellings has been reduced and roof pitches increased to reflect traditional Cotswold building forms. Window and porch design as well as the internal layout have also been reconfigured to meet both design and highway recommendations. Plots 1-4 have a traditional dwelling appearance. Plots 5-7 are reflective of converted barns with large full height central glazed elements and narrower lancet windows to their side. The Conservation Officer raises no objection to this design approach. In light of the fact that the aforementioned plots lie adjacent to agricultural fields it is considered that the barn style design is acceptable in this instance.

The site lies adjacent to a mix of post war development in varying styles and materials. Brick, render and artificial stone dwellings all lie in the vicinity of the site. Heights of two storey dwellings range from around 7.5m to 8.5m. The proposed scheme offers a similar range of heights. The spans of the proposed dwellings are also consistent with existing residential development. The proposed dwellings are therefore considered to be of a size and scale that is consistent with existing development in the locality.

The proposed scheme will result in the redevelopment of a commercial brownfield site which lies in close proximity to residential dwellings. Paragraph 17 of the NPPF states that planning should 'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.' It is considered that the brownfield part of the application site is not of high environmental value and that its replacement with a development of residential dwellings constructed in natural stone will represent an enhancement of the site. The greenfield part of the site falling within the AONB is also occupied by a commercial/agricultural building and has a partly developed character. The aforementioned land is also bordered on two sides by existing development. It is considered that the loss of the greenfield land in this instance will not have an adverse impact on the character or appearance of the AONB, especially given the other visual benefits that will arise from the redevelopment of the existing commercial site.

The introduction of two dwellings and associated garages, gardens and infrastructure into the AONB part of the site is considered not to constitute major development in the context of paragraph 116 of the NPPF. The size, scale, design and form of the development is reflective of local character and distinctiveness. The proposal is considered not to be of a size or form that will have a major impact on the qualities that define this part of the AONB.

The proposal is considered to enhance the character and appearance of the AONB and to accord with Local Plan Policy 42 and guidance contained in Paragraphs 17, 109 and 115 of the NPPF.

(e) 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 distance between facing windows serving habitable rooms in the proposed development and existing dwellings is also over 22m which Officers use as a guide when assessing potential loss of privacy.

The applicant has re-positioned Plot 7 so that it no longer extends materially to the rear of 90 Cedar Road. Side windows in Plot 7 have also been removed. The relationship between Plot 7 and 90 Cedar Road is therefore considered to be acceptable. The relationship between the garage range of Plot 7 and the rear of 92 Cedar Road has also been assessed. The garage range is approximately 6m high and lies to one side of the end of the rear garden serving No 92. It does not therefore extend across the end of the rear garden of the aforementioned dwelling. The roof of the garage does not extend above a 25 degree angle measured from the centre of the windows/conservatory in the rear of 2 Cedar Road. The proposal does not therefore conflict with guidance in the BRE document Site Layout Planning for Daylight and Sunlight.

Plot 1 extends forward of 80 Granbrook Lane. However, the projection does not breach the 45 degree horizontal and vertical lines set out in BRE guidelines Site Layout Planning for Daylight and Sunlight. The proposal is therefore considered not to have an adverse impact on the amenity of the occupiers of 80 Granbrook Lane.

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

(f) Access and Highway Safety

The proposed development will utilise an existing vehicular access onto Granbrook Lane. The access has historically been used by a commercial development and as such already generates a level of vehicle movement. The proposed scheme is considered not to result in an intensification of the access. The proposed access also affords good visibility in either direction and is therefore considered to accord with Local Plan Policy 38.

Each dwelling will be provided with a minimum of two off street parking spaces. Garages are also of a size to accommodate motor cars. Swept path and manoeuvring plans have been submitted with the application which demonstrate that the site can accommodate a Council refuse vehicle. Glos County Council Highway Officers have no objection to the proposal.

(g) Impact on Protected Species

The applicant has submitted an ecological appraisal and bat survey report with the application. The surveys did not identify the presence of any protected species on the site. The proposed development will involve the removal of large areas of hardstanding and commercial buildings. The proposed scheme will introduce additional landscaping in and around the site and is therefore considered to bring ecological enhancements to the locality. The Council's Biodiversity Officer has no objection to the proposal. The development is considered to accord with Local Plan Policy 9 and guidance contained in Paragraphs 109 and 118 of the NPPF.

Other Matters

The application site houses a vehicle repair garage and a petrol pump which is served by underground storage tanks. It is proposed that all the garage infrastructure will be removed as part of the development. The previous history of the site means that it is likely to be subject to ground contamination. New development could also expose previous pollutants and chemicals. The applicant has submitted a detailed ground investigation report which has examined the site in detail. The Council's Environmental Health Section has assessed the proposal and has raised no objection subject to a condition requiring further investigation, remediation and verification.

The existing garage operation is a family run business that employs two local people. The applicant indicates that they are intending to close the business and that the redevelopment of the site forms part of this process. There is no specific Local Plan policy that seeks the retention of

commercial uses other than post offices, retail premises and public houses. However, the NPPF is supportive of economic growth and rural businesses and as such the potential loss of the business and its associated employment must be given consideration. In this instance the current garage business operates at a relatively low level and does not employ a significant number of people. Its contribution to the local economy is considered to be limited. The close proximity of the site to existing residential development also means that it is located in an area that is not particularly suited to commercial development. In addition, planning permission was also granted in 2004 for the redevelopment of the garage site to provide residential development. The principle of replacing the garage business with residential development has therefore previously been considered acceptable.

The site is located within a Flood Zone 1 and is therefore located within the lowest designation of Flood Zone. Residential development is acceptable in principle in such locations. A large area of the site is already hard surfaced or contains buildings. The proposed development will therefore not significantly increase the level of hard surfacing within the site area. The Council's Drainage Engineer has recommended the attachment of a surface water drainage condition which will require the submission of a full surface water drainage scheme. The drainage scheme will also take into account potential contamination on the site.

The applicant has amended the site application boundary to take into account the neighbour's concerns about boundary fencing at 76 Granbrook Lane.

9. Conclusion:

Overall, it is considered that the proposed development will make a positive contribution to the Council's ongoing need to provide a continuing supply of housing land. The proposal will also result in the redevelopment of a brownfield site with a form of development that is more compatible with the surrounding area. The proposed development will extend into an agricultural field to the south of the developed part of the site. However, this field already contains a commercial building and the site area will not extend significantly beyond existing development on Cedar Road to the west. The proposed development will be seen in context with existing development and will not result in an unacceptable encroachment of development into the AONB. The proposal will also remove unattractive commercial buildings and associated activity which have a negative impact on the setting of the AONB and the entrance into the village. The landscape and visual benefits of the proposal are therefore considered to outweigh the limited impact of extending development into the field to the south.

The proposal will not materially increase car borne commuting, have an unacceptable adverse impact on the vitality or viability of the settlement, cause significant harm to existing patterns of development or significantly compromise the principles of sustainable development. The proposal does not therefore conflict with criteria b) to e) of Policy 19. Overall, it is considered that the proposal accords with the principles of sustainable development set out in the NPPF and it is therefore recommended that the application is granted subject to the provision of £25,000 towards off site affordable housing and the following conditions.

10. Conditions:

In pursuance of their powers under the above Act, and having regard to the Town and Country Planning (Development Management Procedure) (England) Order 2015, the development was considered to be contrary to the following : Cotswold District Local Plan Policy 19. However, the following material considerations were of sufficient merit to justify the permitting of the development:

The proposed scheme will address the Council's need to provide a continuing supply of housing land, will result in the redevelopment of previously developed land and is located adjacent to a sustainable settlement. These benefits are considered to outweigh the other limited impacts arising from the scheme, including its impact on the Cotswolds Area of Outstanding Natural

Beauty. The proposal accords with the principles of sustainable development as set out in the National Planning Policy Framework.

The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans, which are subject to the following **conditions**:

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

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

The development hereby approved shall be carried out in accordance with the following drawing number(s): 1405 GL 049 Rev 2, 1405 GL 050 Rev 2, 1405 GL051 Rev 1, 1405 GL 052 Rev 3, 1405 GL053, 1405 GL054 Rev 1, 1405 GL 055 Rev 3, 1405 GL 056 Rev 1, 1404 GL 057 Rev 1, 1405 GL 058, 1405 GL 059, 1405 GL 060, 1405 GL 061, 1405 GL 062, 8831 001A, 8831-002A , 8831-003A, 8831-004A, 8831-005A, 8831-006A, 8831-007

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

Prior to the erection of any external wall of the development hereby approved samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan 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 approved a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. 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.

Within one month of their insertion/installation all windows, external doors (including garage doors) shall be finished in their entirety in a colour to be agreed in writing by the Local Planning Authority. The windows and external doors shall be 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.

Prior to their insertion/installation the design and details of the proposed windows and dormer windows 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 full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details.

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 drystone walls shall 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.

All development works must be carried out fully in accordance with the recommendations in Section 4 of The Ecological Assessment & Bat Survey (CWS 24th October 2014) and integral bat and bird boxes included within the new dwellings and as per the submitted landscape plan no.1405 GL052 Rev 3. All proposed mitigation and enhancements must be completed prior to the first occupation of any dwelling hereby approved and permanently retained thereafter.

Reason: To ensure that bats & birds and their habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, In accordance with the National Planning Policy Framework (in particular Section 11), Cotswold District Local Plan Policy 9 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

1. Submission of Remediation Scheme

No development shall take place until a scheme specifying the measures to be taken to address the potential pollutant linkages identified in the Ground Investigation Report for Granbrook Garage. (Listers Geotechnical Consultants. Report No. 14.10.029 Dated January 2015) has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

2. Implementation of Approved Remediation Scheme

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

3. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority and development must be halted on the part of the site affected by the unexpected contamination.

An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure any contamination of the site is identified and appropriately remediated in accordance with Local Plan Policy 5 and Section 11 of the NPPF.

The entire landscaping scheme shall be completed by the end of the planting season immediately 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.

No works relating to demolition or construction (including the arrival and departure of construction and delivery vehicles) shall take place on or to/from the site outside the hours of 8am to 5pm Monday (excluding bank holidays) to Friday and 10pm to 4pm on Saturdays and at no other time.

Reason: In order to protect the amenity of nearby residents in accordance with Local Plan Policy 5

Prior to the commencement of development, a full surface and foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate.

Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate used for design. The details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality. It is important that these details are agreed prior to the commencement of development as on site construction works could have implications for flooding and drainage in the locality.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework and Policy 38 of Cotswold District Council Local Plan. The condition is required as pre-commencement to ensure safe and suitable access for construction vehicles can be achieved prior to construction and to ensure the site build plan provides for construction vehicles to be safely accommodated and not have a detrimental effect on highway safety.

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 10m of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework. The condition is required as pre-commencement to ensure safe and suitable access for construction vehicles can be achieved prior to construction and to ensure the site build plan provides for construction vehicles to be safely accommodated and not have a detrimental effect on highway safety in accordance with Local Plan Policy 38.

No building wall shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the NPPF.

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 54mdistant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason: To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework and Policy 38 of Cotswold District Council Local Plan.

The vehicular access hereby permitted shall not be brought into use until all existing vehicular accesses to the site (other than that intended to serve the development) have been permanently closed, and the footway/verge in front has been reinstated, in accordance with details to be submitted to and agreed in writing beforehand by the Local Planning Authority.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict

between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework and Policy 38 of Cotswold District Council Local Plan.

The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan [drawing no. 1405 GL 055 Rev 3], and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework and Policies 38 & 39 of Cotswold District Council Local Plan.

No building on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraph 35 of the National Planning Policy Framework and Policy 38 of Cotswold District Council Local Plan.

INFORMATIVES :-

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

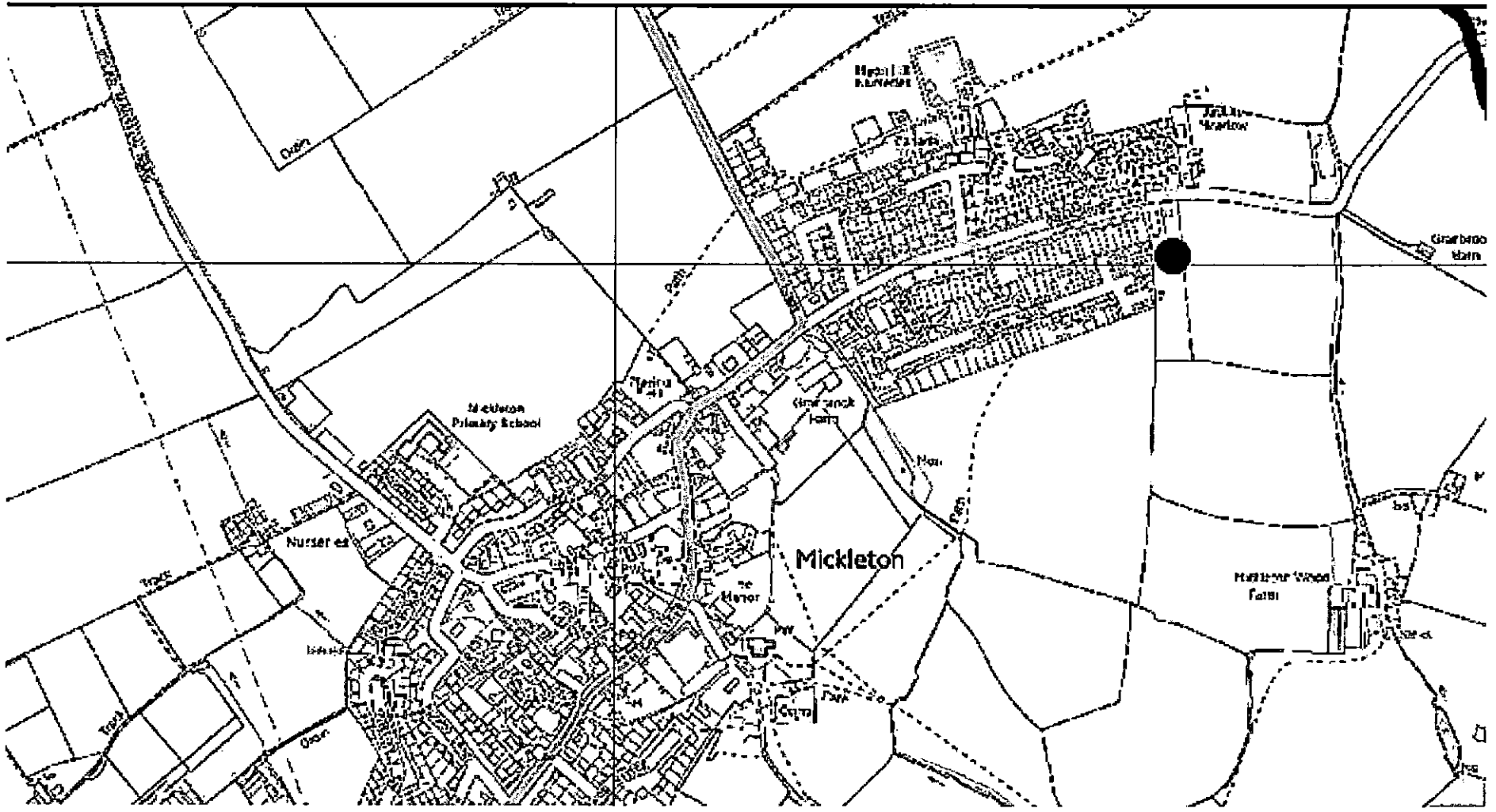
- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- The local flood risk management strategy published by Gloucestershire County Council, as per the Flood and Water Management Act 2010 (Part 1 Clause 9 (1))

The FWMA requires the drainage system for each new development or re-development (subject to exemptions) to be approved, adopted and maintained by the unitary or county council for the area before construction starts. The drainage system must take account of National Standards for the design and construction of sustainable drainage systems. These will set out the criteria on which the forms of drainage appropriate to any particular site or development can be determined.

GCC and the districts have commenced preliminary discussions with respect to the delivery model and procedures for implementing the SuDS Approval Body (SAB). However, the National Standards and commencement order for the implementation of SuDS have yet to be released. Until this is done the resources and actions, or operational timetable needed cannot be confirmed. (9.1.11 of GCC Local Flood Risk Management Strategy February 2014)

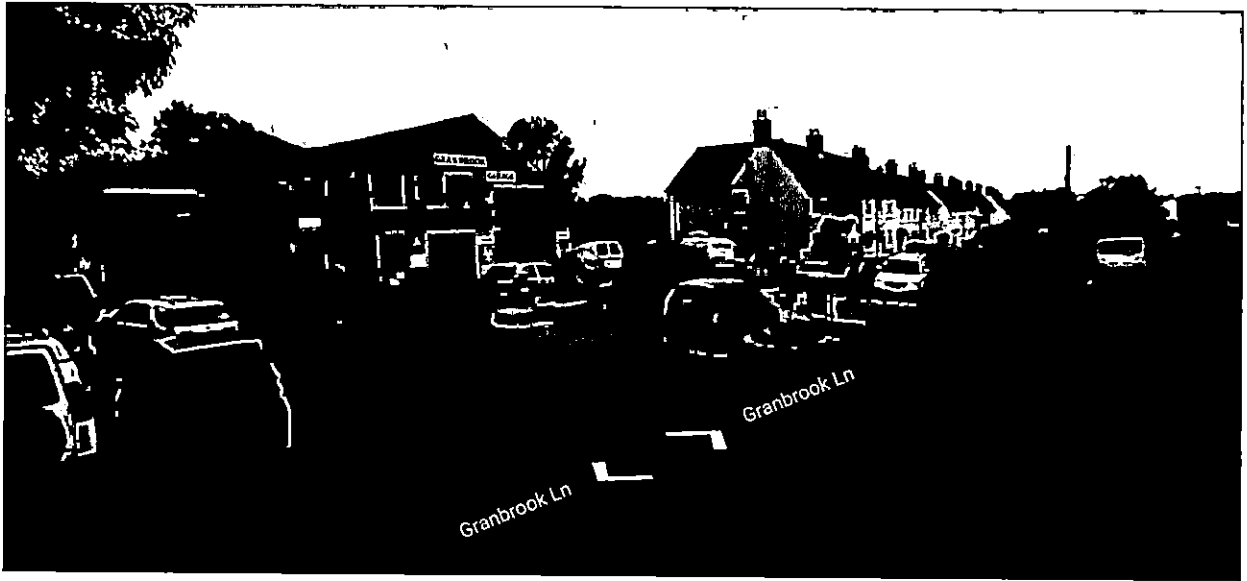
2 The applicant is advised that to discharge condition 17 that the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.



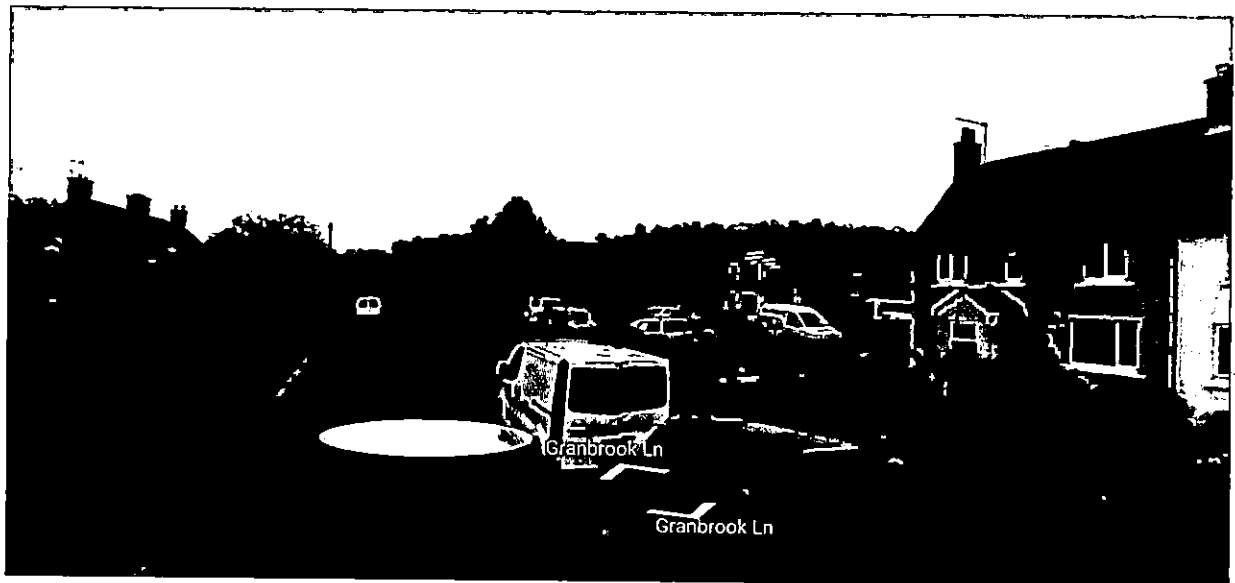
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14/035874/ANL



Above: View West along Granbrook Lane

Below: View East along Granbrook Lane





Above: View South through Existing Site

Below: View North through Existing Site

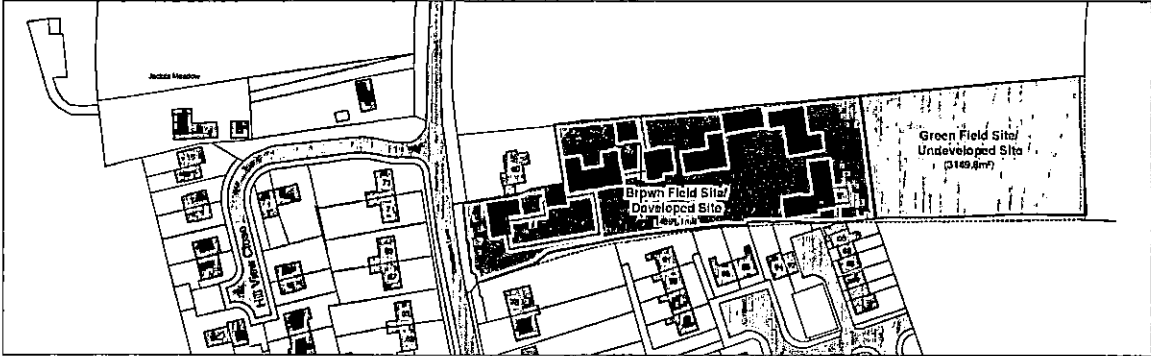




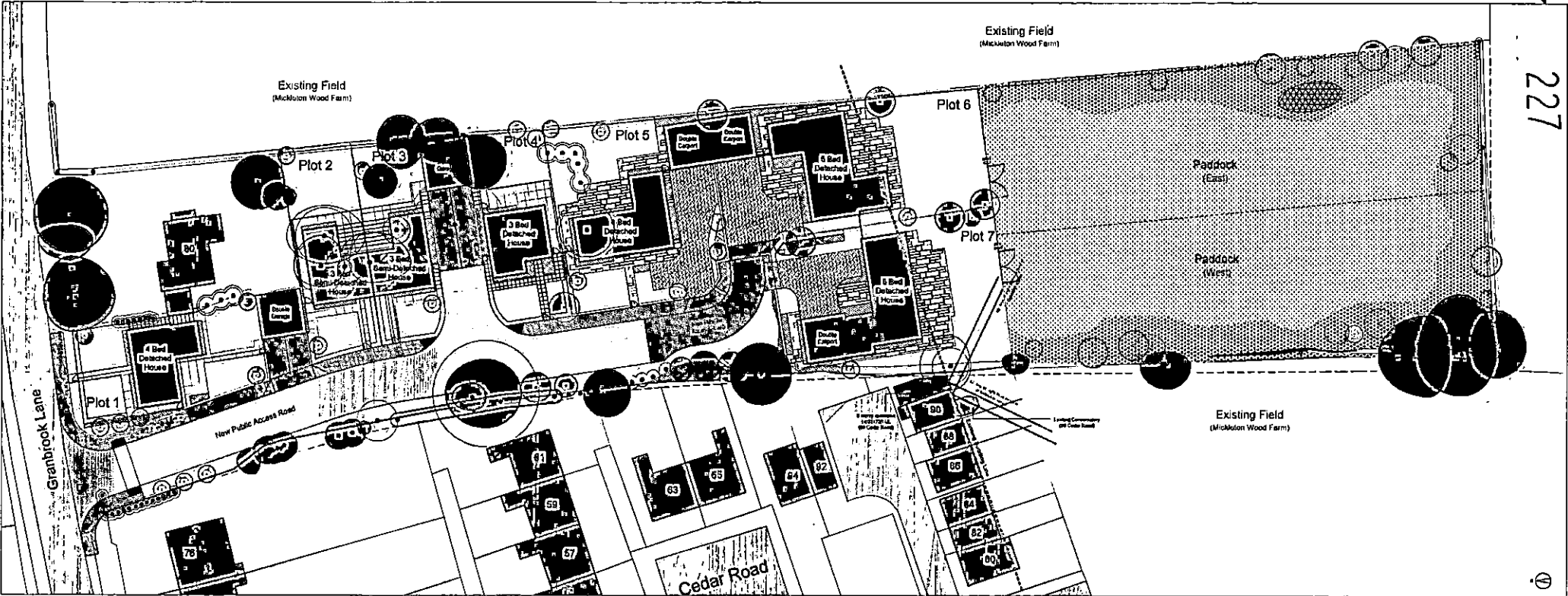
Above and Below: Dwellings to west of application site



Granbrook Lane



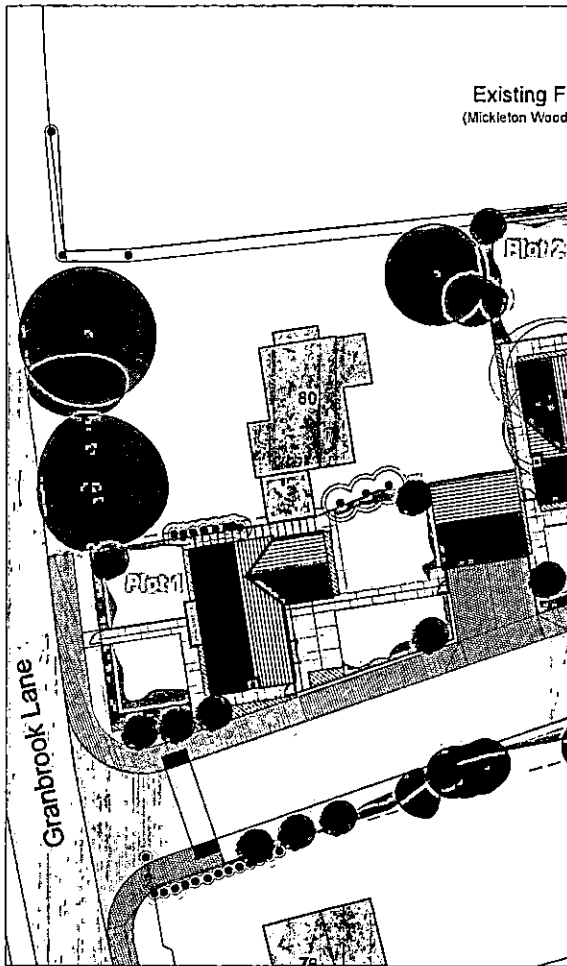
Location Plan - Brown Field/ Green Field Site - 1:600



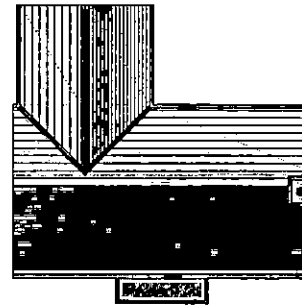
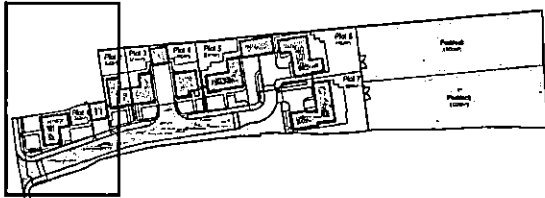
Block Plan - 1:200

Scheme Option B7

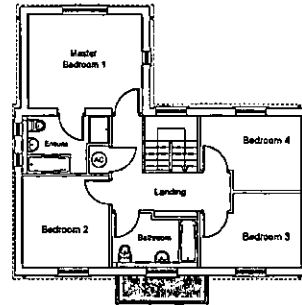




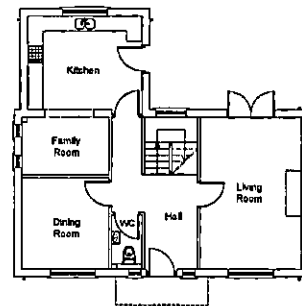
Site Plan - Plot 1 (Area = 416.4m²)
Scale - 1:200



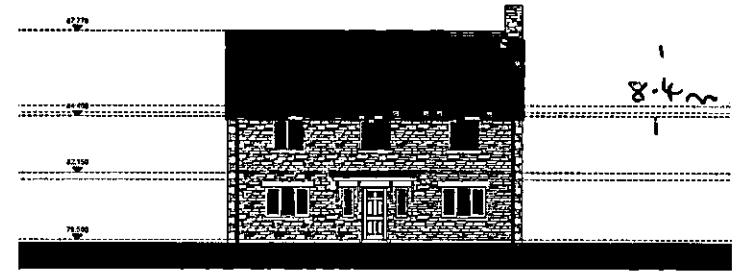
Roof Plan
Scale - 1:100



First Floor Plan
Scale - 1:100



Ground Floor Plan
Scale - 1:100



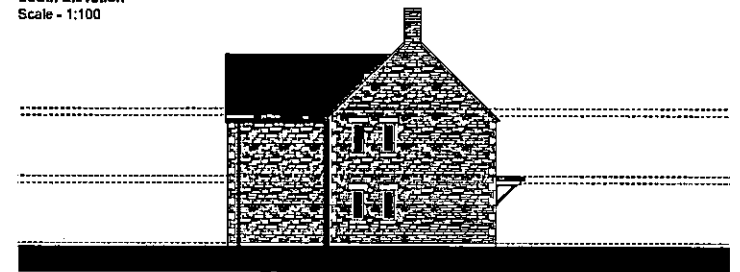
North Elevation
Scale - 1:100



West Elevation
Scale - 1:100

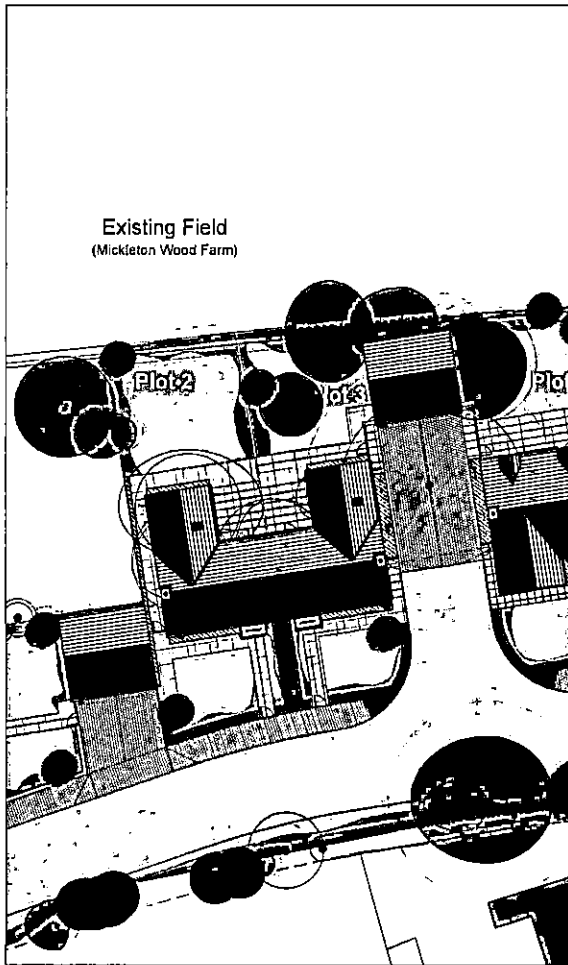


South Elevation
Scale - 1:100



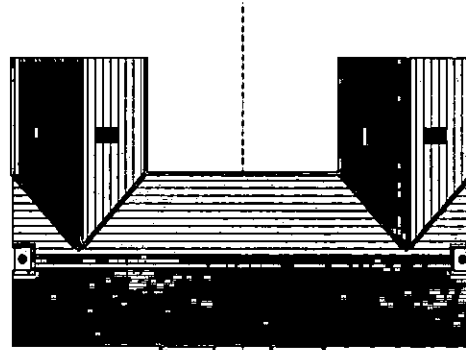
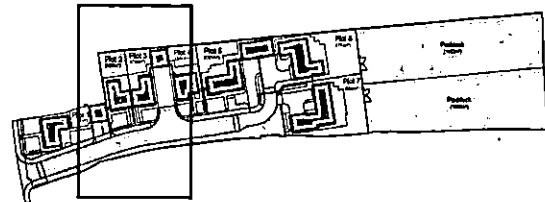
East Elevation
Scale - 1:100

4 Bedroom Detached House - Gross Internal Area = 168.0m² (1808ft²)

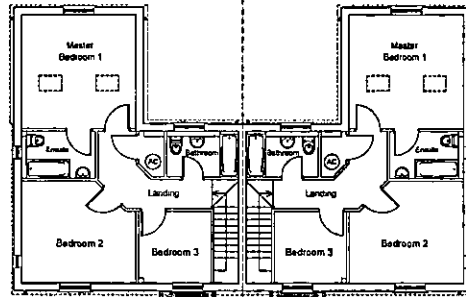


Existing Field
(Mickleton Wood Farm)

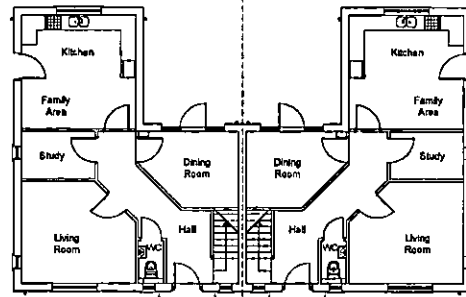
Site Plan - Plot 2 & 3 (Area = 366.1m²)
Scale - 1:200



Roof Plan
Scale - 1:100



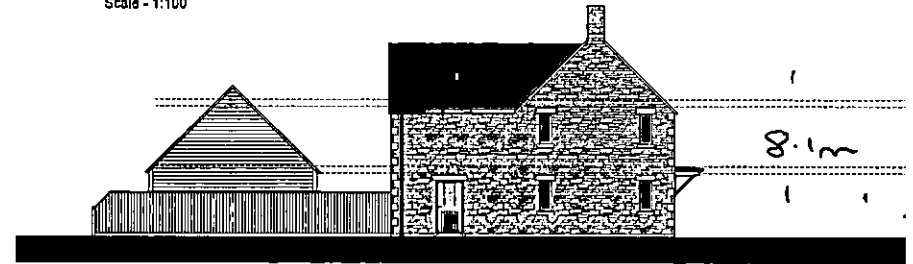
First Floor Plan
Scale - 1:100



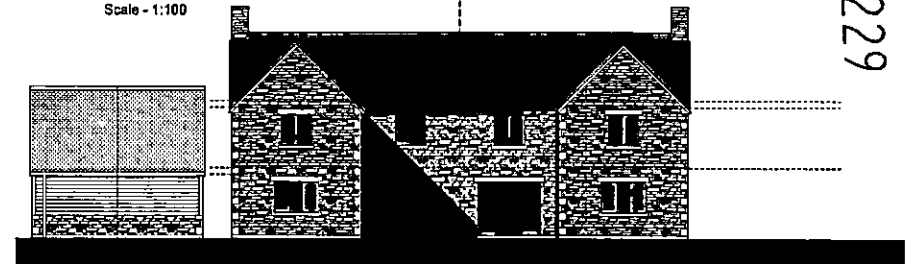
Ground Floor Plan
Scale - 1:100



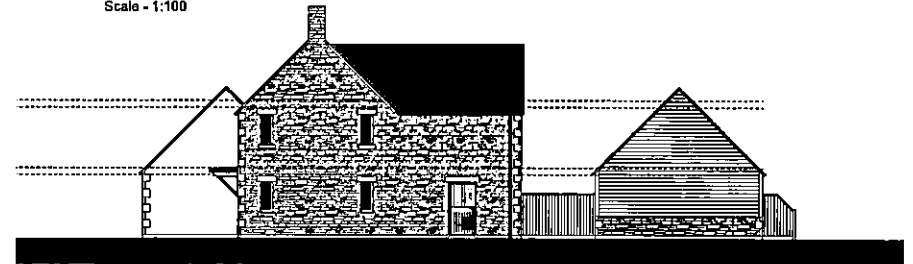
West Elevation
Scale - 1:100



North Elevation
Scale - 1:100

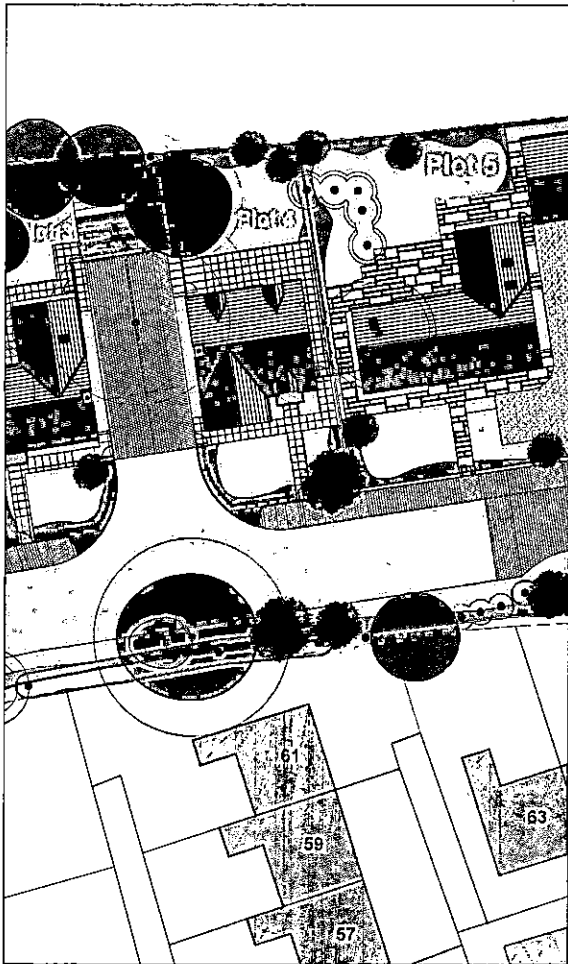


East Elevation
Scale - 1:100

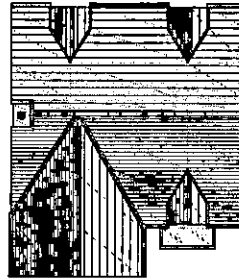
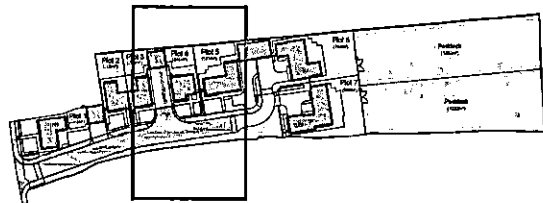


South Elevation
Scale - 1:100

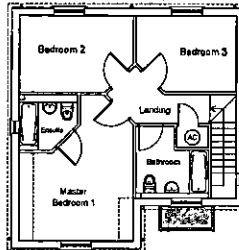
3 Bedroom Detached House - Gross Internal Area = 144.0m² (1550ft²)



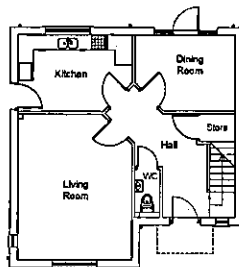
Site Plan - Plot 4 (Area = 407.6m²)
Scale - 1:200



Roof Plan
Scale - 1:100



First Floor Plan
Scale - 1:100



Ground Floor Plan
Scale - 1:100



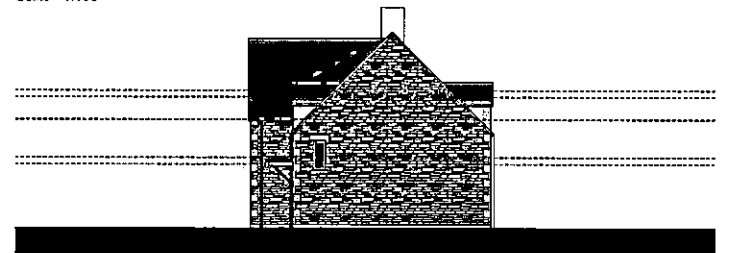
West Elevation
Scale - 1:100



North Elevation
Scale - 1:100

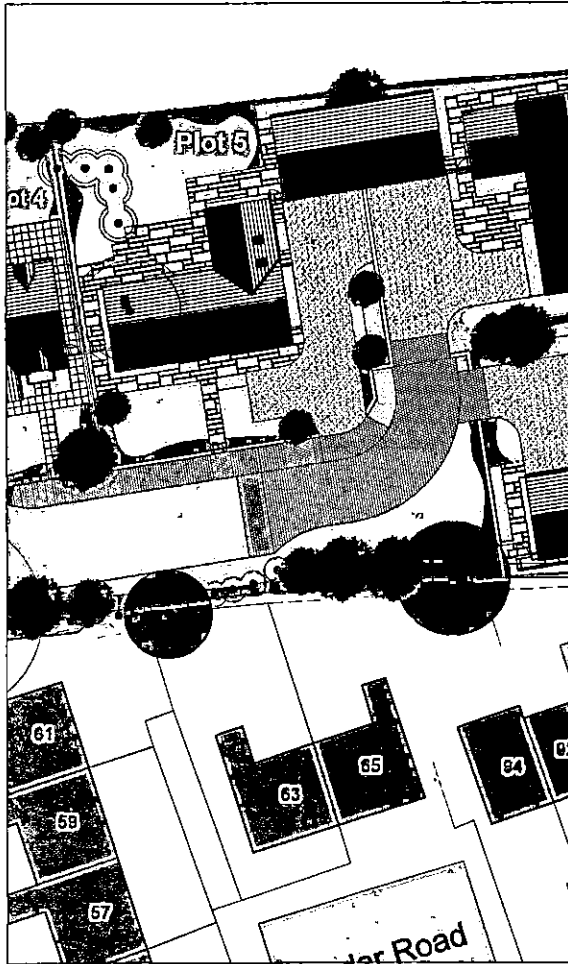


East Elevation
Scale - 1:100

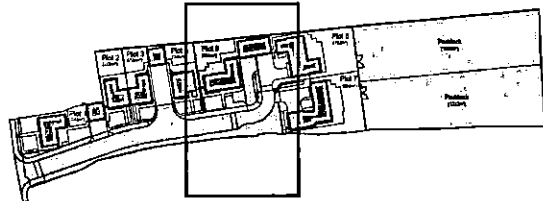


South Elevation
Scale - 1:100

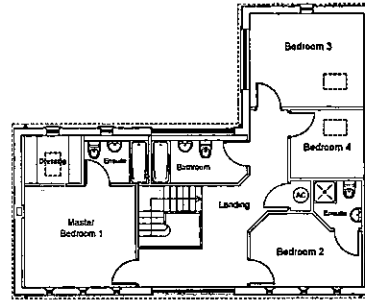
3 Bedroom Detached House - Gross Internal Area = 138.0m² (1485ft²)



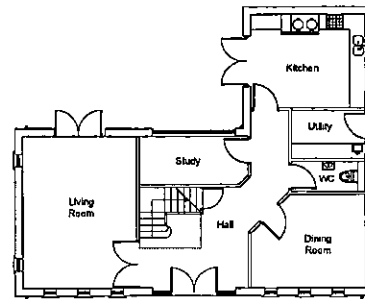
Site Plan - Plot 5 (Area = 646.0m²)
Scale - 1:200



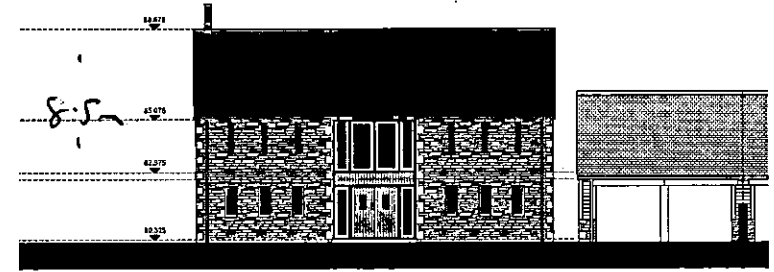
Roof Plan
Scale - 1:100



First Floor Plan
Scale - 1:100



Ground Floor Plan
Scale - 1:100



West Elevation
Scale - 1:100



North Elevation
Scale - 1:100



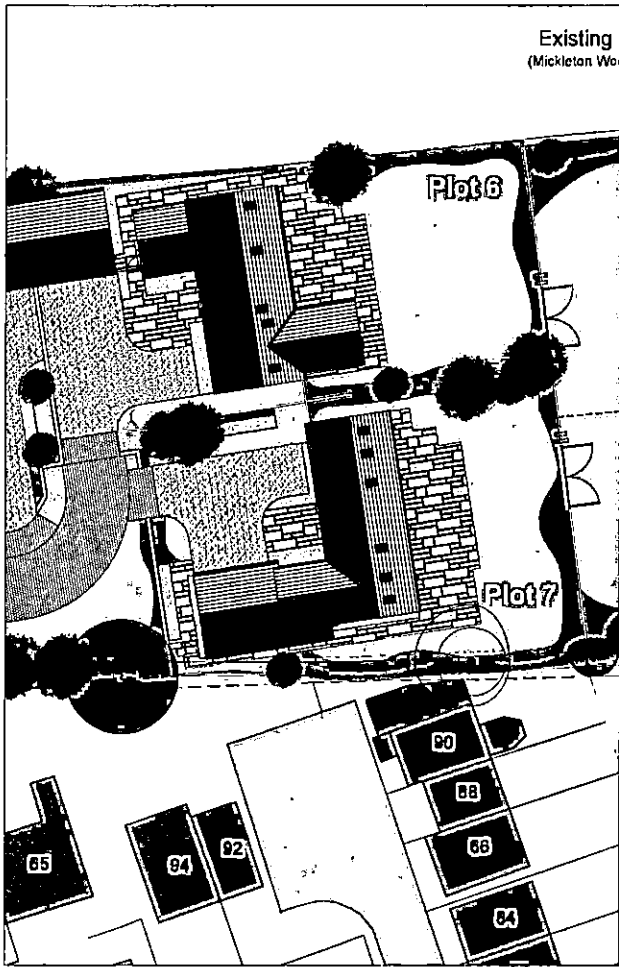
East Elevation
Scale - 1:100



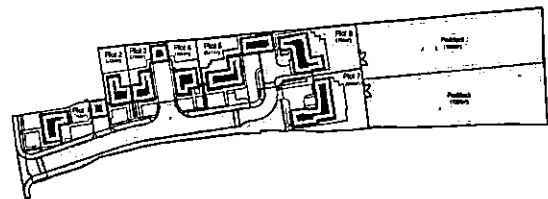
South Elevation
Scale - 1:100

4 Bedroom Detached House - Gross Internal Area = 205.2m² (2209ft²)

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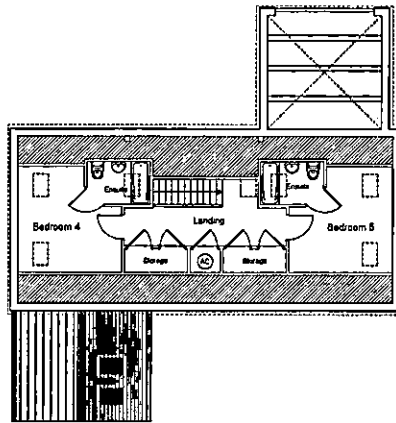


Site Plan - Plot 6 (Area = 767.7m²)
Scale - 1:200

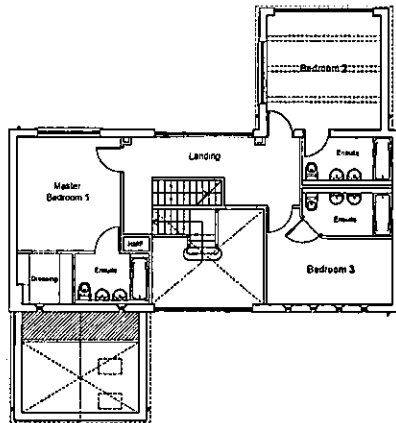


5 Bedroom Detached House - Gross Internal Area = 301.1m² (3241ft²)

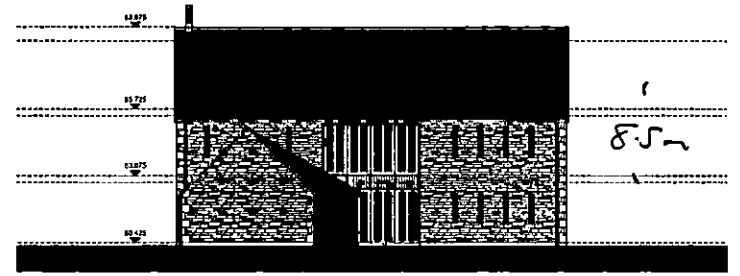
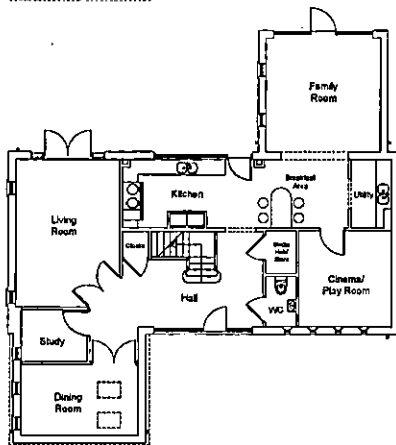
Ground Floor Plan
Scale - 1:100



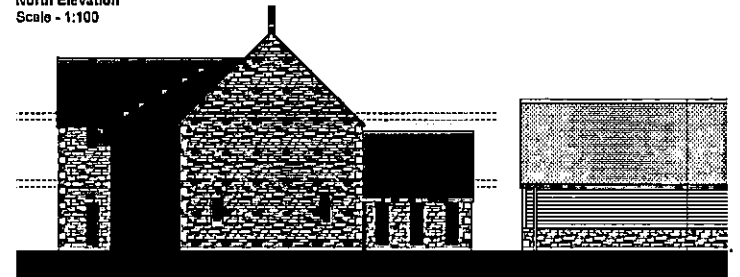
Second Floor Plan
Scale - 1:100



First Floor Plan
Scale - 1:100



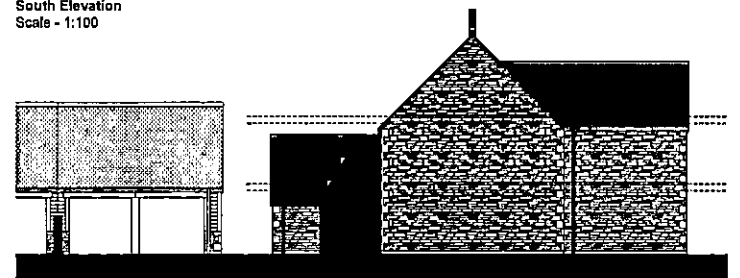
North Elevation
Scale - 1:100



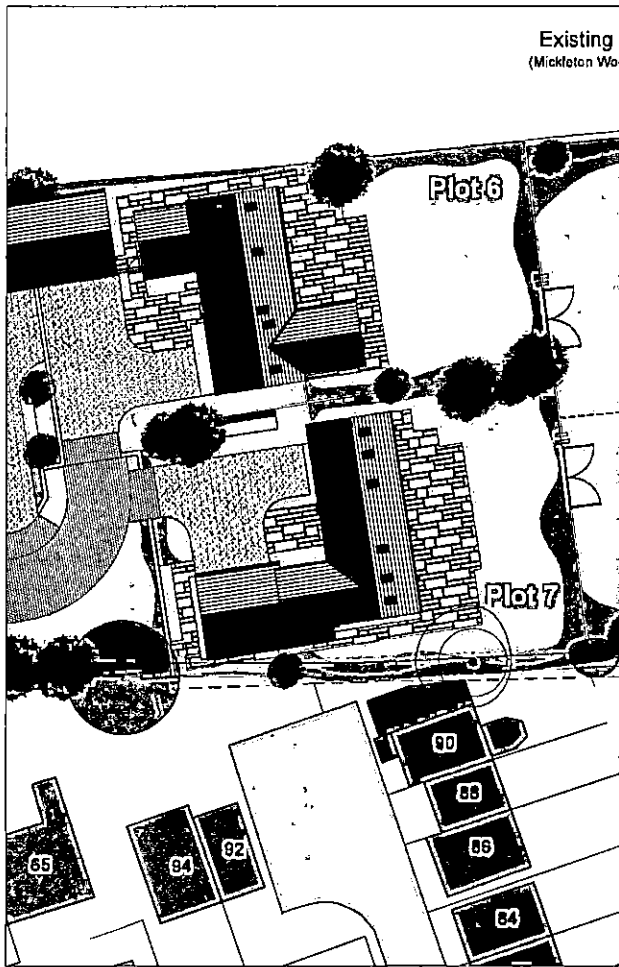
East Elevation
Scale - 1:100



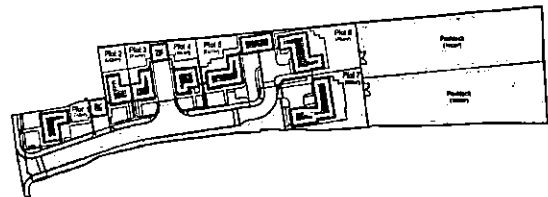
South Elevation
Scale - 1:100



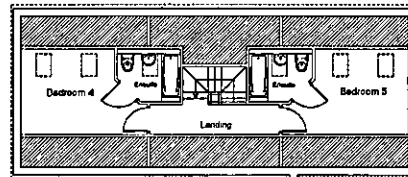
West Elevation
Scale - 1:100



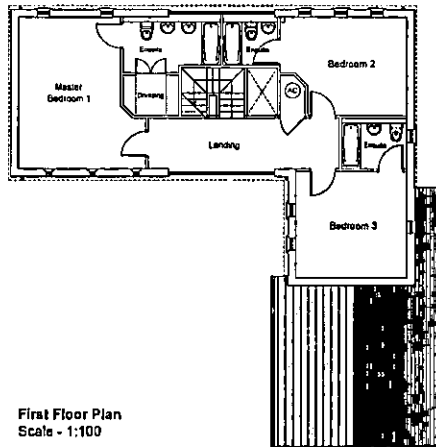
Site Plan - Plot 7 (Area = 736.5m²)
Scale - 1:200



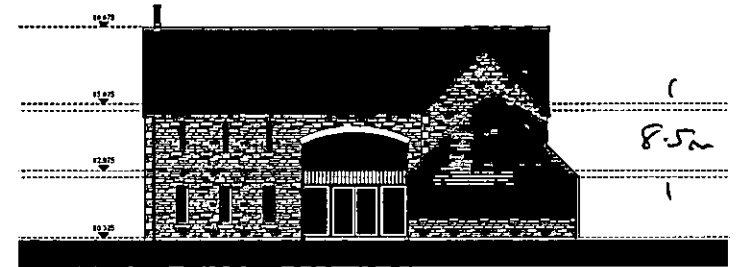
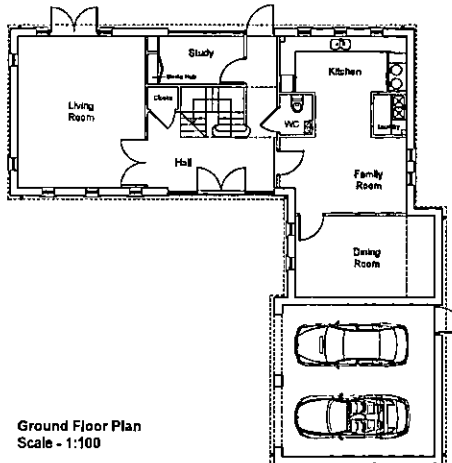
5 Bedroom Detached House - Gross Internal Area = 272.6m² (2934ft²)



Second Floor Plan
Scale - 1:100



First Floor Plan
Scale - 1:100



North Elevation
Scale - 1:100



East Elevation
Scale - 1:100



South Elevation
Scale - 1:100



West Elevation
Scale - 1:100