

Item No 02:-

15/04968/FUL (CD.4550/A)

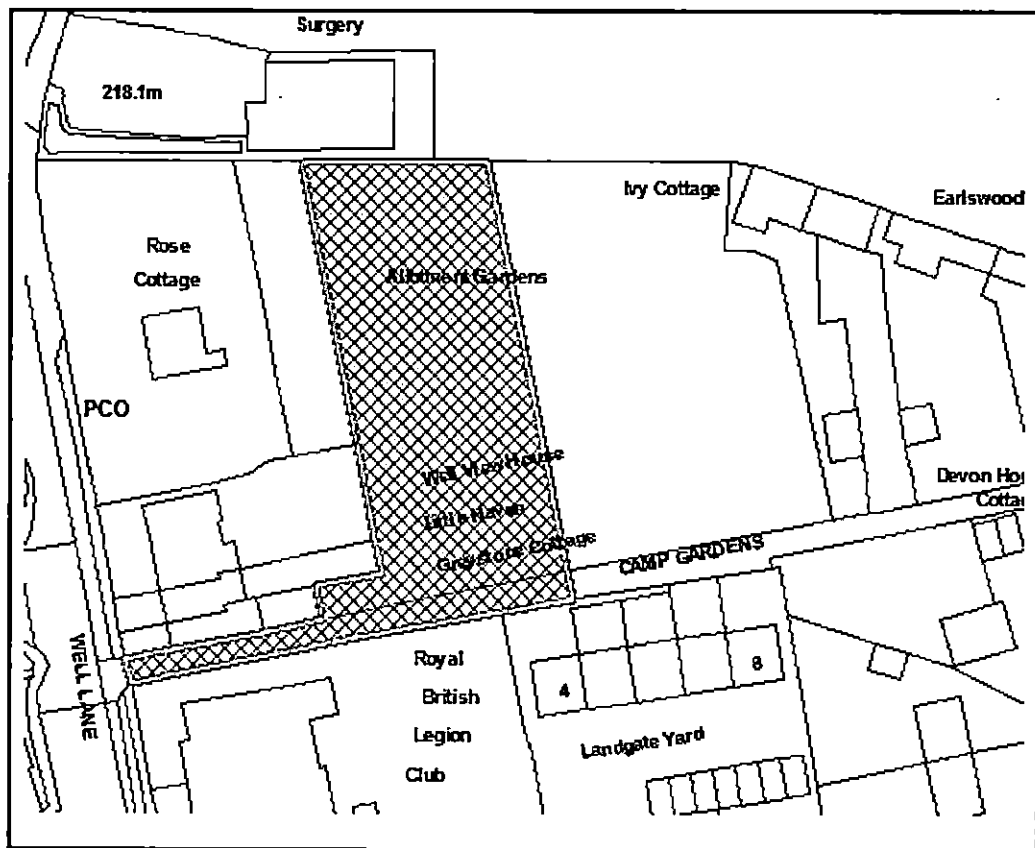
**Camp Gardens
Stow-On-The-Wold
Gloucestershire
GL54 1DQ**

Item No 02:-

**Erection of 5 dwellings and upgrading of existing allotments at
Camp Gardens
Stow-On-The-Wold**

| Full Application 15/04968/FUL (CD.4550/A) | |
|--|-----------------------|
| Applicant: | Mrs Rebecca Whitby |
| Agent: | SF Planning Limited |
| Case Officer: | Martin Perks |
| Ward Member(s): | Councillor Barry Dare |
| Committee Date: | 8th June 2016 |

Site Plan



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RECOMMENDATION: PERMIT

OFFICER UPDATE:

This application was originally heard at the Planning and Licensing Committee meeting held on the 9th March 2016. Committee resolved to grant permission for the the proposed development subject to the completion of a S106 legal agreement covering the provision of two affordable dwellings (in accordance with Local Plan Policy 21).

At the time of the 9th March meeting Local Plan Policy 21 was the primary document covering the provision of affordable housing within development schemes across the District. However, subsequent to the aforementioned meeting national guidance in respect

of affordable housing provision has changed. There has therefore been a material change in circumstances since the 9th March meeting.

In November 2014 the Government introduced guidance relaxing the requirements to provide affordable housing on schemes of 10 units or less and that were less than 1000 sq metres in floor area. However, this guidance was successfully challenged at the High Court in July 2015. The Government subsequently withdrew their guidance pending the outcome of a decision by the Court of Appeal. On May 13th 2016 the Court of Appeal issued a judgment confirming that the Government's original guidance was sound. In response to the Court of Appeal judgment the Government updated its Planning Practice Guidance (PPG) on the 20th May 2016. Paragraph 031 of the PPG states;

'There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.

These circumstances are that;

- contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm
- in designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty.'

At the present time the Council has not formally adopted the lower threshold of 5 units or less and as such the 10 unit/1000 sq metre threshold is applicable in this instance. The proposed development is for 5 dwellings with a gross floor area of approximately 550sq metres. It therefore falls within the exemption threshold set out in Paragraph 031 of the PPG.

The PPG is a material consideration that must be given significant weight in the consideration of the application. In light of the age of the current Local Plan and the fact that the PPG constitutes national guidance it is considered that it is no longer possible to sustain a case that affordable housing should be provided as part of this scheme. It is therefore recommended that the application should be approved without a requirement to provide affordable housing.

The provision of affordable housing was one of a number of factors that weighed in favour of the scheme. It was not the prime reason for the application being recommended for approval. The site is located within a Development Boundary and is in a sustainable location in terms of access to services and facilities. The proposal will contribute to the Council's supply of deliverable housing land and raises no other substantive issues that merit a refusal of the scheme. It is therefore considered that the proposal accords with the principles of sustainable development as set out in the NPPF.

The original Officer report to the meeting held on the 9th March 2016 follows this bold text;

Main Issues:

- (a) Residential Development within a Development Boundary
- (b) Design and Appearance
- (c) Impact on Scheduled Ancient Monument
- (d) Impact on Highway Safety
- (e) Provision of Affordable Housing
- (f) Impact on Residential Amenity
- (g) Loss of Allotments
- (h) Impact on Trees
- (i) Impact on Protected Species

Reasons for Referral:

The Case Officer and Cllr Dare consider it appropriate that Committee Members have the opportunity to assess the highway implications of the proposal.

1. Site Description:

This application relates to a parcel of land measuring approximately 0.14 hectares in size. It forms part of a larger area of land measuring approximately 0.32 hectares in size. The land is primarily used as allotments. However, parts of the area are overgrown and the north western part of the land is occupied by a number of trees.

The site is located within the Development Boundary for Stow-on-the-Wold as designated in the Cotswold District Local Plan 2001-2011. It is also located within the Cotswolds Area of Outstanding Natural Beauty (AONB). The site is located outside Stow-on-the-Wold Conservation Area (CA). At its closest point (its north west corner) the application site is located approximately 48m to east of the boundary of the CA.

The northern boundary of the application site lies adjacent to a Scheduled Ancient Monument (SAM) - Prehistoric enclosure known as Stow Camp (National No. 1017341). The SAM extends along the northern boundary of the allotments and to the north of properties lying at the eastern end of Camp Gardens. A doctors' surgery building lies within the SAM area immediately to the north of the application site.

The western boundary of the application site adjoins the rear (eastern) boundary of a terrace of dwellings fronting Well Lane to the west. The southern edge of the application site lies alongside an unadopted access lane serving existing properties on Camp Gardens to the east. The eastern boundary of the site adjoins existing allotments.

The application site lies approximately 35m to the east of Well Lane. Vehicular and pedestrian access from the aforementioned highway to the application site is via an unadopted, unmetalled lane that measures approximately 2.5m to 2.7m wide for its first 30m. The western part of the lane lies between a high stone boundary forming the boundary of the Royal British Legion and the side elevation of a dwelling (Greystones Cottage).

2. Relevant Planning History:

CD.4550 Outline application for residential development at a density of 12 dwellings to the acre. Vehicular access Refused 1968

Access was via Parson's Corner at northern end of Well Lane.

3. Planning Policies:

LPR18 Development within Development Boundaries
NPPF National Planning Policy Framework

LPR21 Affordable Housing
 LPR33 Playing Fields, Sports Facilities, Allotments
 LPR38 Accessibility to & within New Development
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

Gloucestershire County Council Highways: No objection subject to conditions

Gloucestershire County Council Archaeology: No objection subject to condition requiring programme of archaeological investigation

Gloucestershire County Council Community Infrastructure: No response to date

Historic England: No objection

Thames Water: With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Environmental Health Officer Contamination: No objection subject to ground investigation condition

5. View of Town/Parish Council:

'Stow Town Council would like to see a condition imposed for site vehicle and tradesman access limited to the adjacent field, thus ensuring the free flow of 'normal' traffic and limiting the damage to the unmade road. In addition, a protection on the remaining green amenity space, precious to Stow'

6. Other Representations:

6 letters of objection and one general comments received.

Main grounds of concern are:

i) It has been a condition of acceptance in planning applications in the past that no new dwellings can be constructed in Camp Gardens because the access is substandard and inadequate. The access to this site is between a house and a high wall and has been measured at 2.6M and not as the application states 3-3.5M. This is the best that can be achieved measured wall to wall with no account being taken of pipes and guttering on the house. The surface is unmetalled and unstable and could not be used by heavy vehicles without damage, while the applicant owns the lane they have done nothing to maintain it in the forty years I have lived here, and I fear any damage caused during construction will not be repaired. The junction to Well Lane is obscured by parked cars and whilst no injury accidents have taken place there have been damage accidents where someone has pulled out into the path of oncoming cars causing a collision due to being unable to see. The lane being unadopted means people can, and do, park right up to and sometimes over the exit, I have had to complain to the Police on a number of occasions to have cars moved from positions that preclude a left turn from Camp Gardens. The other issue is the junction is 50 yds from the doctors surgery and parking there is inadequate. The doubling of

vehicle movements into and out of the lane using the junction is at best foolhardy and at worst dangerous. I urge the committee to inspect this junction before making any decision. The access is not large enough for emergency vehicles and whilst the applicant has mitigated the fire brigade access by the fitting of sprinklers, I can confirm that from personal experience a full size ambulance won't attempt to come down the lane and any casualty has to be taken to the top by chair. Should the application be granted, maybe by using a different access strategy I would hope the committee would make it a condition that the applicant made a substantial and permanent improvement to the surface of the whole lane.

ii) Camp Gardens is an unmade road which for the first 30 metres adjacent to Grey Stone Cottage is between 2.55m and 2.75m in width with no allowance made for soil pipes, boiler flues etc. Given that a current model Ford Transit is 2.4m wide this requires a considerable amount of skill to manoeuvre along the lane. The surface of Camp Gardens is effectively that of a farm track. No maintenance has been carried out by the Whitby's or anyone else, during my 18 years as a resident here, save for a recent attempt by one of the residents as they could no longer navigate it without risk of damage to their vehicle. Whilst this lasted a while, this was quickly undone by the arrival of a small tracked excavator to carry out the archaeological survey, thereby returning the top section to its previous condition, as well as damaging a water stop cock cover, which is still broken.

iii) The exit onto well lane, measures 2.75m with no discernible splay to either wall. In the access statement, no allowance within the visibility splay drawing has been made for the fact that vehicles are parked almost constantly either side of the entrance to Camp Gardens, which given the gradient to the south, often reduces the view of approaching traffic to effectively nil. Direct comparison with Chapel St. and Shepherds Row are not relevant as both are easily identifiable as adopted roads, being metaled, wider and afforded the addition of road markings to restrict parking adjacent to their exits onto well lane. In addition to this during busy periods in attempt to find a space, vehicles often park right up to and sometimes across the entrance of Camp Gardens, resulting in the police having to be called on a number of occasions. Unfortunately, although no injuries have been recorded, there have been at least 2 accidents that I know of caused by pulling out unsighted into well lane. Well lane is very busy during office hours, due to the proximity of the doctors' surgery to the north, which coupled with a lack of sufficient parking, has been known to cause mayhem. Well lane is a well used "rat run" linking Park St. with The Fosseway, thereby avoiding the Traffic lights at the top of Sheep St. which regularly cause tailbacks far back past the entrance to well lane. I fear that the addition of a passing space, will do little to improve the increase in traffic flow as there is only an available 8m of space, which is insufficient to allow all but the smallest cars to pull in and out in one go due to the proximity of a telegraph pole. Refuse is currently amassed on the road side for collection on appropriate days, as the wagons cannot access the lane, with there regularly being 10 or more wheelie bins around the entrance to Camp Gardens. This development would potentially add a further 10 bins to this I am unclear as to the validity of the movement figures as I have been unable find any residents who have witnessed any kind of traffic survey being carried out. I would strongly urge the committee to inspect and review the access to and from Camp Gardens before reaching a decision on this development.

iv) Insufficient and poorly maintained access. Greystones Cottage boundary wall lies at the entrance to Camp Gardens and runs for approximately 30 m down the lane. Access to and from my property is directly onto this lane from the front and back door. Also other properties within my terrace block have designated rear access directly onto this lane.

v) On the right hand side to the entry of Camp Gardens there is a high drystone wall which would be vulnerable to damage and serious safety issues should it be hit by high sided construction vehicles.

vi) At present all delivery vehicles that attempt to navigate their way down the lane, do so in reverse as there is no easy turnaround places at the bottom of the lane, and on two occasions my building has been hit and damaged.

vii) Unnecessary inward development of our town. Many new building projects have been approved and built within the last 10 years in Well lane and the surrounding area, do we really need to keep building inwards within the boundaries of our town, and continue to make it more congested than it already is? I have no objection to new developments, but let's do it in outwardly direction. The unique quirkiness of this town is much loved and admired by residents and visitors alike, please can we try and preserve the life and soul of our town without the need for constant inner building.

- viii) Very few allotment and open areas exists these days for the benefit of the community, surely we should try and preserve this?
- ix) We are concerned about our access right of way at the back of our property. We have right of way for back entrance to our gardens for both Little Haven & well view cottage. We have young children and no provision for their safety has been considered within your plans, reference access to back properties - this is used daily by us all. We are also concerned about height of the new dwellings, and the sunlight at the back of our properties. Our other concern is the fact that emergency vehicle access is impossible in our lane. Ambulance & Fire Engine cannot access the properties. Parking in well lane is already impossible for residents. Visitors of existing residents of camp gardens and also residents of camp gardens already take up many spaces. This along with daily parking of people who work daily in the square make parking very difficult on work days. Our pets have both been run over due to speed and lack of visibility - this makes us concerned about safety for the children with additional traffic.
- x) Calculation of the visibility splay from the end of Camp Gardens to enter Well Lane is incorrectly calculated. The splay should be 2.4m back from the mouth of the lane and they appear to have taken it from 2.4m outside the mouth of the lane. The splay is particularly important at most times of day there is no way to get out of the lane without nosing out and hoping any oncoming traffic stops. Cars park right to the edge of Camp Gardens and visibility is non existent.
- xi) The proposal suggests 10 parking spaces. Although there are only 8 houses further down the lane there are 20 cars which are owned and used on the lane regularly. The development would increase vehicular traffic by 50%. Since only one vehicle is used to access the allotments this could not be compensated for by reduction in allotment traffic.
- xii) As the road is unadopted and cannot be accessed by a bin lorry all residents take their rubbish and recycling bins to the top of the lane. This results in considerable obstruction on the verge on Well Lane. An extra 6-7 bins would create an even greater inconvenience to pedestrians and cars on Well Lane.
- xiii) As a resident of Camp Gardens I have no real objection to the planned houses but I do think that the additional traffic on the lane would be unacceptable and make life very difficult for residents further down the lane. Unless some other access route can be found I think this application should be rejected.
- xiv) In recent past an octogenarian resident was denied an ambulance in Camp Gardens and had to be taken to an ambulance waiting in Well Lane.

General Comments are:

i) In principle the development is not inappropriate for the area. However, I have serious concerns for the level of traffic down the narrow lane throughout the construction of these houses, especially as traffic is limited to transit van size vehicles less than 7.5 t. Plus the road surface already deteriorates very quickly with the existing traffic use. So in the long term there would have to be a binding provision of repairing the lane by the developer.

7. Applicant's Supporting Information:

Archaeological Evaluation
 Planning Statement
 Arboricultural Survey, Impact Assessment and Method Statement
 Ecological Appraisal
 Design and Access Statement
 Access Statement
 NMU Context Report
 Stage 1 Road Safety and Mobility Audit

8. Officer's Assessment:

Proposed Development

The applicant is seeking Full planning permission for the erection of 5 dwellings and associated gardens and car parking. The residential development will take the form of a detached part two

storey/part single storey 4 bed dwelling and a two storey terrace of two 3 bed dwellings and two 1 bed apartments. The detached dwelling will have a maximum height of approximately 8m. The ridge height of the terrace will be approximately 7.5m.

The external walls of the proposed dwellings will be constructed in natural stone and render with blue slate and plain tile used for the pitched roofs. The single storey flat roof proposed for the detached dwelling will have a sedum roof. Timber casements will be used for windows.

The proposed terrace will face onto the access lane (Camp Gardens). Off lane parking will be provided for 7 vehicles to the front of the terrace. Rear gardens will be provided for each of the terraced dwellings. The proposed detached dwelling will be located to the rear of the terrace and will be provided with parking for 3 vehicles. It will also be provided with its own private garden space.

The applicant is also proposing to create a new lay by/passing place alongside the existing lane. It will be located on a grassed area that lies to the rear of Greystones Cottage to the west.

The two one bed apartments are proposed as affordable housing units.

(a) Residential Development in a Development Boundary

The application site is located within a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. The proposed development is therefore primarily covered by Policy 18: Development Within the Development Boundaries of Cirencester and the Principal Settlements of the aforementioned plan.

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. Criterion d) states that development should not materially harm 'the open character of a settlement by limiting or closing important views, or infilling gaps, spaces or other breaks in development, which, individually or collectively, make a positive contribution to the settlement's overall appearance or setting.' These criteria are still considered to be consistent with guidance in the NPPF and as such can still be given weight.

Stow-on-the-Wold is also identified in emerging Local Plan documents as one of 17 key settlements that has sufficient facilities and services to accommodate new residential development in the period up until 2031. The Local Plan Consultation Paper: Preferred Development Strategy May 2013 states that the town has good self containment in that 50% of travel to work journeys start and finish in the Ward. Most of the employment opportunities are focused on the town centre. Stow-on-the-Wold town centre ranks 2nd amongst the town centres in Cotswold District and is described as 'healthy and vibrant with lower than average vacancies.' The Local Plan Reg 18 Consultation: Development Strategy and Site Allocations (January 2015) sets out a proposed housing allocation of 121 new dwellings for the town in the period up until April 2031. A total of 91 dwellings have been completed or granted permission since April 2011 leaving a total of 30 dwellings still to be provided to meet the overall 121 dwelling allocation. Whilst this allocation is only a guide and can only carry very limited weight it does still give an indication of the level of development that the town could reasonably be expected to accommodate in the coming years.

It is evident from the above that the ability of the town to accommodate new residential development has been assessed as part of the emerging Local Plan process. The Local Plan Consultation Paper recognises that the settlement is able to offer a range of services and amenities which can meet many of the day to day needs of the community. Stow-on-the-Wold has therefore been recognised as a potentially sustainable location for new residential development in terms of accessibility to services, facilities and amenities.

The site forms part of a larger parcel of land that was initially included in the Council's Strategic Housing Land Availability Assessment (SHLAA) Review 2014 under reference S_47 Camp Gardens Allotments. The SHLAA states the following;

'Unsuitable and unachievable - very narrow single track access, which would require acquisition of neighbouring land and demolition of wall to create enough width for access road. However, demolishing the wall would be an unacceptable loss of a heritage asset. In addition, site comprises of active allotments and it is not seen where a suitable alternative site in the local area could be provided. The site is also in a prominent location within the landscape and development would have a damaging impact on the AONB and views into Stow. Other constraints include: filled quarry or landfill buffer zone; northern boundary borders a SAM; Grade 3 agricultural land (detailed survey required); large trees; intensification of traffic on Well Lane.'

SHLAA site S_47 was considered to be 'Not currently developable'

Notwithstanding the above, it must be noted that the current application site is smaller than the aforementioned SHLAA site. It occupies approximately 40% of the SHLAA area. In addition, the SHLAA review process does not look at detailed proposals for a site. The SHLAA is prepared to help inform the site allocations made in the Local Plan. It does not preclude the future development of a site should a planning application be submitted which addresses all the relevant planning considerations.

In considering the application it is also necessary to have regard to national policy and guidance. Paragraph 001 of the Government's Planning Practice Guidance 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.'

Paragraph 55 of the NPPF states that 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.'

The current application site is located to the east of the town centre. The entrance to the application sites lies approximately 430m from the Market Square and 450m on foot from the town's primary school. The distance from the site to the town centre and school is consistent 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.' The site is considered to be within reasonable walking and cycling distance of amenities, facilities and public transport links. It is considered that the site does represent a sustainable location for new residential development in terms of accessibility to services, facilities and amenities and is a location where residential development can be acceptable in principle. The proposed development is also of a size and form which will contribute to the vitality of the settlement. These factors weigh in favour of the proposed scheme.

(b) Design and Appearance

The proposed development seeks to reflect traditional building forms. All new external stonework will be natural stone. The size and proportions of the proposed dwellings are considered to be consistent with existing development in the locality. The proposed terrace will incorporate eaves gables to its front which are a traditional Cotswolds feature. Two storey projections will extend from the rear of the terrace. Existing properties in the area also have such extensions to their rear. The proposed detached dwelling has been designed to reflect an agricultural barn with a simple relatively plain two storey element and a subsidiary single storey range to its side. The use of a green sedum roof in the single storey element is considered to be sympathetic to the allotment location and to help soften the overall impact of the proposal. The barn style character of the building is considered to sensitively reflect the agricultural/horticultural history of the site.

In addition to the proposed dwellings the applicant is proposing to introduce drystone walling around some of the garden boundaries. It is also proposed to introduce a new native hedgerow between the detached dwelling and the remaining allotments.

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'. It is considered that the proposed development is of a form that does respond sympathetically to its location and accords with the aspirations of the aforementioned policy.

In the context of Policy 18 it is considered that the siting, appearance and scale of the development will respect '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.' The site is not readily visible from public view. It lies at one end of an open area which is currently partly overgrown. The siting of development at the western end of the allotment area is considered not to have a materially harmful impact on the openness of the space as a whole. The proposal will retain over half the existing allotment area and thereby retain the sense of openness that currently exists to the west of the dwellings located at the eastern end of Camp Gardens. The proposal is considered not to have a materially harmful impact on the 'open character of a settlement by limiting or closing important views, or infilling gaps, spaces or other breaks in development'. The proposal is therefore considered to accord with Local Plan Policies 18 and 42.

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 and support thriving rural communities within it.' It also states that planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'

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.

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.

In this instance the application site is located within an existing settlement. The proposed development will lie alongside existing residential development and will not result in an

encroachment of development into the open countryside. The site is not readily visible from public view and the proposed development is considered not to have a material impact on the setting of the town or its relationship with the wider AONB landscape. It is seen in an urban context and is considered not to have an adverse impact on the character or appearance of the AONB. The proposed development is also considered not to constitute major development having regard to Paragraph 116 by virtue of the limited number of dwellings proposed, their modest size and scale and their close proximity to existing residential development. The proposal reflects the local character and distinctiveness of the locality and therefore the need to demonstrate exceptional circumstances is not required in respect of this particular proposal.

(c) Impact on Scheduled Ancient Monument

The northern boundary of the application site adjoins a Prehistoric enclosure known as Stow Camp Scheduled Ancient Monument (SAM). The SAM constitutes a designated heritage asset.

Paragraph 132 of the NPPF 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.'

Historic England is a statutory consultee in relation to applications that may have an impact on SAMs. They have advised that the 'scheduling covers a small section of the rampart and ditch of a large Bronze Age settlement. Defended settlements of this date are rare and even rarer are ones of this size; which is twice the size of other identified examples. The majority of the settlement has been developed in the medieval and Post-medieval periods to form the small town of Stow-on-the-Wold. The outline of the town can be seen in the modern townscape as curving boundaries and streets within the town. The short section that does survive without major development on it is therefore even more significant and rare. It is, however, vulnerable to further expansion of the town and inappropriate development.' Historic England goes on to state that the 'proposals for new housing in this area has potential to cause further harm. The row of cottages, however, lies close to existing housing, away from the earthwork and faces into the town. Because of this they will not have any impact on the setting of the monument. The single detached dwelling closer to the monument will not impact on views to the monument from the north, due to its location behind the existing surgery. It will also not impact directly on the buried archaeology of the earthwork. This means the dwelling will not cause harm to the monument's significance.' They conclude by stating 'in line with NPPF Paragraph 132 the development will not cause harm to the significance of the highly designated asset and is therefore not contrary to that policy. We have no objections to this application.'

Gloucestershire County Council Archaeology has also examined the proposal. They have assessed the archaeological field evaluation submitted with the application. The evaluation did not identify any remains associated with the hill fort within the application site. Notwithstanding this, the County Archaeologist states 'in my view it would be prudent to make provision for archaeological monitoring of the ground works required for the construction of the proposed development so that any archaeological deposits can be recorded.' He raises no objection subject a condition requiring the implementation of a programme of archaeological investigation in accordance with a written scheme of investigation.

(d) Impact on Highway Safety

The application site lies adjacent to Camp Gardens which is a private unadopted and unmetalled lane. It extends for approximately 150m in an easterly direction from Well Lane which is the nearest public highway to the application site. Camp Gardens serves approximately 8 dwellings,

all of which are located at the eastern end of the lane. The application site is located approximately 35m to the east of Well Lane at its closest point.

The section of Camp Gardens extending from Well Lane to the application site lies between a 3m high stone boundary wall to its south and the side elevation/side boundary wall of an end of terrace dwelling to its north. It measures approximately 2.5-2.6m in width where it extends between the existing dwelling and the boundary wall. The lane is of sufficient width to accommodate a single motor car. However, it is too narrow to accommodate larger service vehicles. The existing lane serves a number of dwellings as well as people using the allotments. It is therefore already utilised by a number of vehicles. The proposed scheme will increase the number of vehicle movements along the lane. However, the increase is considered not be significant. The site is located in a sustainable location insofar as access to services, facilities and amenities is concerned. Future residents will be able to access a range services such as shops, schools, healthcare and employment on foot or bicycle without the need to rely on the use of the private motor car. As a consequence vehicle trip generation arising from the proposed development is considered to be low. The potential increase in trips also has to be balanced against the reduction in vehicle movements that will result from the loss of a section of the existing allotments. In addition, the applicant is also seeking to improve vehicular access along Camp Gardens by creating a passing bay to the rear of Greystones Cottage to the west of the site. This will improve vehicle manoeuvrability along the lane which will benefit all residents on Camp Gardens. Gloucestershire County Council Highway Officers have examined the proposal and raise no objection. Highway Officers have recommended the addition of a condition requiring the re-surfacing of the stretch of Camp Gardens from Well Lane to the driveway leading into the application site (a distance of approximately 55m). This will improve accessibility and safety for pedestrians and cyclists. It will also address one of the concerns raised by local residents about the poor state of the existing road surface along Camp Gardens.

With regard to the access from Camp Gardens onto Well Lane the entrance to Camp Gardens is set back approximately 3.4m from the carriageway on Well Lane. The entrance passes between a pedestrian footway and grass verges. Well Lane is subject to a 30mph speed limit. In such areas visibility for vehicles entering the carriageway should be 54m in both directions from a point measured 2.4m from the edge of the carriageway. This requirement can be achieved in this instance. It is noted that vehicles park along Well Lane in proximity to the entrance to Camp Gardens. However, the GCC Highway Officer states that 'Manual for Streets accepts this is not a barrier to acceptable visibility.' It is considered that the existing entrance arrangement does afford motorists with an acceptable level of visibility when entering the Well Lane carriageway.

With regard to pedestrian safety it is noted that vehicles exiting Camp Gardens must drive across an existing pedestrian route. The GCC Highway Officer advises that he has checked collision data and confirms that there is no record of accidents in the vicinity of the junction of Camp Gardens. The narrowness of Camp Gardens means that vehicles leave Well Lane at a low speed. Footfall along the pavement is also considered to be relatively low. The GCC Highway Officer has recommended that improvements could be made to pedestrian safety in the area adjacent to the Camp Gardens entrance by removing sections of grass verge that lie to either side of the entrance. This would provide a wider pedestrian area and potentially make them more visible to motorists leaving Camp Gardens. This would provide a betterment for pedestrians, for existing residents of Camp Gardens and for future residents of the proposed dwellings. The proposal is considered to accord with Local Plan Policy 38.

With regard to refuse collection existing residents on Camp Gardens take their refuse to Well Lane for collection. The Council's refuse collector (Ubico) states that 'residents currently present the waste at the adopted road. At the end of this small lane. So long as the residents can present at kerbside (current place) then from our perspective it will not be any issue.' The resurfacing of the western section of Camp Gardens will also provide residents with a better surface over which they can moved their wheelie bins. In light of the comments of Ubico it is considered that the proposed arrangements are acceptable

With regard to emergency services fire safety will primarily be addressed through Building Control requirements. If a dwelling cannot be accessed by a fire engine/tender then the developer will need to install additional fire safety measures such as sprinkler systems. Such systems would need to receive agreement from Gloucestershire Fire and Rescue Service as well as Building Control. With regard to ambulance access there is no planning policy or guidance that states that new dwellings have to be accessible by an ambulance. For instance, apartment blocks can receive support but the upper floors do not afford direct access for an ambulance or its crew. In this instance the site is located approximately 40-50m from Well Lane. The section of Camp Gardens located between Well Lane and the application site will be resurfaced thereby providing a more accessible route for emergency crews than existing. It will also allow wheelchair or wheeled stretcher access between the site and Well Lane. It is considered that there will be a reasonable degree of accessibility for emergency services between the site and the public highway.

Paragraph 32 of the NPPF states that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.' The proposed development is considered not result in an impact which can be considered a severe and as such does not conflict with NPPF Paragraph 32.

(e) Provision of Affordable Housing

Local Plan Policy 21: Affordable Housing seeks to secure the provision of up to 50% affordable housing on developments such as that now proposed.

A Housing Needs Survey has recently been undertaken in the town by Gloucestershire Rural Community Council. The results of the survey were published in December 2015 (Town Housing Needs Survey Report). The survey identifies that 'there are currently 27 households within the parish who have self-identified themselves as being in need of affordable housing, 19 of which require affordable rented accommodation, whilst 8 could afford intermediate housing eg shared ownership.'

The applicant is proposing to provide 2 one bed apartments as part of the development proposal. The apartments would be available for rent. The Council's Housing Officer considers that the proposed provision is acceptable. The proposal will therefore help to address the identified affordable housing needs in the town and is considered to accord with Local Plan Policy 21.

(f) Impact on Residential Amenity

Each of the proposed dwellings will be provided with their own private amenity space. The size of the space to be provided is considered to be commensurate with the size of the units proposed and in accordance with Local Plan Policy 46.

The proposed dwellings are positioned over 20m from the rear of dwellings fronting Well Lane. There are no first floor windows facing existing dwellings on Well Lane and as such it is considered that the proposal will not have an unacceptable adverse impact on the privacy of existing residents to the west or on future residents of the proposed development.

The front elevation of the proposed terrace will primarily front onto Camp Gardens lane and a drystone wall (with car park beyond) to its south. The easternmost dwelling in the terrace will face towards the rear of Landgate Yard to the south. However, an existing drystone boundary wall combined with a separation distance of approximately 22m means that the residents of both developments will not be subject to an unacceptable loss of privacy.

The proposed dwellings are located sufficiently distant from existing dwellings so as not to result in an unacceptable loss of light to neighbouring residents. The proposal does not contravene guidance in BRE document Site Layout Planning for Daylight and Sunlight.

Traffic arising from the development will need to drive alongside Greystone Cottage in order to access the public highway. The proposal will therefore result in an increase in vehicle movements alongside a residential property. However, the access/lane is already utilised by a number of properties who drive along the lane. The additional vehicle movements generated by the proposed development are considered not to result in a significant increase in vehicle activity along the lane especially given the proximity of the site to the town centre and the fact that a number of amenities can be accessed without reliance on the use of the car. It is considered that the proposal will not have an unacceptable adverse impact on the occupiers of Greystone Cottage.

It is considered that the proposed development could be undertaken without having an adverse impact on the amenities of existing residents. The proposal accords with Local Plan Policies 5 and 46.

(g) Loss of Allotments

The application site forms part of a larger parcel of land which is partly used as allotments. The allotments are privately owned by the applicant. They are operated independently of the town's main allotments at Spring Gardens on the southern edge of the town. The Spring Gardens site extends to approximately 2.3 hectares.

The Camp Garden allotments are divided into 8 plots. The proposed dwellings will extend across allotments 6-8. Allotments 1-5 will remain in use should this development proceed. One of the allotments (allotment 6) is partly covered with trees. A letter submitted by the holder of three of the allotments states that allotment 7 has not been used for 18 months and that allotment 8 has an 'old raspberry patch left over from a previous holder, the remainder is not used.' The correspondent also states that 'in the last few years there have not been any enquiries from people wanting allotments.' They are in support of the proposal as it will potentially introduce a water supply to the site and provide a vehicle passing place thereby improving access.

Local Plan Policy 33: Playing Fields, Sports Facilities and Allotments provides guidance on proposals that involve the loss of allotments. It states that development that would result in the loss of allotments will be permitted provided that;

- a) The allotments in question are surplus to requirements; and
- b) The allotments lost will be replaced by allotments of equivalent or better quality and quantity in an alternative suitable location; and
- c) There are not significant numbers on an open waiting list; and
- d) The allotments have no amenity value as an open space.

In the case of this particular application the proposal will not result in the loss of the entire allotments. Five of the eight plots will remain. The proposal will also introduce a water supply to the remaining allotments thereby improving their viability. The allotments that are to be lost are overgrown and partly covered by trees. There is no evidence that they are in demand or that there is a waiting list of people seeking to take them on. The allotments are in private ownership rather than under the control of a formal allotment society. The applicant could therefore cease their use as allotments at any time. There are also well established alternative allotments at the Spring Gardens site to the south of the town. On the basis of the information available it is considered that the allotments to be lost are surplus to requirements, there are suitable alternatives allotments available, there are not significant number of people on a waiting list and that the section of the allotments to be lost has no amenity value as an open space. It is therefore considered that the proposal does not conflict with Local Plan Policy 33. Moreover, the provision of the water supply and vehicle passing place has the potential to enhance the attractiveness of the remaining allotment plots to potential tenants.

(h) Impact on Trees

There are no protected trees within the application site. A number of trees lie on the northern part of the site. The applicant has submitted an Arboricultural Survey, Impact Assessment and Method Statement with the application. The statement identifies common Ash, Norway Maple, Walnut and Norway Spruce on the site. Of these the Norway Maple and Walnut are proposed for retention. The Council's Tree Officer has examined the proposal and considers that none of the trees are worthy of a Tree Preservation Order. However, the retention of the Norway Maple and Walnut is welcomed and the applicant has submitted a Tree Protection Plan to secure their protection during construction works.

A number of protected trees lie to the west of the application site in the grounds of Rose Cottage. However, they will not be affected by the proposed development.

It is considered that the proposed development can be undertaken without have an unacceptable arboricultural impact and is therefore in accordance with Local Plan Policy 10.

(i) Impact on Protected Species

The applicant has submitted an Ecological Appraisal with the application. No bat roosts were identified on site and the potential for other protected mammal species to use the site is 'deemed to be low'. No evidence of current or previous nesting by birds was identified. The allotments as a whole were considered to provide a potentially suitable habitat for reptiles. The Ecological Appraisal recommends the introduction of bird and bat boxes which in combination with the proposed hedgerow planting would result in ecological enhancements to the site. The Council's Biodiversity Officer raises no objection to the proposal and it is considered that the application accords with Local Plan Policy 9 and guidance in Paragraphs 109 and 118 of the NPPF.

9. Conclusion:

Overall, it is considered that the proposed development will contribute to the Council's need to provide an ongoing supply of housing. The site is located in a sustainable location in terms of its access to services and facilities. The size, design and layout of the scheme is considered to be appropriate for the area and to respect the character and appearance of the locality. Concerns regarding access to the site are noted. However, GCC Highway Officers have no objection to the proposal and it is considered that the development could be undertaken without having a significant adverse impact on highway safety. It is therefore recommended that the application be granted subject to the completion of a S106 Legal Agreement securing the provision of affordable housing.

10. Proposed 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): 2437/PL100G, 2437/PL101D, 2437/PL102B, 2437/PL103F, 2437/PL104B, 2437/PL105B, 2437/PL106 B, 34.88.01, 34.88.01

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 walls 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 walls 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.

Prior to the erection of any external walls of the development hereby approved a sample panel of render of at least one metre square in size showing its proposed texture and colour 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.

No bargeboards, eaves fascias or exposed rafter feet shall be used in the proposed development.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

Prior to their installation/insertion the design and details of the windows, external doors and stone walls 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 and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

Within one month of their installation all windows and external doors shall be finished in their entirety in a colour that has first been 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 the first occupation of any of the dwellings hereby approved parking and turning facilities shall be laid out fully in accordance with drawing 2437/PL100 G and permanently retained as such thereafter

Reason: To reduce potential highway impact and 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 paragraph(s) 32 and 35 of the NPPF and Local Plan Policy 38

Prior to the first occupation of any of the dwellings hereby approved Camp Gardens shall be surfaced in a bituminous permanent material (or a material otherwise approved by the Local Planning Authority) from its junction with Well Lane to the eastern end of the proposed driveway shown on drawing number 2437/PL100 G in accordance with details that have first been agreed in writing by the Local Planning Authority and it shall permanently be maintained as such thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people is provided in accordance with paragraph(s) 32 and 35 of the NPPF and Local Plan Policy 38

Prior to the erection of any external walls of the development hereby permitted details of an improved pedestrian footway, either side of the junction of Camp Gardens with Well Lane, shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be completed in accordance with the approved details prior to the first occupation of the permitted development, and retained as such until adopted as highway maintainable at the public expense

Reason: To reduce potential highway impact to ensure that safe and suitable access is provided for all in accordance with Local Plan Policies 36 and 38 and Paragraph 32 of the NPPF.

No works shall commence on the development until a Construction Method Statement has been submitted in writing to the Local Planning Authority. The Construction Method Statement shall detail how demolition and construction shall be carried out in a manner that will not interfere with the free flow of traffic on the adjacent classified road and that will minimise the risk of damage to Greystones Cottage which abuts the access road. All demolition and construction works shall comply with the approved Construction Method Statement for the duration of the works.

Reason: To reduce potential highway impact to ensure that safe and suitable access is provided for all in accordance with Local Plan Policies 36 and 38 and Paragraph 32 of the NPPF and to safeguard Greystones Cottage from potential damage during the course of construction. It is important that these details are agreed prior to the commencement of development as the construction phase of the development will have implications for the safety of the local highway network and could cause damage to Greystones Cottage due to its proximity to Camp Gardens.

Prior to the first occupation of any of the dwellings hereby approved the passing bay (as shown on drawing number 2437/PL100 G) shall be completed in its entirety in accordance with the submitted details and permanently retained as such thereafter.

Reason: To reduce potential highway impact and to ensure that safe and suitable access is provided for all in accordance with Local Plan Policy 38 and paragraph 32 of the NPPF.

Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan 34.88.02A, shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or

diesel must not be discharged within 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policies 10 and 45. It is important that these measures are undertaken prior to the commencement of development in order to ensure that the trees are protected during the course of construction works.

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework. It is important that these details are agreed prior to the commencement of development in order that any features of archaeological interest that may be present on the site can be properly recorded.

No development shall take place until a desk study has been produced to assess the nature and extent of any contamination, whether or not it originates on site, the report must include a risk assessment of potential source pathway receptor linkages. If potential pollutant linkages have been identified a site investigation assessing the nature and extent of contamination will be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority.

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.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure any contamination of the site is identified and appropriately remediated. Relevant Policies: Cotswold District Local Plan Policy 5 and Section 11 of the NPPF. It is important that these details are agreed prior to the commencement of development as any on site works may cause contamination/pollution to the environment.

Prior to the erection of any external walls of the development hereby approved a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 45.

The entire landscaping scheme shall be completed by the end of the first planting season following the first occupation of the development hereby approved.

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.

The development shall be undertaken in accordance with the recommendations in Section 4 of the Ecology Appraisal (All Ecology September 2015). Mitigation measures such as the installation of bat and bird boxes shall be undertaken prior to the first occupation of the dwellings hereby approved and they shall be permanently retained thereafter.

Reason: To ensure that reptiles, bats and 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, Section 11 of the NPPF, Local Plan Policy 9 and Part 3 of the Natural Environment and Rural Communities Act 2006.

Informatives:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

The proposed development will require works to be carried out on the public highway and therefore the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including appropriate bonds) with the Local Highway Authority, being Gloucestershire County Council, before commencing works on the development. Further details can be viewed at <http://www.gloucestershire.gov.uk/mfgs>